

Agenda
Hailey Planning and Zoning Commission
Monday, September 16, 2024
5:30 p.m.

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

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Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- [CA 1](#) Motion to approve the meeting minutes dated September 3, 2024. **ACTION ITEM**
- [CA 2](#) Motion to approve meeting minutes dated August 19, 2024. **ACTION ITEM**
- [CA 3](#) Motion to approve Design Review Extension request by Kristy and Trent Heitzman for a residential project located at 214 N 2nd Ave. **ACTION ITEM**
- [CA 4](#) Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Subdivision Application for Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. **ACTION ITEM**
- [CA 5](#) Motion to approve Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application, submitted by Advocates for Survivors of Domestic Violence & Sexual Assault, represented by Bliss Architecture, for the construction of a new 23,347 square foot mixed-use building consisting of office space and twenty (20) residential units ranging in size from 339 square feet to 899 square feet.

This project is located at 201 South River Street (Lots 1 - 3, Block 30, Townsite Overlay) within the Business (B), Townsite Overlay (TO) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**

Public Hearing(s) - ACTION ITEM

- **PH 1** Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, to refine current language and include Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities as permitted, conditional, or nonpermitted uses within the Light Industrial (LI) and Technological Industry (TI) Zoning Districts, and conditional uses within the Limited Residential (LR-1 and LR-2), General Residential (GR), Limited Business (LB), Transitional (TN), Business (B), Sales and Office Industrial (SCI-SO), and SCI-Industry (SCI-I) Zoning Districts, as well as modify the lot coverage parameters for these uses located within the Townsite Overlay (TO) Zoning District by amending Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District. **ACTION ITEM**

- **PH 2** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to require multifamily developments across all zoning districts provide recycling resources and receptacles within their site planning and building services, in addition to standard trash receptacles and removal services. **ACTION ITEM**

- **PH 3** Consideration of a City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design profession, and Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect. **ACTION ITEM**

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, October 7, 2024:**
 - **PP: Copper Ranch**
 - **DR: 637 S. River St**

Return to Agenda

AGENDA

Hailey Planning and Zoning Commission

Tuesday, September 3, 2024

5:30 p.m.

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Present

Commission: Dan Smith, Janet Fugate, Jordan Fitzgerald, Owen Scanlon

Staff: Robyn Davis, Ashley Dyer, Jessie Parker

Absent: Emily Rodrigue, Sage Sauerbrey

5:30:14 PM Call to Order

- Public Comment for items not on the Agenda.

5:31:10 PM Consent Agenda - ACTION ITEM

- **CA 1** Motion to approve the meeting minutes dated August 19, 2024. **ACTION ITEM**
- **CA 2** Motion Findings of Fact, Conclusions of Law, and Decision of a Design Review Application Design Review Application, submitted by Frosty Acres, LLC, represented by Samantha Stahlnecker with Opal Engineering, for the construction of a new 23,380 square foot multifamily townhome development located at 2730 Winterhaven Drive (Lot 1A, Block 61, Woodside Subdivision #15) within the Limited Business (LB) Zoning District. The development consists of eight (8), two story, multifamily buildings, which includes fourteen (14) dwelling units in total. **ACTION ITEM**

5:31:23 PM Scanlon motion to approve CA 1 and CA 2. Smith seconded. All in Favor.

Public Hearing(s) - ACTION ITEM

- **PH 1** Consideration of a of a Preliminary Plat Subdivision Application for Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal

Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. **ACTION ITEM**

Chair Fugate explained last meeting ending abruptly due to power outage, asked applicant for brief overview and stated afterwards would go directly into public comment.

[5:32:49 PM](#) Stahlnecker summarized presentation from last hearing. Presentation available in Community Development.

[5:39:16 PM](#) Ben Young, summarized park proposed using same presentation used by Stahlnecker. Young noted Parks and Land board was excited about the proposed pathways within the park. Young continued to summarize features and amenities of proposed park.

[5:46:12 PM](#) Stahlnecker clarified not proposing a dog way, will have a water fountain that may have a dog bowl can fill. Stahlnecker stated happy to answer questions.

[5:46:56 PM](#) Chair Fugate confirmed addition of bike racks. Stahlnecker confirmed.

[5:47:12 PM](#) Scanlon asked how many parking spaces are provided. Young stated approximately 20 spaces. Scanlon wondering how they landed on that number. Young explained reasoning for parking spaces, and noted area where could expand parking to the north if needed and addition of parallel parking along Carbonate. Scanlon asked about snow removal. Stahlnecker explained snow removal process.

[5:49:26 PM](#) Fitzgerald asked if plan to use different species of trees for landscaping as existing seem popular among wild life. Young explained looking at other trees. Fitzgerald asked if any consideration of a permanent restroom. Stahlnecker stated has been in discussion with staff and it sounds like best option be a screened area for portable restrooms.

[5:51:52 PM](#) Smith confirmed would have water at pavilion and bathroom area. Stahlnecker confirmed, noting non potable at pavilion for city use only. Smith asked about materials proposed. Stahlnecker explained materials. Smith asked if portion of field near Carbonate is large enough to be used as a soccer field. Stahlnecker stated no, but is actively used.

[5:53:42 PM](#) Chair Fugate complimented design.

[5:54:06 PM](#) Stahlnecker clarified reasoning of number of parking spaces.

[5:54:25 PM](#) Chair Fugate opened public comment.

[5:55:39 PM](#) Andy Harding, Motherlode Loop, asked about pickleball courts and that would like to see it incorporated or to have the City fix the court at Heagle park.

[5:57:09 PM](#) Angela Burrell, Motherlode Loop, complimented design of the first phase. Does wish that the city would have considered request of lower density, that larger lots are more affordable. She has attended every meeting and has requested that the El Dorado connection not

be there and explained why believes should not connect. Does not make sense to not have Carbonate connect and draw everyone into Motherlode loop. Encourages everyone to drive through that subdivision. Burrell explained that there is a precedent of not using every access point.

[6:01:10 PM](#) Takahs, Motherlode Loop, corner she lives on is dangerous with no sidewalk and roads are not well maintained. She has watched people slide into her yard during winter. That it is really not a safe access point now and at t he minimum would like sidewalks.

[6:02:44 PM](#) Peter Sterns, E Carbonate, questioned suggestion at connection of Carbonate and what it is. Asked about connection to existing parking of existing park. His concern was 2 way vehicle access, pedestrian access and bicycles all on city right of way.

[6:04:41 PM](#) Jim Parris, E Carbonate, asked for an update on 1000 square feet claim of squatter rights on existing park. Suggested stop sign at *unclear* and that don't need to dead end alley section can just install stop sign. Wants to make sure it is open as it forces more traffic down Carbonate Street otherwise. Parris would like stop signs everywhere, alley open and would not like any of the smaller units.

[6:08:20 PM](#) 641 E Carbonate, feels like both roads should be open to access Carbonate and El Dorado. Bike path is already funneling a lot of traffic and that need sidewalks through all of Curtis Subdivision and stop signs. Loves the subdivision and park. Would prefer less density, that the smaller lots are not affordable lots.

[6:10:14 PM](#) Katherine Parris, E Carbonate St, wondering if there is funding to widen the access connection and dips at Carbonate. Parris explained her concern of bicyclists. Parris asked that the commission take into consideration the non-motorist traffic that is accessing Carbonate to go into the park. Parris referenced letters submitted. Parris summarized that Carbonate is getting everything.

[6:13:43 PM](#) Andy Harding, Motherlode Loop, suggested option to ease pedestrian access and that is in favor of less density and that city keeps getting sucked into "affordable housing" that is not affordable housing.

[6:15:09 PM](#) Angela Burrell, loves idea of pickleball court and suggested pedestrian access at El Dorado as a solution.

[6:15:53 PM](#) Chair Fugate closed public comment.

[6:16:15 PM](#) Chair Fugate noted potential of traffic light at East Myrtle and asked applicant to go over traffic pattern.

[6:16:47 PM](#) Stahlnecker summarized that the original traffic study contemplated all connections, that majority of traffic would head in a north or south direction. Stahlnecker explained connection at El Dorado is more of a policy perspective. Stahlnecker explained reasoning proposed alley is a dead end. Stahlnecker stated only way to remove alley is to reduce density but know that the City Council is not receptive of. Stahlnecker explained why they feel it is the best layout for vehicular and pedestrian access.

[6:19:43 PM](#) Chair Fugate asked if there is an option to have some enforcement out there when the subdivision comes in. Staff confirmed can pass along to Hailey Police Department.

[6:21:17 PM](#) Stahlnecker addressed question of proposed patch on Carbonate is for a water main and that there are no proposed sidewalks along Carbonate. Chair Fugate believes could be helpful to mark cross walks. Stahlnecker confirmed can work with staff. Stahlnecker explained why she believes connection from El Dorado will be extremely helpful.

[6:23:19 PM](#) Davis confirmed existing Carbonate Street will match the proposed Carbonate Street. Stahlnecker and Davis confirmed Carbonate Street is not proposed to be widen. Stahlnecker does not know the existing measurement of asphalt on Carbonate Street.

[6:25:32 PM](#) Davis confirmed city is aware of the missing link to connect the two pathways and it will be coming in the future. Davis stated no pickleball is proposed at this time and that the city is looking at other areas for potential option for pickleball.

[6:27:12 PM](#) Davis stated can meet with the individual offline regarding questions about encroachment of Curtis park. Chair Fugate asked if there are any immediate plans to address intersection at Myrtle. Stahlnecker confirmed work for designated right turn is already done.

[6:28:43 PM](#) Fitzgerald noted multiple comments about high density and would like that to be addressed by staff. Fitzgerald asked if the public was engaged in decision with Council regarding high density. Stahlnecker summarized processes and decision of high density and public comment. Davis added how the Council determined the approved Development Agreement should be held. Fitzgerald asked if staff and applicant thought it was worth revisiting. Stahlnecker summarized potential plan that would reduce density by five homes. Davis explained that density would be determined at council level.

[6:33:40 PM](#) Chair Fugate noted that does not believe the subdivision was ever intended for affordable housing. Stahlnecker confirmed.

[6:35:03 PM](#) Scanlon asked if neighborhood is concerned about rush hour traffic or traffic all day long. Scanlon explained his thoughts of traffic increase. Scanlon asked if the traffic studies included El Dorado. Scanlon asked where the Hiawatha Canal. Stahlnecker pointed out location of Hiawatha canal. Scanlon asked if the wetlands are connected to this area. Stahlnecker stated no. Scanlon asked where parcels G & H are. Stahlnecker locations of both parcels and use. Scanlon asked about slope percentages. Stahlnecker explained only main elevation change would be to go over Hiawatha canal. Scanlon asked about standard requiring subdividing lots. Davis and Stahlnecker confirmed addressed in PUD and that believes there is a plat note that prevents further subdividing.

[6:41:44 PM](#) Fitzgerald asked about the rules of the agreement around Hiawatha Canal. Stahlnecker explained that is a recorded agreement specific Sunbeam. Stahlnecker explained applicants intent to walk property line to ensure all are aware of where it is located and to remove any encroachments. Fitzgerald asked about alley way vs. parking access lane. Stahlnecker confirmed it is a parking access lane. Fitzgerald asked about the language of cottage lots be developed in an expedited development. Stahlnecker explained the intent of that language.

Stahlnecker explained in this phase taking step further and subdividing cottage lots now. Fitzgerald asked about connection onto Myrtle. Stahlnecker confirmed will be a full connection access. Fitzgerald asked about alley access in Old Cutters. Davis confirmed part of Old Cutters subdivision.

[6:46:40 PM](#) Smith stated per staff report traffic studies indicated El Dorado and Carbonate are estimated to take 5% each of the traffic which comes out to approximately 5-7 vehicles during peak traffic. Smith explained his thoughts of affordability. Smith noted that at Council it comprises of all the same people but one. Smith does not believe five less homes would make a difference in the traffic study. Smith does like the park. Smith suggested ideas of places for pickleball courts. Smith asked if it would be prudent to install street lights at certain intersections. Smith commends applicant on dedication to community for the park.

[6:52:06 PM](#) Chair Fugate complimented applicant, stating its refreshing to see someone doing more then required and considering the community. Chair Fugate is glad to hear city s working on connecting both parks. Chair Fugate noted that the smaller and larger lots located in the same neighborhood brings in diversity. Chair Fugate explained that they have to consider things in the big project.

[6:56:21 PM](#) Davis confirmed modifications requested from last hearing to conditions of approval have been made. Applicant team is comfortable with conditions proposed.

[6:56:46 PM](#) **Smith motion to approve the Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase II, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement, finding that the application meets all City Standards, and that Conditions (1) through (15) are met. Fitzgerald seconded. All in Favor.**

[6:58:04 PM](#) Chair Fugate called for a 5-minute break.

[7:04:11 PM](#) Chair Fugate called meeting back to order.

- [7:04:14 PM PH 2](#) Consideration of a Design Review Application, submitted by Advocates for Survivors of Domestic Violence & Sexual Assault, represented by Bliss Architecture, for the construction of a new 23,347 square foot mixed-use building consisting of office space and twenty (20) residential units ranging in size from 339 square feet to 899 square feet. This project is located at 201 South River Street (Lots 1 - 3, Block 30, Townsite Overlay) within the Business (B), Townsite Overlay (TO) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**

[7:04:53 PM](#) Dyer introduced application, summarized proposed project. Dyer summarized preapplication comments given to applicant team at previous hearing and confirmed design review includes amendments to include all suggestions made. Dyer turned floor to applicant team.

[7:06:59 PM](#) Errin Bliss, introduced Tricia Schwartz. Schwartz summarized purpose of Advocates, use of the proposed buildings and plan for existing building. Schwartz offered staff and commission brochures.

[7:10:02 PM](#) Smith asked how the Advocates assist those on the wait list. Schwartz explained limited options to those who they are not able to providing housing too. Schwartz summarized growth seen.

[7:12:05 PM](#) Scanlon asked if they have an outreach program, if they provide food, clothing etc. for those who don't live with them. Schwartz summarized multiple services they provide.

[7:13:20 PM](#) Chair Fugate appreciates fact that they will have an early learning center. Chair Fugate asked if children are learning English. Schwartz confirmed it is bilingual.

[7:15:03 PM](#) Bliss summarized existing site plan, noting existing buildings to be removed. Bliss noted improvements along River Street and changes to landscape including removal of trees per arborist. Bliss explained how onsite parking will be amended. Bliss provided photos of existing structures to be removed. Bliss moved on to discuss proposed site including building footprint and various improvements proposed. Bliss noted existing playground and snow storage off alley. Bliss explained floor plans of 1-3 and reasons for design; noting ada accessible units on each floor with a total of 10 units on second floor and 10 units on the third floor. Bliss summarized proposed materials to be used and elevations of the building from Croy Street and River Street. Scanlon asked the profile of the panel of second & third floor. Bliss explained its similar to batt and board, confirming it looks slats. Bliss continued to explain locations of each proposed materials and locations. Bliss noted potential mural locations. Bliss noted covered area in back. Bliss noted material along base of windows on first floor. Bliss continued to go through the elevation plans. Bliss moved on to discuss the civil plans and landscape plan. Bliss explained intent of tree spacing along River Street. Bliss asked commission for any questions.

[7:28:18 PM](#) Scanlon asked if the elevator will have a pent house. Bliss confirmed, and that it would be approximately 8 ft above ceiling height. Scanlon asked about the murals, suggesting to have City staff review of murals. Davis confirmed there is a process in place by the city. Scanlon asked what the inch detail is on the second floor material. Bliss stated it is about an inch, confirming it will express itself. Scanlon asked if kitchens are fully ADA accessible. Bliss believes at this time it would fully ada accessible. Scanlon suggested creating two bedroom ada accessible unit.

[7:31:28 PM](#) Fitzgerald is not positive at parking county, referring to notes in staff report. Davis confirmed standards that can be waived due to improvements. Fitzgerald questioned commercial space parking requirement. Fitzgerald summarized that believes short on parking. Davis confirmed that discussed with city attorney and he interrupted that the DRO parking applies to the complete building. Fitzgerald reiterated her main concern is parking. Bliss explained his interpretation of code is as the city attorney interpreted, 1 space per unit. Bliss noted parking locations for proposed project as well as what is included in the previous shared parking agreement, giving them a total 39 spaces. Davis explained how dedicated parking in ROW allows them to park there year round.

[7:37:11 PM](#) Smith explained his take of the parking. Smith was curious about what the size difference represents in the planting mix. Kurt Eggers, landscape architects, explained plan for proposed planting. Smith asked about the storage size, suggesting providing some way to hang up the bike. Smith what the detail is for the ramp walkway access, if going to have a retaining wall along the rear. Bliss referred to elevation of rear, explaining materials used and where guard rail will be located referring to A204. Smith expressed concern of sage green proposed, confirming corrugated material. Bliss explained intent of proposed colors. Bliss noted locations of where this material will be located, confirming it will be less visible. Smith asked about sun shades. Bliss explained design of sun shades and confirmed how far both these and the bump outs extend.

[7:48:48 PM](#) Chair Fugate asked about tree spacing. Bliss and Chair Fugate discussed tree standard spacing. Chair Fugate asked if outdoor area is secure if children are playing out there. Bliss stated at this phase it is not, but does think it is a good point. Chair Fugate complimented design of project and applicant team.

[7:52:45 PM](#) Fitzgerald noted the brick shown on material board does not seem as red. Fitzgerald asked if it was intended to not match existing two buildings. Bliss explained reasoning he chose the colors proposed.

[7:55:12 PM](#) Scanlon asked if have enough material storage for construction. Bliss explained proposed construction storage. Davis noted option to rent ROW.

[7:57:08 PM](#) Chair Fugate opened public comment.

[7:57:32 PM](#) Chair Fugate closed public comment.

[7:57:50 PM](#) Scanlon complimented project.

[7:58:12 PM](#) Fitzgerald agrees with comments and complimented project. Fitzgerald noted still concerned about parking. Fitzgerald noted some units are very small.

[7:59:43 PM](#) Smith complimented project. Smith stated in future would be nice to have sample of material proposed rather than just the color swath. Bliss explained did not include due to size restrictions.

[8:03:26 PM](#) Chair Fugate complimented the project as well, noting how she appreciates though Bliss puts into his design. Chair Fugate agreed with comments stated by commission tonight.

[8:05:16 PM](#) Fitzgerald asked where they landed on if asking applicant to comply with street tree standard. Davis confirmed as of this evening the standard needs to be met. Bliss asked if could still maintain where the trees align with the three windows. Davis confirmed staff will work with applicant team.

[8:09:18 PM](#) Davis noted revision to condition K to allow applicant to rent row if necessary and add condition regarding existing buildings onsite to be demolished go through Hailey Arts and Historic Preservation Committee.

[8:10:30 PM](#) Fitzgerald motion to approve the Design Review Application submitted by The Advocates for Survivors of Domestic Violence, represented by Errin Bliss of Bliss Architecture, for the construction of a new 23,347 square foot three story mixed-use building, located at 201 and 203 S. River Street (Lots 1-3 Block 30, Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (u), as amended, are met. Scanlon seconded. All in Favor.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Monday, September 16, 2024:**

Davis summarized upcoming project.

[8:13:30 PM](#) Scanlon motion to adjourn. Smith seconded. All in Favor.

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Motion Language
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Present

Commission: Janet Fugate, Owen Scanlon, Jordan Fitzgerald, Dan Smith, Sage Sauerbrey

Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Jessie Parker, Christian Ervin.

5:30:38 PM Call to Order

- Public Comment for items not on the Agenda.

5:31:25 PM Smith complimented city on work done on corner south of Les Schwab and thanked staff for getting it done.

5:31:59 PM Consent Agenda

- **CA 1** Motion to approve the meeting minutes dated August 5, 2024. **ACTION ITEM**

5:32:10 PM Sauerbrey motioned to approve CA 1. Scanlon seconded. All in Favor.

Public Hearing

- **5:32:28 PM PH 1** Consideration of a Design Review Preapplication, submitted by Zachery Griffin, LLC, represented by architect Chad Blincoe, for the construction of a new, two-story self-storage building located at 1140 Airport Way (Lot 3, Block 2, Friedman Park Sub) within the Light Industrial (LI) Zoning District. The Applicant has provided two (2) building options for the Commission to consider at this preapplication stage, with Option A measured at 22,152 square feet, and Option B measured at 21,571 square feet.

5:33:05 PM Rodrigue introduced application, noting difference between options A and B. Rodrigue turned floor to applicant team.

[5:33:58 PM](#) Chad Blincoe, Blincoe Architecture, explained project seem liked a great opportunity to get commissioners feedback before going for a full design review. Blincoe explained both options would have similar architecture. Blincoe summarized design as a block building, with office space and storage units. Blincoe described material ideas to be used, that building would be sprinklered and all mechanical equipment would be screened on the roof. Blincoe explained reasoning and thoughts on parking designs. Blincoe summarized parking plan for option A: parking in the rear, and parallel parking along the north property line with the building on the front property line. Option B includes a reduced parking area but full circulation around the building with limited snow storage and two curb cuts with this design. Option B also allows for a planting buffer. Blincoe asked for commissioner feedback and questions.

[5:42:23 PM](#) Scanlon asked if has discussed building with FFA. Blincoe has not yet. Scanlon noted potential issues may face with FFA. Scanlon asked if the storage units will be against the walls and is that why there are few windows. Blincoe confirmed and explained reasoning. Scanlon suggested natural light in the stairwells. Scanlon likes why store front is situated. Scanlon asked if the loading dock is permanent. Blincoe explained just trying to highlight area for one. Blincoe explained if could reduce parking about another space or two could designate areas for drop off. Scanlon asked if garage spaces would be conditioned. Blincoe is unsure at this time. Scanlon asked if had 8 or 7 parking spaces, if one is in the glass corner. Blincoe confirmed parking area and that glass corner consists of entry and elevator areas, no parking. Scanlon would hesitate going away from required parking spaces per 1000 square feet and suspects once connects with FFA will not need as many parking spaces.

[5:49:08 PM](#) Fitzgerald asked for clarification on day to day use. Blincoe explained anticipated access and use. Blincoe noted opportunities that could have for windows. Fitzgerald believes that if could justify how many parking spots would be used, she would be open to less parking. Fitzgerald likes circulation going around, but with one curb cut. Fitzgerald also believes landscape is important. Fitzgerald also appreciates tones and materials proposed, but suggested making the colors stronger so even more varied from one another.

[5:54:23 PM](#) Davis stated parking required is 1 per every 1,000 square feet based off gross square footage.

[5:55:13 PM](#) Smith referenced required parking per code, and believes ordinance ties their hands. Smith clarified materials/colors proposed. Blincoe confirmed. Smith would prefer to see more natural light to the benefit. Smith asked about the transformers located in the front. Blincoe noted possible areas could relocate them. Smith suggested connecting with Idaho Power as well. Smith agrees with suggestion to differentiate color more. Smith suggested some additional detailing to break up the area in front. Smith asked staff when anticipate to have street scape design for that area. Davis estimates beginning of new year. Smith noted this could impact the design as well. Blincoe asked if Galena Benchmark is doing the road design or if getting proposals. Blincoe noted his goal is to work on this over the winter with construction beginning in spring. Blincoe stated holding firm on parking is a critical point for him. Smith suggested also looking at loading zones, noting it is also a *shall* criteria.

[6:05:09 PM](#) Rodrigue noted that there is some discussion to be had where self-storage falls within the loading space requirements.

[6:06:03 PM](#) Sauerbrey explained why he does not believe a storage facility as this does not fit within warehouse requirements of loading docks. Sauerbrey agrees parking issue is straight forward. Sauerbrey asked for clarification on parking credit. Davis explained that parking credit does nto apply in this case. Sauerbrey agrees parking should fit the use, but in this case agrees with Fitzgerald, that

the parking would remain empty most of the time. Sauerbrey asked the distance in front of the garage doors from the west property line. Blincoe confirmed setbacks from property line. Sauerbrey noted should avoid one massive curb cut. Sauerbrey suggested few changes that could be done to assist in parking, windows on the west aspect.

[6:13:45 PM](#) Chair Fugate asked if would make more sense to put parking closer to building and snow storage further away. Chair Fugate, on Option A, loading area seems to block access. Blincoe explained thought process for loading dock. Blincoe explained loading area will be at grade and will look into with more detail. Chair Fgate suggested relocating loading area. Chair Fugate reiterated to take into consideration of what the street view is going to be. Chair Fugate, noting would not have enough storage for snow and that would need to haul. Blincoe stated it is option b that does not meet snow storage. Chair Fugate asked about possibility of having a mural on wall face. Chair Fugate stated the more landscaping added the better. Chair Fugate agrees single curb cut is good and it would be important to have single circulation. Chair Fugate asked if could show circulation with large truck and how they get back out. Blincoe confirmed can accommodate. Chair Fugate confirmed driveway is two way. Chair Fugate would like to see some additional color. Chair Fugate understands argument about parking with this type of facility, but that for them to accomdate something in code would need to change.

[6:20:58 PM](#) Smith suggested possibility of renting rear parking spaces. Smith asked if will have bicycle access. Staff confirmed. Smtih stated would want to minimize to one cut. Davis noted in Option with parking along front, would need to amend as city design would go to property line.

[6:23:15 PM](#) Fitzgerald stated it seems safe to say cannot plan to have entire front access, that would have one typical road cut.

[6:23:44 PM](#) Blincoe stated things he heard loud and clear: one road curb cut, needs to consider potential streetscape design, deal with Idaho Power and FFA. Blincoe appreciates comment about renting parking spaces. Blincoe does like idea to address circulation issues. Blincoe confirmed will address circulation and loading in his design. Blincoe confirmed has a highlight of what he needs to address.

[6:26:22 PM](#) Chair Fugate opened public comment.

[6:27:12 PM](#) Chair Fugate closed public comment.

[6:27:16 PM](#) Sauerbrey stated would prefer to see snow hauled off site then the heated. Sauerbrey suggested working closely with city staff regarding design of street scape. Blincoe stated could potentially heat using the sun.

[6:28:53 PM](#) Fitzgerald stated would be great if could add energy efficiency techniques. Fitzgerald asked if addressed snow storage. Blincoe confirmed one plan accommodates snow storage. Fitzgerald asked if addressed landscaping. Blincoe confirmed how addressed landscaping.

No Motion.

- [6:31:08 PM PH 2](#) Consideration of a Design Review Application, submitted by Frosty Acres, LLC, represented by Samantha Stahlnecker with Opal Engineering, for the construction of a new 23,380 square foot multifamily townhome development located at 2730 Winterhaven Drive (Lot 1A, Block 61, Woodside Subdivision #15) within the Limited Business (LB) Zoning

District. The development consists of eight (8), two story, multifamily buildings, which includes ~~fourteen (14)~~ sixteen (16) dwelling units in total.

[6:31:59 PM](#) Dyer summarized application proposed, that the commission heard this before as preapplication with suggestions made then and how the applicant had addressed those suggestions. Dyer turned floor to applicant team.

[6:34:31 PM](#) Michelle Griffith confirmed had addressed suggestions made at the pre-application. Griffith confirmed the plans had been stamped by a structural engineer and if it is determined an architectural stamp is needed can make a condition of approval. Griffith confirmed decision to pay in lieu fee for park. Griffith explained reasoning for fencing around for safety purposes due to roads on three sides of the property. Griffith stated not proposing any trees in right of way and wanted to clarify condition of approval stating they maintain the trees in right of way.

[6:37:48 PM](#) Scanlon addressed stamp question that the application clearly states the plans need to be stamped by the architect. Griffith confirmed will be sure to address to staff satisfaction. Scanlon stated called DOPL who confirmed would accept engineer stamp and suggested possible housekeeping item to be more in line with the state. Discussion continued on how to proceed with standard requiring architect stamp. Davis confirmed can condition that unless otherwise approved by city ordinance architectural stamped plans would be required. Commission and applicant team are in agreement.

[6:52:13 PM](#) Scanlon is not a big fan of changing materials on outside corners, suggesting changing areas of lap siding and board and bat. Scanlon was confused on exterior light fixtures, stated to be sure it complies with dark sky lighting. Scanlon noted Insulation in attic needs to be corrected and suggested increase of closest size to 24 inches deep. Scanlon confirmed coloring for materials. Griffith explained materials and colors proposed. Scanlon is glad to see drip irrigation. Scanlon asked if residents able to access Woodside by sidewalk. Griffith explained it is not intended to have gates along Woodside.

[6:59:09 PM](#) Fitzgerald asked about crawl access and door. Griffith confirmed door size. Fitzgerald had similar concerns about functional closets. Fitzgerald confirmed wainscoting is proposed. Griffith confirmed. Fitzgerald confirmed wainscoting is same color for each building and that wood changes color. Griffith confirmed. Fitzgerald expressed concern regarding fence, believes 4 ft would be sufficient. Fitzgerald asked why the drive is not connecting to Serenity. Griffith explained it is not permitted, that Serenity is a private drive. Fitzgerald does not believe light fixtures shown are dark sky compliant.

[7:03:00 PM](#) Smith confirmed these all would be rental units. Griffith confirmed. Smith noted typo. Smith expressed concern of light fixtures as well. Griffith confirmed fixtures will be the standard fixtures used by ARCH. Smith noted several of the buildings that share similar color schemes close together. Griffith does not believe the owner would have a problem with swapping the color schemes. Smith confirmed can show her where referring too. Smith suggested adding designated pet area that utilizes artificial turf. Griffith is unaware if the owner is going to allow pets. Smith asked if there will be mail delivery. Griffith stated expectation is residents will have PO boxes. Smith asked if there will be windows in garage doors. Griffith stated that is not the plan. Smith asked if there will be no natural lighting. Griffith explained reasons why they do not plan to have windows in garage. Smith explained why it may be worth installing, could install at top of garage doors. Smith noted some cleanup needed in drawings. Smith asked if units have radon fans underneath. Griffith confirmed

radon system. Smith asked what the minimum is for the hold downs, referring to note on A8 underneath Shear Panel Hold Down notes.

[7:11:48 PM](#) Sauerbrey confirmed dark sky lighting would be a condition of approval. Staff confirmed. Sauerbrey asked if multifamily rebate would apply for this project. Davis is not sure if it complies. Sauerbrey stated main thing that stuck out to him, especially since intended for families and kids, asked if there would be a pathway between the two structures to the open space. Griffith stated intend to have grass. Sauerbrey suggested amending design so access is more open to all units.

[7:14:39 PM](#) Smith asked if pre-wiring for EV charges. Griffith believes the wiring will be there. Smith thanked applicant for providing additional parking.

[7:15:31 PM](#) Chair Fugate asked for trash pickup if people are rolling out to Winterhaven. Griffith confirmed. Chair Fugate asked for clarification on what 200 amp means for low consumption. Smith does not see that as energy efficiency. Davis stated alternative could be prewiring for EV. Chair Fugate and Griffith discussed reducing height of fence to 4ft. Griffith suggested leaving closets to owners.

[7:20:11 PM](#) Chair Fugate opened public comment.

[7:20:39 PM](#) Chair Fugate closed public comment.

[7:20:43 PM](#) Chair Fugate confirmed covered everything and moved to review conditions of approval. Griffith questioned condition D. Davis stated that is a boiler plate condition. Fitzgerald asked about landscaping. Davis confirmed landscaping complies. Chair Fugate confirmed revised conditions, A-P.

[7:22:53 PM](#) Scanlon suggested moving water heater and creating a nook to hang coats.

[7:24:17 PM](#) Smith suggested increasing hammerhead to avoid residents from backing out onto the grass.

[7:25:18 PM](#) Scanlon motioned to approve the Design Review Application submitted by Frosty Acres, LLC, for the construction of a new 26,720 square foot multifamily townhome development located at 2730 Winterhaven Drive (Lot 1A, Block 61, Woodside Subdivision #15), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (p) are met, as amended. Smith seconded. All in Favor.

Staff Reports and Discussion

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
 - **Tuesday, September 3, 2024:**
 - PP: Sunbeam Subdivision Phase II
 - DR: Advocates

[7:26:37 PM](#) Davis summarized upcoming projects for next meeting.

[7:29:23 PM](#) Scanlon motion to adjourn. Smith seconded. All in Favor.

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September 3, 2024

Kristy and Trent Heitzman
214 North 2nd Avenue
Hailey, ID 83333

Re: Design Review Extension Requestion – Residential Project

Dear Kristy and Trent Heitzman -

The Design Review Application for your residential project, to be located at 214 N 2nd Avenue (Lot 18A, Block 47, Hailey Townsite), for construction of an addition to an existing single-family residence, was approved by the Planning and Zoning Commission on September 5, 2023 (Findings of Fact signed September 18, 2023).

The Applicant submitted a letter requesting a Design Review Extension on August 27, 2024. This Extension Request will be reviewed by the Planning and Zoning Commission on September 3, 2024. Per Title 17, Chapter 17.06, Section 17.06.040 (F) only one extension is permitted.

17.06.040: DESIGN REVIEW PROCESS:

F. Final Construction Drawings; Issuance of Building Permit; Extensions: In order for a building permit to be issued after final design review approval, final construction drawings must be reviewed and approved by the Building Department. Application for a building permit must occur within one year of design review approval, or as otherwise provided by agreement authorized by law. The expiration date may be extended once, for an additional six (6) months, upon written request. Such request must be received prior to the expiration date. In the event any design review approval is for community housing units, an extension period of up to eighteen (18) months may be granted. The Commission shall review and approve or deny the request for extension. (Ord. 1191, 2015)

On September 3, 2024, the Planning and Zoning Commission approved the requested Design Review Approval Extension submitted by Kristy and Trent Heitzman, for the construction of a residential addition at 214 North 2nd Avenue (Lot 18A, Block 47, Hailey Townsite), with a new expiration date of August 31, 2025.

Thank you,



Robyn Davis
Community Development Director

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 3, 2024, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council the Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement.

The Hailey Planning and Zoning Commission enters these Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

Applicant: Marathon Partners, LLC

Project: Preliminary Plat Application for Sunbeam Subdivision (Phase II)

Location: Sunbeam Subdivision Phase I, Parcels B and C

Zoning/Size: Limited Residential (LR-1) and Recreational Greenbelt (RGB); 20.99 acres

Noticing and Procedure: The notice for the first public hearing was published in the Idaho Mountain Express on July 16, 2024, and mailed to the Adjoiners on July 16, 2024. Two (2) public comments were received prior to this hearing. At approximately 6:30 PM on August 5, 2024 – one (1) hour after the start of the regularly scheduled Planning and Zoning Commission meeting start time – the Hailey City Hall building experienced an unexpected power outage due to severe storm activity in the area. Virtual meeting connectivity, internet, and indoor lighting were no longer available. Public comment for the Preliminary Plat Application for Sunbeam Phase II was underway when the outage occurred.

After the initial loss of power, the Commission Chair referenced a continuation of the project, on record, to August 19, 2024. On August 6, 2024, after consulting with the City Administrator and City Attorney, it was determined by Staff that a full re-noticing for the Sunbeam Subdivision Phase II Preliminary Plat Application would be most appropriate, as virtual attendees of the August 5, 2024 meeting (of which there were numerous) were not able to receive confirmation of a continuation to a date certain for the project after the outage on August 5, 2024.

Therefore, a second notice for the re-scheduled Public Hearing was published in the Idaho Mountain Express on August 15, 2024 and mailed to the Adjoiners on August 15, 2024.

Background and Application: The Applicant, Marathon Partners, LLC, received approval for the Planned Unit Development (PUD) and Preliminary Plat Applications for Phase I of the Sunbeam Subdivision on May 19, 2020. The PUD Agreement, an agreement between Marathon Partners, LLC, and the City of Hailey, authorized the Applicant to develop the large (54.38 acres), vacant parcel nestled between Old Cutters Subdivision to the north, and Deerfield Subdivision to the south, as follows:

Phase I: 70 lots/sublots, 85 units in total

- 18 Cottage Units (3 cottage parcels)
- Park Space: 4.54-acre park integrated into the existing Curtis Park, and a 6'-wide pedestrian trail across the northeast corner of Lot 32.

- Conveyance of Well Site

Phase II: 42 lots/sublots, 62 units in total

- 20 Cottage Units (3 cottage parcels)
- Park Space: 3.34-acre park integrated into the park space developed in Phase I.

Total Number of Units Proposed (Phases I and II): 147 residential units.

Total Number of Lots Proposed (Phases I and II): 115 lots/sublots.

Total Amount of Park Space Proposed (Phase I and II): 7.88-acre Park/Open Space.

All required components and infrastructure of Phase I are complete (streets, sidewalks, utilities, street trees and street enhancements, and improved park space). All lots have been sold, and construction is currently underway on several of the single-family homes, as well as all of the cottage parcels entitled within this phase (Panorama Point – 10 units; Sunny Townhomes – 8 units). The park space for Phase I, or the 4.54 acre (197,807 square feet) public park, has also been constructed and has been an extremely valuable benefit to the general public, as well as the residents of the subdivision.

Application: At the September 3, 2024, the Applicant is proposed to complete Phase II, which, if constructed accordingly, would fulfill the PUD Agreement by and between the City of Hailey and Marathon Partners, LLC. The Applicant proposed to buildout Phase II as contemplated within the approved PUD, or -

Phase II: 42 lots/sublots, 62 units in total

- 20 Cottage Units (3 cottage parcels)
- Park Space: 3.34-acre park integrated into the park space developed in Phase I

Marathon Partners, LLC, proposed to subdivide the remaining land (20.99 acres) into 42 single-family lots, and 20 sublots. The density, and total number of lots and sublots proposed within this phase comply with the approved PUD Agreement.

In Phase I, the Developer chose not to subdivide the cottage lots, but rather, have property owners proceed through the Subdivision and/or Design Review entitlement processes separately. In Phase II, the Developer has chosen to subdivide the parcels earmarked for cottage developments (3 cottage townhouse parcels) into sublots and sell each individual subplot separately. While a different process than that of Phase I, this change in strategy also complies with the approved PUD Agreement, as the overall density and lot/sublot totals remain as negotiated.

Park/Open Space: Furthermore, Marathon Partners, LLC, proposed to naturally integrate an additional open space parcel, approximately 3.34 acres (145,406 square feet) in size, with the existing park/open space; also contemplated within the approved PUD. The total park/open space contribution between the two phases is 7.88 acres. The park area contribution complies with the approved PUD and further exceeds the City's park contribution requirement, as outlined in Title 16.

Staff strongly desire to see Sunbeam's Phase II park space incorporate active recreational uses that provide benefit to the broader Hailey community, as well as the residents of Sunbeam Subdivision. Upon completion, the Sunbeam Park will be the largest park in the City of Hailey, centrally located and a short

bike or drive from north Hailey (Old Cutters, Northridge neighborhoods), Quigley Canyon, Wood River High School/Community Campus, and downtown. The design and function of Sunbeam Park will impart a legacy effect on the character of Hailey; Staff want to ensure that this legacy is embraced by residents and visitors both now and into the future.

The Applicant Team has worked diligently with City Staff to craft a park proposal that incorporates broad recreational benefits, integrates with Phase I park space and nearby Curtis Park, and provides amenities and features that are commensurate with the full scope of the complete Sunbeam Park. At this time, the Applicant is proposing the following park features/amenities for Phase II:

- Extension of existing 8'-wide pedestrian and bicycle path, providing new connection between Phase I's existing pedestrian/bicycle pathway and the northern extent of Phase II's park space (*This is described as a "multimodal loop" within the Applicant's submitted plan sets, shown in red*).
- Extension of existing 5'-wide concrete path/sidewalk, connecting the existing gravel parking area/ADA parking, proposed restroom location, existing play area/tables/benches, and the proposed pavilion area (*This is described as a "connector" within the Applicant's submitted plan sets, shown in dark blue*).
- Construction of a new gravel adventure trail loop, connecting the existing parking area with the northern half of the complete Sunbeam Park. The adventure trail will meander through extensive landscaping planned for Phase II, as well as a series of locations/"activity pads" that can be transformed into program opportunity sites in the future (bouldering features, art installations, creative seating, etc.) (*This is described as a "pedestrian trail" within the Applicant's submitted plan sets, shown in light green*).
- Two (2) new play lawn areas, including at least four (4) dedicated shade trees incorporated throughout the play lawn areas.
- Parking area expansion along San Badger Drive, including dedicated parking for service and/or food trucks, and a potential future parking expansion area, as requested by City Staff and shown on the Applicant's submitted plan sets.
- Additional gravel street parking area, located along Carbonate Street and adjacent to the existing recreational field.
- Large pavilion structure positioned at the center of Sunbeam Park and adjacent to the parking area; concrete pad and timber framing proposed. Feature requested by City Staff, recommended by Parks and Lands Board, and supported by the Applicant Team.

This park space plan was presented to the Hailey Parks and Lands Board on Wednesday, July 24, 2024, at which time the Board discussed the proposed Phase II park plan with the Applicant Team. The Board voted unanimously to approve the plan, including – but not limited to - all features shown in the plan set and discussed herein. The Board also provided a formal recommendation for approval by the Hailey City Council and Planning and Zoning Commission for the Phase II park plan, following the July 24th meeting.

Density, Waivers, and Buildout of Phase II: As a way to reckon with traditional (single-family dwellings accompanied by large backyards) development projects, City Staff and the Applicant negotiated a more creative design and approach via a PUD Agreement. This agreement allowed flexibility in development, reputed archaic zoning requirements that further perpetuated low density developments, and granted

waivers of the zoning and/or subdivision code to better implement and support alternative uses for residential lands in Hailey.

The waivers granted included the inclusion of:

- a variety of lot sizes
- a variety of lot widths
- reduced parking for cottage developments, and
- the ability for private streets to service more than five (5) residential units

Accounting for the waivers above, Phase I and Phase II are expected to develop as follows:

Standard	Approved Waiver
§17.05.040 LR-1 Minimum Lot Size: 8,000 square feet	24 lots, 38 cottage sublots Phase I: 11 lots, 18 cottage sublots Phase II: 13 lots, 20 cottage sublots
§17.05.040 LR-1 Minimum Lot Width: 75 feet	29 lots, 38 cottage sublots Phase I: 12 lots, 18 cottage sublots Phase II: 17 lots, 20 cottage sublots
§16.04.060 D 1 Flag Lot Per Subdivision	2 (1 in Phase I, 1 in Phase II)
§16.04.020 L1 Private Road Serves Up to 5 Units	Private streets for ingress to and egress from cottage lot whether or not serving more than 5 residential dwelling units.
§16.04.020 L1 Units Accessed by Private Street Must provide 2 additional parking spaces per units (4 total).	Two parking spaces per cottage lot accessed from a private street.
	Allowance of parking in City Streets.

September 3, 2024 Planning and Zoning Commission Public Hearing: At the September 3, 2024, public hearing, Hailey residents shared concerns around the overall density of Phase II. It is their preference that the density be reduced to increase lot size, which in turn, would reduce traffic, construction, and growing impacts to the surrounding neighborhoods.

Staff and the Commission reiterated that the approval of Sunbeam Subdivision Phase I was approved, in part, based on overall density, of which was thoroughly discussed, contemplated, and approved via the existing Planned Unit Development Agreement. The Commission further noted that density would need to be discussed and/or renegotiated by the Hailey City Council at a later date, and not at the Planning and Zoning level. The Commission encouraged Hailey’s concerned citizens to attend the Council meeting and share their concerns with the Mayor and Councilmembers.

Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision (“Findings”) represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent

a unanimous recommendation for approval by the Hailey City Council, after deliberations on each of the criteria detailed herein below.

On September 3, 2024, the Hailey Planning and Zoning Commission recommended approval by the Hailey City Council the Preliminary Plat Application for the Sunbeam Subdivision, wherein Sunbeam Subdivision Phase II, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement.

Procedural History: The project, known as Sunbeam Subdivision Phase II, is located in the Limited Residential (LR-1) Zoning District. This parcel was previously known as and annexed into the City of Hailey (October 13, 1981) as Hidden Meadows Subdivision. Hailey Ordinance No. 439 describes the annexation process on file at the Community Development Department.

Sunbeam Subdivision Phase I was submitted on November 1, 2019, and certified complete on November 19, 2019. A public hearing before the Planning and Zoning Commission was held on January 21, 2021, in the Council Chambers of Hailey City Hall. The Planning and Zoning Commission continued the item to February 18, 2020. A second public hearing before the Planning and Zoning Commission was held on February 18, 2020. The Planning and Zoning Commission continued the item to March 2, 2020. A public hearing before the Planning and Zoning Commission was held on March 2, 2020, in the Council Chambers of Hailey City Hall, at which time the Commission unanimously recommended approval of the plat to the Hailey City Council. The Hailey City Council reviewed the proposed plat and associated PUD on April 27, 2020, May 5, 2020, and May 19, 2020. The Hailey City Council unanimously approved both the Preliminary Plat and Planned Unit Development Applications on May 19, 2020.

The current Application – Sunbeam Subdivision Phase II – was submitted on January 19, 2024, and certified complete on January 25, 2024. While the Applicant intended for a public hearing before the Planning and Zoning Commission to be held on March 4, 2024, park space and civil engineering design details required further discussion and design amendments, and a public hearing was not held. These amendments were addressed throughout the spring and early summer of 2024. With all project plans finalized, a public hearing was held on August 5, 2024 in the Council Chambers of City Hall and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</i>
			Life/Safety: <i>No comments.</i>	
			Water and Wastewater: <i>All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</i>	

	<p><u>Water:</u></p> <ul style="list-style-type: none"> The Applicant Team shall connect the water valve, located directly south of the north/south intersection of Lots 24 and 25, to the water main located within the Carbonate Street right-of-way. This has been made a Condition of Approval. <p>The Water and Wastewater Divisions have provided detailed comments and feedback to the Applicant Team, since their original plan set submission in early 2024. Division Managers do not have any further comments at this time.</p>		
	<p>Building: No comments</p>		
	<p>Streets: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.</p> <p>The Streets Division Manager has provided detailed comments and feedback to the Applicant Team, since their original plan set submission in early 2024. The Streets Division Manager does not have any additional comments at this time.</p>		
	<p>Parks and Lands Board: At the July 24, 2024 Parks and Lands Board regularly scheduled meeting, the Board voted unanimously to recommend approval of the Sunbeam Park Plan for Phase II by the Planning and Zoning Commission, and the Hailey City Council, which includes the improvements as presented by the Applicant Team, and identified as follows:</p> <ul style="list-style-type: none"> The creation of a Master Plan for Phase II park development, to include updated landscaping plans, all amenities and/or features planned for installation during Phase II build-out, and areas/future uses in the park as contemplated by the Development Team and City Staff. Included within the within the Master Plan and designated for Phase II build-out: <ul style="list-style-type: none"> Depiction of and installation sites for shade trees within the native lawn/play lawn interface. Pavilion structure, including specific location, size, capacity, and intended materials/design. <p>This recommendation is discussed in further detail throughout this report.</p>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.010 Development Standards</p> <p>Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</p>
			<p><i>Staff Comments</i></p> <p>Please refer to the specific standards as noted herein. Findings: Compliance. This standard has been met.</p>
16.04.020: Streets:			
Compliant			Standards and Staff Comments
Yes	No	N/A	City Code
			<i>City Standards and Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.020</p> <p>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A.</p> <p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe, and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p> <p><i>Staff Comments</i></p> <p><i>Phase I included street connections to Quigley Road, San Badger Drive, and Gray’s Starlight Drive. Within the approved PUD, Carbonate Street, Doc Bar Drive, and El Dorado Lane were contemplated as through connections, of which, the Applicant is proposing to complete in Phase II. An alley, 26’ in width, and Mica Street, a public street, 60’ in width, are also proposed to service and better integrate Phase I and Phase II.</i></p> <p><i>All streets proposed in Phase II are to be public streets, 60-feet in width, except for the parking access lane, which is proposed to meet the standard width of 26’.</i></p> <p><i>A Traffic Impact Study was submitted and reviewed during the entitlement process for Phase I. The study addressed the potential traffic impacts associated with the proposed subdivision, as well as offered mitigation measures for existing conditions at key intersections and roadways near the site.</i></p> <p><i>The City hired an independent traffic engineer (Stanley Engineering) to review the Traffic Impact Study, Key Findings, and Recommendations supplied by Hales Engineering. Stanley Engineering concurred with the report conclusions, which are on file in the Community Development Department. Please see also the Traffic Study summary in Section 16.04.070 of this report.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B.</p> <p>Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into unplatted areas shall not be considered dead end streets.</p> <p><i>Staff Comments</i></p> <p><i>N/A, as no cul-de-sacs or dead-end streets are proposed. However, Parcel G represents a 26’ wide parking access lane to serve Sublots 1-7. This parking access lane dead-ends to the west, closest to Doc Bar Drive. While not a public or private street, this parking access lane was contemplated by both Public Works and Streets Division Managers, who concurred that a dead-end design would best promote safety and appropriate traffic flow through the Subdivision, given the proposed through connection of El Dorado Lane, directly across from the terminus of Parcel G.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C.</p> <p>Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions, or other factors that could limit access.</p>

			<i>Staff Comments</i>	<p><i>Phase I required street connections to Quigley Road, San Badger Drive and Gray's Starlight Drive. Phase II, and the approved PUD, contemplates street connections to Carbonate Street, El Dorado Lane, and Doc Bar Drive. More than one access is proposed to eliminate vehicle congestion, and further encourage access and connectivity through the site.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.</p>
			<i>Staff Comments</i>	<p><i>It appears that all proposed streets intersect at 90-degree angles and that the proposed streets are separated by 250-890'. Traffic calming measures have also been incorporated within the development – short street sections on Mica Street, incorporation of a 26'-wide parking access lane with a dead-end terminus on the segment adjacent to Doc Bar Drive and El Dorado Lane, and minimal straight street sections.</i></p> <p><i>The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for slightly larger intersection separation distances on Carbonate Street and Sunbeam Street. The Commission found the Applicant's request appropriate, and that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.</p>
			<i>Staff Comments</i>	<p><i>All streets within the subdivision are proposed as public streets. Each street varies in length, right-of-way width and alignment in order to service the proposed subdivision, its lots, and the park/open space.</i></p> <p><i>The City Engineer has analyzed the final design for streets within the subdivision, finding that all centerlines, road curvatures, and traffic calming measures are appropriate for the subdivision.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			F.	<p>Width: Street width is to be measured from property line to property line.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p> <p><i>Staff Comments</i> The public streets proposed in Phase II (Doc Bar Drive, Carbonate Street, Mica Street, and El Dorado Lane) meet the minimum City standards of 60' in width. All are consistent with Title 16 and 18.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	<p>Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p> <p><i>Staff Comments</i> The proposed roadway widths are in accordance with the adopted City Standards for road construction.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	<p>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor is there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p> <p><i>Staff Comments</i> The subject property is relatively flat. Per the Applicant, no road slopes are proposed to be greater than 6%. Slopes are proposed to be a minimum of 0.5%. Road cross slopes are proposed to be 2.5%.</p> <p>The Applicant is requesting that, Pursuant Section 16.05.010: Minimum Improvements Required, the City Engineer and City Council will allow for flatter slopes, as it will result in less cut/fill activity and unnecessary peaks and valleys. Both the Commission and Council concurred with this recommendation within Phase I.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p>Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State, and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p> <p><i>Staff Comments</i> Drywells and storm system improvements are proposed along all public streets. The Streets Division will assess the need for additional drainage to better address seasonal (rain on snow) events from any undeveloped portion of Phase I and Phase II.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<i>Staff Comments</i>	<i>Street Signage is proposed. The Streets Division recommends that the type and location of street signs be incorporated into the plan prior to final design. This has been made a Condition of Approval.</i> <i>Findings: Compliance. This standard will be met.</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.
			<i>Staff Comments</i>	<i>Proposed street names have been approved by City Staff and by Blaine County. The proposed subdivision name has also been approved by the Blaine County Assessor.</i> <i>Findings: Compliance. This standard has been met.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.
			<i>Staff Comments</i>	<i>N/A. No private streets are proposed at this time.</i> <i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>While it was contemplated that the cottage lots may include private streets within the approved PUD, no private streets are proposed at this time.</i> <i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time.</i> <i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time.</i> <i>Findings: Compliance. This standard either not applicable or has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time.</i> <i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time.</i> <i>Findings: Compliance. This standard has been met.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>Minimal pathway crossings are preferred. This has been made a Condition of Approval.</i> <i>Findings: Compliance. This standard will be met.</i>
<input checked="" 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 maximum roadway widths: a) Accessing one residential unit: twenty feet (20') b) Accessing two residential units: thirty feet (30') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>No driveway materials are proposed at this time. All driveway materials and roadway widths shall conform to this standard.</i> <i>Findings: Compliance. This standard will be met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>It appears that no driveway would exceed 150' in length. If so, the International Fire Code shall be met, and the Fire Department will review for said compliance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>This is preferred by the City; however, a plat note addressing driveway maintenance to multiple residential dwelling units is not currently included in this project's Preliminary Plat. The Applicant shall ensure that the parking access lane (Parcels G and H) are maintained by the Sunbeam HOA and/or through a specific plat note. This has been made a Condition of Approval.</i> <i>Findings: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.
			<i>Staff Comments</i>	<i>The Applicant has shown a preliminary plat identifying Parcels G and H, which are indicated as parking access lanes and provide vehicular access to Sublots 1-20. However, no plat notes indicate that these parcels are unbuildable or a dedicated parking access easement. The Applicant shall include a plat note, addressing Parcels G and H as unbuildable lots and parking access lanes, prior to receiving any final plat approval for Sunbeam Phase II. This has been made a Condition of Approval.</i> <i>Please refer to Section 16.04.020(M) for further details.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.
			<i>Staff Comments</i>	<i>Driveways will not impact existing infrastructure and appear compatible with existing and planned residential units.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N.	Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>All proposed streets are 60' in width, except for the 26'-wide parking access lane, which complies with City standards. While it was contemplated that the cottage lots may include private streets within the approved PUD, no private streets are proposed at this time. The proposed streets comply with IFC Requirements for fire access to interior lots.</i> <i>Findings: Compliance. This standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	<p>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.</p> <p><i>Staff Comments</i> All proposed streets are 60' in width, except for the 26'-wide parking access lane, which complies with City standards. While it was contemplated that the cottage sublots may include private streets within the approved PUD, no private streets are proposed at this time.</p> <p>No fire access lanes are proposed. The proposed streets and parking access lane comply with IFC Requirements for fire access to interior lots.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<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> A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. The City sees this as a desirable connection. This path also runs through the proposed park, connecting to Carbonate Street. A separated multi-use asphalt path has also been constructed adjacent to Quigley Road for the project frontage.</p> <p><i>Details of the proposed pathway/sidewalks, as well as drainage shall be addressed via the following Conditions of Approval:</i></p> <ol style="list-style-type: none"> 1. Native grass area between pathway and road may be problematic with weeds on a limited landscape budget. It is preferred that the HOA maintain these areas. 2. Details for the new pathway/existing Old Cutters sidewalks for the tie in at Doc Bar Drive shall be provided. 3. Drywell details and other construction related details shall be provided at final design. <p><i>The above comments have been made Conditions of Approval.</i> <i>Findings: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A) for further details. <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A) for further details. <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p>Sites located adjacent to a public street or private street that are not currently through streets, regardless of whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p>

			Staff Comments	<p><i>During Phase I of the project, a 10'-wide separated multi-use asphalt path was constructed through the park/open space, providing pedestrian access to Carbonate Street (an existing dead-end street). The asphalt path also runs the length of San Badger Drive (western side of the proposed street). This pathway allows for connectivity to the existing subdivision, Old Cutters Subdivision. This connection is highly desired.</i></p> <p><i>The Applicant has incorporated sidewalks to island-like blocks within the proposed subdivision. The Applicant's intent is to include enough sidewalk to walk around each block on the sidewalk.</i></p> <p><i>Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	<i>N/A. Findings: Compliance. This standard either is not applicable or has been met.</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			Staff Comments	<p><i>N/A, as this development is not located in the Business or Limited Business District.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	<p><i>A 26'-wide access lane is proposed running east to west from San Badger Drive towards El Dorado Lane, although this feature is not considered an alley. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			Staff Comments	<p><i>N/A, as no public alleys are proposed for this development.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<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.
			Staff Comments	<p><i>Where possible, infrastructure will be installed underground and within the platted parking access lane.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	<p><i>N/A, as no alleys in commercial areas are proposed.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			<i>Staff Comments</i>	<i>N/A, as no dead-end alleys are proposed. Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed. Findings: Compliance. This standard either is not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman’s access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman’s access.
			<i>Staff Comments</i>	<i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the plat for Phase I:</i> <ol style="list-style-type: none"> <i>1. Snow storage and public utility easements along all frontages.</i> <i>2. A 20’ private irrigation easement along the north and east boundaries to continue to provide irrigation to existing conifers until all lots are purchased.</i> <i>3. A 15’ wide sewer easement (located in Block 2, within El Dorado Lane, Phase II), shown graphically and noted in the plat notes.</i> <i>4. The 20’ wide Hiawatha Canal easement along the west property boundary. This has been modified to encompass all of the canal.</i> <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Staff Comments</i>	<i>N/A, as no natural resource, riparian area, hazardous area, or other limitation requires an easement for the proposed subdivision. Findings: Compliance. This standard either is not applicable or has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk, and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<i>Staff Comments</i>	<p><i>Snow storage easements are proposed along all lot frontages. Findings: Compliance. This standard has been met.</i></p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</p>
			<i>Staff Comments</i>	<p><i>All proposed blocks are shown on the Preliminary Plat. Findings: Compliance. This standard has been met.</i></p>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	<p>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</p> <p><i>The approved PUD Agreement allows for varied lot sizes, which are proposed within the zoning district. The overall density of the project is less than the 177 lots, which could be created if the Limited Residential (LR-1) Zoning District minimum lot size of 8,000 square feet was utilized.</i></p> <p><i>See also Section 16.04.070 of this Staff Report for additional suggested restrictions on irrigated areas. The Commission found these restrictions appropriate, as the project impacts water pressure in other City neighborhoods, and because water conservation is a desired goal for the City of Hailey. Irrigation water conservation will lessen impacts to water pressure and water use.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p>
			<i>Staff Comments</i>	<p><i>One (1) lot in Phase II is more than double the minimum size of the Limited Residential Zone District (minimum size is 8,000 square feet). This lot (Lot 11) has public street frontage along Doc Bar Drive, as well as an adjoining</i></p>

				<p>property segment with Parcel D – an alley – serving Block 9 of the adjacent Old Cutters Subdivision. Future re-subdivision may be achieved on this lot through an alley access agreement with the Old Cutters Subdivision, through the creation of a flag lot, or by other means approved by the City Staff. At this time, City Staff are amenable to the entirety of Phase II’s lot arrangement.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</p> <p><i>Staff Comments</i> N/A, as no double frontage lots are proposed. <i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.</p> <p><i>Staff Comments</i> Park and open space are delineated; no unbuildable lots are proposed. <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</p> <p><i>Staff Comments</i> At this time, the Applicant is not proposing any flag lots in Phase II. However, the Sunbeam PUD Agreement grants the Developer one (1) flag lot in Phase II, if they choose to incorporate such a lot.</p> <p><i>Please refer to Section 16.04.060(A) regarding lots that are more than twice the minimum lot size.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>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.</p> <p><i>Staff Comments</i> All lots will have frontage on either a public street, or on the parking access lane serving sublots 1-20. This was negotiated and permitted via the recorded PUD Agreement prior to the recordation of Phase I.</p>

				<i>Findings: Compliance. This standard has been met.</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.		
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zone District. Findings: Compliance. This standard either is not applicable or has been met.</i>		
16.04.070: Orderly Development						
Compliant			Standards and Staff Comments			
Yes	No	N/A	City Code	City Standards and Staff Comments		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.		
			<i>Staff Comments</i>	<p><i>The proposed project will consist of two (2) phases of development:</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"><i>Phase I: 70 Lots, 85 units total 18 Cottage Units 12 single family lots less than 8,000 sq. ft. 55 single family lots greater than 8,000 sq. ft.</i></td> <td style="width: 50%; vertical-align: top;"><i>Phase II: 45 Lots, 62 units total 20 Cottage Units 12 single family lots less than 8,000 sq. ft. 30 single family lots greater than 8,000 sq. ft.</i></td> </tr> </table> <p>Total Number of Units Proposed: 147 units Total Number of Lots Proposed: 115 Lots</p> <p><i>A 4.54-acre (197,807 square feet) park space parcel was completed in Phase I to benefit the general public and satisfy the City’s Park Contribution. Phase II will provide an additional 3.34 acres of park space development, creating a contiguous 7.88-acre public park.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>	<i>Phase I: 70 Lots, 85 units total 18 Cottage Units 12 single family lots less than 8,000 sq. ft. 55 single family lots greater than 8,000 sq. ft.</i>	<i>Phase II: 45 Lots, 62 units total 20 Cottage Units 12 single family lots less than 8,000 sq. ft. 30 single family lots greater than 8,000 sq. ft.</i>
<i>Phase I: 70 Lots, 85 units total 18 Cottage Units 12 single family lots less than 8,000 sq. ft. 55 single family lots greater than 8,000 sq. ft.</i>	<i>Phase II: 45 Lots, 62 units total 20 Cottage Units 12 single family lots less than 8,000 sq. ft. 30 single family lots greater than 8,000 sq. ft.</i>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.		
			<i>Staff Comments</i>	<p><i>A phasing Plan was contemplated and included within the Sunbeam PUD Agreement. Phase I requirements have been met and/or constructed. Phase II requirements include a 3.34-acre park, forty-two (42) single family lots, and three (3) cottage lots containing twenty (20) cottage units. The Applicant has proposed a 3.34-acre park, forty-two (42) single family lots, and twenty (20) cottage sublots (Blocks 5-7), which will host one (1) cottage unit each. The completed and proposed phasing activities are amenable to City Staff.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of		

			<p>the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
		<p>Staff Comments</p>	<p>a) Provision of on-site or off-site street or intersection improvements. <i>A Traffic Impact Study was prepared by traffic consultant, Hales Engineering, in 2019 and prior to completion of Sunbeam Subdivision Phase I. A peer review was conducted by Stanley Engineering, and numerous comments were incorporated into the draft that was presented to the Commission.</i></p> <p><i>This study addressed the traffic impacts associated with the proposed Sunbeam Subdivision. Included within the analyses for this study were the traffic operations and recommended mitigation measures for existing conditions, as well as project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2030 conditions were also analyzed. The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1 of the report.</i></p> <p><i>Assumptions: The development will consist of 147 single-family homes. It was assumed that 90 homes would be constructed immediately, a total of 120 homes would be constructed within the next five years, and that all 147 homes would be built by 2030.</i></p> <p><i>The following intersections were studied:</i></p> <ul style="list-style-type: none"> · <i>Main Street (SH-75) / Myrtle Street</i> · <i>2nd Avenue / Myrtle Street</i> · <i>5th Avenue / Myrtle Street</i> · <i>Buttercup Road / Myrtle Street</i> · <i>Project Access (Doc Bar Drive) / Myrtle Street</i> · <i>Project Access (San Badger Drive) / Myrtle Street</i> · <i>El Dorado Lane / Mother Lode Loop</i> · <i>Carbonate Street / 6th Avenue</i> · <i>Main Street (SH-75) / Bullion Street</i> · <i>5th Avenue / Bullion Street</i> · <i>2nd Avenue / Croy Street</i> · <i>4th Avenue / Croy Street</i> · <i>8th Avenue / Croy Street</i> · <i>Eastridge Drive / Quigley Road</i> · <i>Project Access (Carbonate Street) / Quigley Road</i> · <i>Buckhorn Drive / Quigley Road</i> <p><i>The report projects the following total traffic volumes:</i></p> <p><i>Phase 1 (Per ITE Trip Gen)</i> <i>Daily Trips: 944</i> <i>Morning Peak Hour Trips: 71</i></p>

				<p style="text-align: center;"><i>Evening Peak Hour Trips: 92</i></p> <p><i>Phase I and Partial Phase II (Per ITE Trip Gen) Daily Trips: 1,230 Morning Peak Hour Trips: 91 Evening Peak Hour Trips: 122</i> <i>Buildout, Phases I and II (Per ITE Trip Gen)</i> <i>Daily Trips: 1,464</i> <i>Morning Peak Hour Trips: 108</i> <i>Evening Peak Hour Trips: 146</i></p> <p><i>Enter/Exiting Distribution (Per ITE Trip Gen) Daily Trips: 50/50 Morning Peak Hour Trips: 25/75 Evening Peak Hour Trips: 63/37</i></p> <p><i>The report proposes that the trips will be distributed as follows:</i> <i>Directional Trip Distribution: 60% North, 40% South</i></p> <p><i>Phase I (See Figure 4 of Traffic Study)</i> <i>North: Gray's Starlight- 20%</i> <i>San Badger- 40%</i> <i>South: Quigley Road- 40%</i></p> <p><i>Phase I and Partial Phase II (See Figure 5 of Traffic Study)</i> <i>North: Gray's Starlight- 15%</i> <i>San Badger- 20%</i> <i>Doc Bar- 20%</i> <i>El Dorado- 5%</i> <i>South: Quigley - 35%</i> <i>Carbonate- 5%</i></p> <p><i>Buildout, Phases I and II (See Figure 6 of Traffic Study)</i> <i>North: Gray's Starlight- 15%</i> <i>San Badger- 20%</i> <i>Doc Bar- 20%</i> <i>El Dorado- 5%</i> <i>South: Quigley - 35%</i> <i>Carbonate- 5%</i></p> <p><i>The complete Traffic Impact Study, dated February 11, 2020, can be found at the link provided:</i> https://www.haileycityhall.org/meetings/documents/20200212FINALISSunbeamSubdivision.pdf</p> <p>Summary of Key Findings and Recommendations: 1. Myrtle Street and Main Street: <i>The Main Street (SH-75) / Myrtle Street intersection is currently operating at a poor LOS and is anticipated to continue to operate poorly in all scenarios (the intersection is failing due the fact that Main Street carries a very heavy volume, with few gaps for traffic from Myrtle Street to enter Main Street).</i> <i>Staff Comment: Over the long term, the City of Hailey plans to pursue a traffic light at Myrtle Street and Main Street to create an alternative to the light at Bullion Street.</i></p>
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			<p><i>At this time the minor street volumes are too low to warrant a traffic signal at the intersection, even with the buildout of this project.</i></p> <p style="padding-left: 40px;"><i>Staff Comment: The City will pursue a signal at this intersection despite the “warrant” constraints.</i></p> <p><i>The City of Hailey could consider striping a left-turn lane and a shared through/right turn lane on the westbound and eastbound approaches of the Main Street (SH-75) / Myrtle Street intersection to reduce delays and queuing.</i></p> <p><i>2. <u>Main Street and Bullion Street</u>: The study confirms the results of the Quigley Traffic Study, that the intersection of Main Street and Bullion Street is heavily impacted due to the lack of additional signalized intersections in the downtown. Based on queueing in the future (2024) background analysis, City of Hailey could consider changing the westbound and eastbound left-turn phasing at the Main Street (SH-75) / Bullion Street intersection to reduce queueing. Changing the timing of the traffic light to allow westbound permissive protected and eastbound permissive left-turn phasing instead of protected-only left turn phasing may help reduce queue lengths for both approaches.</i></p> <p><i>By future (2030) background conditions, the Main Street (SH-75) / Bullion Street signalized intersection is anticipated to operate at LOS E. City of Hailey could consider installing a right-turn pocket on the eastbound approach of the Main Street (SH-75) / Bullion Street intersection. It is anticipated that the Main Street (SH-75) / Bullion Street intersection would operate at LOS D (40.1 sec. of delay per vehicle) with the proposed turn pocket.</i></p> <p style="padding-left: 40px;"><i>Staff Comment: This turn pocket will further reduce parking. A better solution may be to pursue traffic lights at both Myrtle Street and Elm Street on Main Street.</i></p> <p><i>Based on review of the Traffic Impact Study and observation of neighborhood traffic patterns, the Commission and City Staff concurred that discussion regarding the need to improve Seventh Avenue could take place during Phase II of the subdivision. The Public Works Director recommended that, ultimately, Seventh Avenue should be improved even though the Traffic Impact Study did not show it to be crucial for circulation.</i></p> <p><i>Additionally, at the September 3, 2024 public hearing, several concerned citizens made comments relative to increased traffic, and the through connection of El Dorado Lane. Some citizens felt the through connection of El Dorado Lane was unnecessary and should be a pedestrian access point only. The Commission, empathetic to the concerns shared by Hailey residents, agreed that the through connection of El Dorado Lane is an imperative one for emergency services, dispersing traffic, and providing greater connectivity amongst adjacent neighbors, both in pedestrian and vehicular traffic.</i></p> <p>a) Provision of other off-site improvements.</p> <p><i>As noted in Section 16.05.040 of this report, a new City well is needed, as this project impacts water pressure in existing neighborhoods (Northridge Subdivision). As part of the entitlement process for Sunbeam Phase I, and as</i></p>
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				<p><i>contemplated within the Planned Unit Development Agreement, the Applicant has completed the following:</i></p> <ol style="list-style-type: none"> 1) <i>Conveyed a portion of the Owner’s surface irrigation Water Right No. 37-21112 (amount equivalent to 30 irrigable acres). The conveyance shall be made at the time of recordation of the plat for Phase 2.</i> 2) <i>Dedicated land to the City of Hailey to be utilized as a future well site. The well and building shall be developed at the expense of the City in accordance with a design, including sound mitigation measures.</i> <p><i>Water consumption was also a point of discussion with a new subdivision that contains larger lots. Hailey’s Resiliency Program is based on a three-legged stool of “Energy, Water and Waste”.</i></p> <p><i>Water is an integral part of that stool. To further reduce consumption of municipal water, the following irrigation restrictions apply:</i></p> <ol style="list-style-type: none"> A. <i>For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.</i> B. <i>For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.</i> C. <i>For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to a maximum of 3,500 square feet.</i> D. <i>For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.</i> E. <i>Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</i> F. <i>Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.</i> <p><i>The above restrictions have been listed as plat notes on both Phase I and Phase II Plats of the Sunbeam Subdivision.</i></p> <p><i>b) Dedications and/or public improvements on property frontages.</i> <i>During Phase I, the Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway on the property frontage. This pathway segment has been constructed, with the understanding that Mountain Rides requested land area for a future bus stop in this location, as part of the approved Sunbeam PUD Development Plan.</i></p>
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				<p><i>While Mountain Rides presented this request prior to Phase I deliberations and the 2020 COVID-19 pandemic, long-range route expansion plans for Mountain Rides in the vicinity of Sunbeam Subdivision are now less certain, the Applicant Team has still accommodated for future bus stop areas within both the San Badger right-of-way (70' in width) and along the north side of Quigley Road, directly adjacent to Sunbeam Subdivision. While built infrastructure like bus shelters, concrete pads, lighting, bike racks, etc. has not been installed, sufficient land area for future installation of these features has been provided within the preliminary plat's right-of-way design. Staff confirmed the integration of such land area, and Mountain Rides' continued interest in future transit infrastructure, after publishing the August 5, 2024 version of this Staff Report. This September 3, 2024 Staff Report reflects this project development, and the Conditions of Approval have been updated as such.</i></p> <p>c) Dedication or provision of parks or green space. <i>See multiple Standards of Review in this report regarding the park space dedication, and the amount of park space in excess of City Standards.</i></p> <p>d) Provision of public service facilities. <i>See previous comments regarding a city wellsite and bus stops needed both on and off-site.</i></p> <p>e) Construction of flood control canals or devices. <i>This property has experienced occasional sheet flooding during rain on snow events when the ground is frozen. The impact and frequency of these events do not warrant further construction of flood control canals or devices.</i></p> <p>f) Provisions for ongoing maintenance. <i>Roads within the subdivision will become public roads maintained by the City of Hailey. The park land will be dedicated to Hailey and maintained by the Parks Division. A Right-of-Way Maintenance Agreement (Instrument # 682178) for Phase I was developed and approved during the Final Plat approval process for Phase I. Staff desire to see an extension of such agreement apply to Phase II as well.</i></p> <p><i>The Applicant shall work internally with City Staff to develop a Right-of-Way Maintenance Agreement for Phase II of Sunbeam Subdivision or modify the Phase I agreement to include right-of-way maintenance for Phase II. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets,

				<p>parks and green space, public lands, or other destinations.</p> <p>3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.</p> <p>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>N/A, as no contiguous parcel is owned by the Applicant. Findings: Compliance. This standard either is not applicable or has been met.</i>
16.04.080: Perimeter Walls, Gates, and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p>The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.</p>
			<i>Staff Comments</i>	<i>N/A, as it appears no perimeter walls, gates or landscape berms are proposed. Findings: Compliance. This standard either is not applicable or has been met.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.</p>
			<i>Staff Comments</i>	<i>The site is flat and free of vegetation. No floodplain exists and the parcel is currently utilized as irrigated agricultural land with appurtenant water rights. Due to the site's historic agricultural land use (clear of trees and rocks, well-drained soil), the soil composition is favorable for residential construction, street construction, and the creation of park space. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.</p>
			<i>Staff Comments</i>	<i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted. Findings: Compliance. This standard either is not applicable or has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			<i>Staff Comments</i>	<p><i>Preliminary grading, drainage, landscaping, street and utility improvements have been shown on the Civil Plans and/or Landscaping Plans. City Staff have conducted an initial review, and any comments and/or concerns are noted herein.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			B.	<p>Design Standards: The proposed subdivision shall conform to the following design standards:</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>While very little grading will be necessary for the residential lots, as the site is relatively flat, the proposed Phase II park plan shows a variety of undulations and grade changes. The Applicant shall provide a grading plan for Phase II park space, prior to beginning any park space improvements. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as none exist onsite.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>Erosion control and re-vegetation shall be included in the final design.</i></p> <p><i>Findings: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.

				<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 horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</p> <p>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</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>	<p><i>Proposed grading appears to meet standards; further review by the City Engineer and Streets Division Manager will take place during final design, as well as during project initiation.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The developer has provided storm sewers and drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable federal, state, and local regulations, as reviewed by the City Engineer and Public Works and Streets Division Managers.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i></p>

				<i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
				<i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
				<i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
				<i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
				<i>Findings: Compliance. This standard either is not applicable or has been met.</i>

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			<i>Staff Comments</i>	<p><i>The Sunbeam Subdivision was originally proposed for development in two (2) phases. To fulfill the Park Area Requirements, the Applicant first dedicated a 197,807 square foot (4.54 acre) park to the City in Phase I of Sunbeam’s development. This park space is complete, and it includes a variety of trees, shrubs, picnic table(s), trash container(s), dog station(s), bike rack(s), park bench(es), play field, slide and sledding hills, and an interconnected pathway and trail system (see image below for further details).</i></p> <p><i>In addition to the Park Space from Phase I, the Applicant is now proposing to develop an additional 145,408 square feet (3.34 acre) of park space in Phase II. Initial Phase II park plans submitted by the Applicant included native lawn and active play lawn space, landscaping, and a basic pathway system that integrated with Phase I park pathways. City Staff expressed their desire to see a more comprehensive park plan that included additional amenities/features, commensurate with the scale of Sunbeam Park at full completion. The Applicant Team retracted their project from the public hearing process upon receiving this feedback from City Staff in March 2024, and they spent</i></p>

				<p><i>considerable time and effort during the spring and early summer of 2024 to revise their park plans.</i></p> <p><i>After numerous meetings, discussions, and plan iterations, the Applicant Team have submitted a park design plan that includes the following features:</i></p> <ul style="list-style-type: none"> • <i>Extension of existing 8'-wide pedestrian and bicycle path, providing new connection between Phase I's existing pedestrian/bicycle pathway and the northern extent of Phase II's park space (This is described as a "multimodal loop" within the Applicant's submitted plan sets, shown in red).</i> • <i>Extension of existing 5'-wide concrete path/sidewalk, connecting the existing gravel parking area/ADA parking, proposed restroom location, existing play area/tables/benches, and the proposed pavilion area (This is described as a "connector" within the Applicant's submitted plan sets, shown in dark blue).</i> • <i>Construction of a new gravel adventure trail loop, connecting the existing parking area with the northern half of the complete Sunbeam Park. The adventure trail will meander through extensive landscaping planned for Phase II, as well as a series of locations/"activity pads" that can be transformed into program opportunity sites in the future (bouldering features, art installations, creative seating, etc.) (This is described as a "pedestrian trail" within the Applicant's submitted plan sets, shown in light green).</i> • <i>Two (2) new play lawn areas, including at least four (4) dedicated shade trees incorporated throughout the play lawn areas.</i> • <i>Parking area expansion along San Badger Drive, including dedicated parking for service and/or food trucks, and a potential future parking expansion area, as requested by City Staff and shown on the Applicant's submitted plan sets.</i> • <i>Additional gravel street parking area, located along Carbonate Street and adjacent to the existing recreational field.</i> • <i>Large pavilion structure positioned at the center of Sunbeam Park and adjacent to the parking area; concrete pad and timber framing proposed. Feature requested by City Staff, recommended by Parks and Lands Board, and supported by the Applicant Team.</i> <p><i>These new amenities/features are desirable to City Staff, in addition to having received a public hearing process and letter of recommendation from the Hailey Parks and Lands Board (recommendation attached hereto).</i></p> <p><i>The total park/open space contribution proposed between the two phases is 7.88 acres. The contribution exceeds the City's Park Contribution requirement for this subdivision, calculated to be approximately 3.66 acres.</i></p>
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Sunbeam Subdivision Park Space, Phase 1




Sunbeam Subdivision Park Space, Phase II

				<i>Findings: Compliance. This standard has been met.</i>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			<i>Staff Comments</i>	<p><i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i></p> <p>Project Buildout with Number of Units: <i>Project Buildout: 132 x .0277 = 3.66 acres (159,429.6 square feet)</i> <i>Proposed size of Park Parcel – Phase II: 3.34 acre (145,408 square feet)</i></p> <p><i>Total park space for Sunbeam, including existing Phase I and proposed Phase II: 7.88 acres.</i></p> <p><i>The total park/open space proposed is approximately 4.66 acres in excess of the required park space, per the Hailey Municipal Code. This is an additional benefit to the City, which is described in more detail in the original Sunbeam PUD Staff Report.</i></p>

				 <p>Phase I: Greyscale Phase II: Color</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</p>
			Staff Comments	<p><i>N/A, as the subdivision is located within the Limited Residential (LR-1) Zone District.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p>
			Staff Comments	<p><i>N/A, as no paths are located on the property to be subdivided nor on City property adjacent to the proposed project.</i></p>

				<i>Findings: Compliance. This standard either is not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units. d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<i>N/A. Findings: Compliance. This standard either is not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	<p><i>The Hailey Parks and Lands Board discussed the Sunbeam Park proposal at their regularly scheduled meeting on July 24, 2024. A recommendation was provided to City Staff, which outlined the Board’s desire for a pavilion, restroom “pad”/infrastructure for future installment and screening of portable restrooms, shade trees, and a fully realized Master Plan for future programmatic uses, which the City could build-out as time and money allow.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	<p>Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.</p>
			<i>Staff Comments</i>	<i>All private green space in Phase II of the Sunbeam Subdivision is limited to that which exists within each lot to be entitled. No additional private green space for signage, Homeowners Association member benefit, or other similar uses is proposed.</i>

			<p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
<p>Staff Comments</p>			<p><i>Submitted landscape plans propose a variety of trees and shrubs, an irrigation system, drought-tolerant grass, play field, a pavilion, portable restroom pad, area for overflow parking and/or food truck staging, fitness stations benches, and gravel and concrete trails/pathways (with connections to existing pathways from the Phase I park space).</i></p>
 <p>The site plan shows a park layout with two main phases. Phase 1 includes a 'THE KNOLL BLEDDING HILL' and an 'EX. RECREATIONAL FIELD'. Phase 2 includes a 'PLAY LAWN', 'OVERLOOK W/ 12 BENCHES', and 'PHASE 2 PARK'. The plan features various paths: 'CONCRETE PATH', 'GRAVEL ADVENTURE TRAIL', and '8' WIDE PEDESTRIAN + BIKE PATH'. Other features include 'EX. PLAY AREA + TABLES + BENCH', 'EX. CONCRETE PATH', 'EX. GRAVEL PARKING', 'EX. BIKE PATH', 'EX. RESTROOM LOCATION', 'MAIL BOXES', 'CARBONATE STREET', 'ADDITIONAL STREET PARKING', 'CONCRETE PATH CONNECTION', '8' WIDE PEDESTRIAN + BIKE PATH', 'MATTING LAWN', and 'EX. PLAY LAWN'. The plan also shows 'EX. W.C.' (water closets) and 'EX. RECREATIONAL FIELD'.</p>			<p><i>The Applicant is also proposing the following trees to be incorporated within the park during Phase II of the project:</i></p> <ul style="list-style-type: none"> - Ten (10) Sugar Maple of 3" caliper - Ten (10) Russian Hawthorn of 2" caliper - Ten (10) Swamp White Oak of 4" caliper - Ten (10) Black Locust of 2" caliper - Ten (10) Japanese Tree Lilac of 2" caliper <p><i>The following shrubs are also proposed to be incorporated within the park during Phase II of the project:</i></p> <ul style="list-style-type: none"> - Twenty-seven (27) Canadian Serviceberry

				<ul style="list-style-type: none"> - Forty (4) Nanking Cherry - Eight (8) Chokecherry - Twenty-seven (27) Skunkbush Sumac - Twenty-four (24) Flame Willow <p><i>Per the Hailey Municipal Code, Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of two and a half (2.5") inch caliper or larger.</i></p> <p><i>In Phase II, the Applicant is proposing a total park space of 3.34 acres in size; therefore, a total of 50 trees are required.</i></p> <p><i>The Applicant is proposing a total of 50 trees. Of the 50 trees required, eight (8) trees shall be of two and a half (2.5") inch caliper or larger. The Applicant is proposing twenty (20) trees of two and half (2.5") inch caliper or larger. The standard for caliper size/tree planting ratio has been met.</i></p> <p><i>The Hailey Municipal Code further states that a maximum of 20% of any single tree species may be used (10 trees in total). The Applicant is proposing a total of 10 trees for each of the selected species (Quercus Alba). This Code requirement has been met.</i></p> <p><i>Water conservation will be incorporated into the Maintenance Agreement developed for the public rights of way (see Conditions of Approval).</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<p>Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.</p> <p><i>Staff Comments</i> <i>N/A, as no mini park is proposed at this time.</i> <i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	<p>Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.</p> <p><i>Staff Comments</i> <i>N/A, as no park/cultural space is proposed at this time.</i> <i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	<p>Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails</p>

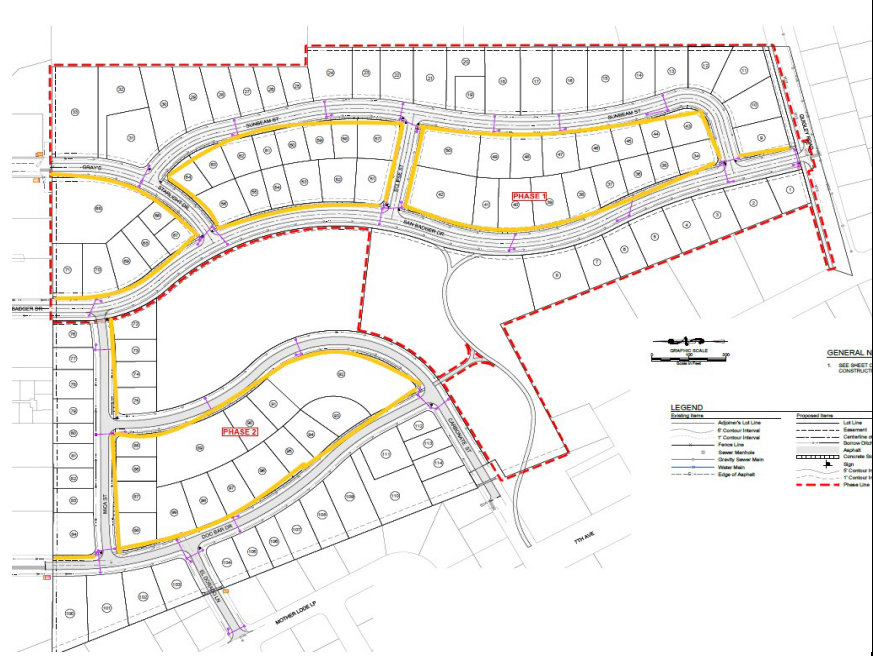
				<p>identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit 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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no pathways are proposed in a separate right-of-way. All pathways are proposed to be constructed in either road rights-of-way or within the park/open space parcels.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>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):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	<p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p>
			<i>Staff Comments</i>	<p><i>Please refer to Section 16.040.110 for further details.</i></p> <p><i>Findings: Compliance. This standard either is not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	<p>Shall provide safe and convenient access, including ADA standards.</p>
			<i>Staff Comments</i>	<p><i>This standard shall be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>No gates or restricted access are proposed. Whether private or public, the remaining park space shall be dedicated as public space to benefit the development and allow for public access.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	<p>Shall be configured in size, shape, topography, and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways, and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.</p>
			<i>Staff Comments</i>	<p><i>The size of the proposed park space is configured in such a way that is welcoming to intended users. The proposed park space shall be dedicated as public space to benefit the development, allow for public access, shall be unbuildable, and shall not be subdivided. It is accessible from Carbonate Street and San Badger Drive for non-resident users.</i></p> <p><i>The proposed parcel is not located in drain ways, floodways, or wetland areas. No non-recreational buildings are proposed at this time.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	<p>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</p>
			<i>Staff Comments</i>	<p><i>The proposed park space does not appear to have a negative impact on adjacent properties and appears to enhance the character of the area. A</i></p>

				<p><i>slight landscape buffer is also proposed to separate the park space from the neighboring properties to the north.</i></p> <p><i>Findings: Compliance. This standard been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	<p>Shall require low maintenance or provide for maintenance or maintenance endowment.</p> <p><i>The Applicant Team is proposing low maintenance landscaping, including turf, which will require trimming and mowing. A Maintenance Plan shall be provided. This has been made a Condition of Approval. Water rights are also proposed to be dedicated to service the new park. However, a backup system will likely be required.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	<p>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):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	<p>Shall meet the minimum applicable requirements required by Subsection D of this section.</p> <p><i>All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision. During the public hearing on September 3, 2024, the Commission discussed the missing pathway connection from Bullion Street bike path through Curtis Park, and into the Sunbeam Subdivision. The public noted their preferences for having this pathway connection installed, and while this connect is not required of the Developer, the City plans to prioritize this connection to ensure pathway connectivity through neighborhoods, and across the City.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	<p>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</p> <p><i>All pathways and/or sidewalks are proposed to be constructed in either road rights-of-way or within the park/open space parcels. Said pathways provide connectivity to adjacent neighborhoods, as well as circulation within the subdivision.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			<i>Staff Comments</i>	
			G.	<p>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):</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	<p>Shall meet the minimum applicable requirements required by section 4.10.04 of this section.</p> <p><i>Please refer to Section 16.04.110 for further details.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	<p>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).</p>

			<i>Staff Comments</i>	<i>The proposed park space (Phase II) complements that of the completed open space (Phase I), creating one large, cohesive park. The park space nicely integrates and complements Curtis Park, an existing City park that abuts the proposed development. The proposed design is contiguous and interconnecting with the proposed open space and Curtis Park.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>N/A, as no additional private green space is proposed. Findings: Compliance. This standard either is not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>Draft C.C. & Rs have been submitted. Maintenance shall be managed and funded by the Subdivision’s HOA, should any private space be proposed in the future. Findings: Compliance. This standard has been met.</i>
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>N/A, as no in-lieu contributions are proposed. Findings: Compliance. This standard either is not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard either is not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction, and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard either is not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard either is not applicable or has been met.</i>
16.05: Improvements Required:				

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"/>	16.05.010	<p>Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.</p> <p><i>Staff Comments</i></p> <p><i>The Applicant intends to construct all necessary infrastructure to City Standards and procedures, if the project is approved. This includes sidewalks, curb and gutter (where applicable), truncated domes at pedestrian crosswalks and intersections, street trees, irrigation, drywells, and catch basins. It is also an option for the Applicant Team to pay in-lieu fees for any right-of-way infrastructure that is not planned for completion in the Subdivision’s build-out. This option was exercised by the Applicant during Phase I, where concrete sidewalks (no curb and gutter) were developed on certain sides of public streets in the Subdivision, an asphalt pathway was installed along San Badger Drive and within Phase I park space, and the Quigley Road pathway was installed along Sunbeam’s Quigley Road frontage. Please refer to the Sunbeam Subdivision, Preliminary Plat Phase I Staff Report to City Council (May 19, 2020) for further discussion of sidewalk design and placement and asphalt pathway construction deliberations for Phase I.</i></p> <p><i>Ultimately, the cost of construction for the asphalt pathways completed in Phase I exceeded the calculated sidewalk in-lieu fees. As discussed by Council and approved within the April 26, 2021 Findings of Fact for Sunbeam Phase I, Final Plat, the cost for onsite pathways in excess of the calculated sidewalk in-lieu fees was to be carried forward to Phase II as a credit against future sidewalk in-lieu fees. This carry forward credit is in the amount of \$14,292.36. The Applicant may utilize this credit toward the calculated in-lieu fees for any sidewalks/right-of-way infrastructure not constructed by the Applicant Team in Phase II.</i></p> <p><i>The Applicant shall supply City Staff with a contractor estimate for all required sidewalk/right-of-way improvements required for Phase II, to be approved by the City Engineer, and all payments for associated in-lieu fees shall be made prior to recordation of Sunbeam Subdivision Phase II’s Final Plat. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer’s written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.</p>

			<i>Staff Comments</i>	<i>Findings: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>Findings: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.
			<i>Staff Comments</i>	<i>Findings: Compliance. This standard will be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			<i>Staff Comments</i>	<p><i>All public infrastructure shall meet City specifications. No streetlights are proposed at this time.</i></p> <p><i>In the Applicant’s original proposal, in-lieu of concrete sidewalks, a 10’-wide separated multi-use asphalt path was proposed. For Phase I, this path paralleled Starlight Drive and Carbonate Street to the west. The path also meandered through the proposed park/open space. A separated multi-use asphalt path was also proposed adjacent to Quigley Road for the project frontage (see comments noted above regarding the completion of this path and contributions from Quigley Farm Development above).</i></p> <p><i>Upon their initial review the Commission recommended that the Applicant refine the proposed Phase I plat to consider the following:</i></p> <ul style="list-style-type: none"> • Consider additional sidewalks within the proposed subdivision. This was a common discussion point at the January 21, 2020 public hearing. Sidewalks, site circulation and pedestrian-friendly subdivisions were noted in public comment. The Applicant modified the Application to incorporate sidewalks surrounding island-like blocks within the proposed subdivision. The Applicant’s intent was to include enough sidewalk to walk around each block on the sidewalk. A multi-use path, which functions as a sidewalk, runs along San Badger Drive, connecting Old Cutters Subdivision with Quigley Road. This path also runs through the proposed park, connecting to Carbonate Street




At the February 18, 2020 hearing, the Commission commended the Applicant Team for the addition of sidewalks and their ability to better meet the needs of the residents of Hailey.

Additionally, the Applicant proposed to develop the portion of the multi-use separated Quigley Road pathway along the property frontage, which the Commission concurred with. Mountain Rides also requested land area for a future bus stop in this location, which would result in a slight redesign of the path such that it be located behind a future bus stop.

While Mountain Rides presented this request prior to Phase I deliberations and the 2020 COVID-19 pandemic, long-range route expansion plans for Mountain Rides in the vicinity of Sunbeam Subdivision are now less certain. The Applicant Team has still accommodated for future bus stop areas within both the San Badger right-of-way (70' in width) and along the north side of Quigley Road, directly adjacent to Sunbeam Subdivision. While built infrastructure like bus shelters, concrete pads, lighting, bike racks, etc. has not been installed, sufficient land area for future installation of these features has been provided within the preliminary plat's right-of-way design. Staff confirmed the integration of such land area, and Mountain Rides' continued interest in future transit infrastructure, after publishing the August 5, 2024 version of this Staff Report. This September 3, 2024 Staff Report reflects this project development, and the Conditions of Approval have been updated as such.

In Phase II, the Applicant is proposing to construct concrete sidewalk within Blocks 1 and 4-7, although sidewalks are not proposed on both sides of the proposed public streets. Proposed sidewalk segments for Phase II are shown below in red:

				 <p>The Applicant shall supply City Staff with a contractor estimate for all required sidewalk/right-of-way improvements required for Phase II, to be approved by the City Engineer, and all payments for associated in-lieu fees shall be made prior to recordation of Sunbeam Subdivision Phase II's Final Plat</p> <p>For further details, comments and/or concerns noted by City Staff with regard to Streets, Sidewalks, Lighting and Landscaping, please refer to Section 17.06.050.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A.</p> <p><i>Staff Comments</i></p>	<p>Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</p> <p><i>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</i></p> <p><i>All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i></p>

				<i>Findings: Compliance. This standard will be met.</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.
			<i>Staff Comments</i>	<i>All proposed street names have been reviewed and approved by the City and the Assessor's Office.</i>
				<i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as no streetlights are required nor shown and/or proposed.</i>
				<i>Findings: Compliance. This standard either is not applicable or has been met.</i>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Staff Comments</i>	<i>Sewer services are shown from each lot and connecting into an eight (8") inch sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>
				<i>Other recommendations and/or comments made by the Wastewater Division include:</i>
				<ol style="list-style-type: none"> 1. <i>As stated in prior reviews, the sewer effluent will need to be split so a portion transmits southerly, and a future portion transmits westerly. A sewer profile shall be provided for review.</i> 2. <i>A minimum 6" sewer service is recommended for future redevelopment parcels 14. This will be required at final design.</i>
				<i>Findings: Compliance. This standard has been met.</i>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in

			<p>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><i>Staff Comments</i></p> <p><i>Water services are shown from each lot and connecting into an eight (8”) inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i></p> <p><i>Please refer to Section 16.04.070(C) regarding municipal potable water use relative to water conservation.</i></p> <p><i>Brief Recap: The 2020 Northridge Pressure Study determined the minimum pressure in the Northridge/Old Cutters area was 32-36 psi and recommended solutions that would result in a projected increase to 45 psi (DEQ required minimum pressure is 40 psi). The recommended improvements are proposed to be incorporated into a pending Capital Improvement Plan project list for completion in the near future.</i></p> <p><i>The SPF Water Analysis for the proposed Sunbeam Subdivision, dated February 3, 2020, used the 2020 Northridge Pressure Study Model to assess impacts with the assumption that recommended improvements are in place. This analysis determined that the addition of Sunbeam Subdivision, with the proposed irrigation demands, would reduce the “to be achieved” Northridge/Old Cutters water pressure from 45 psi down to 43 psi upon completion of both phases. The SPF Analysis also determined that fire flows are acceptable and may be slightly improved over existing conditions.</i></p> <p><i>The 2015 Facilities Planning Study Capital Improvement Project #10 is construction of a new well at an estimated cost of \$732,000 excluding land acquisition. The recently completed 2020 Northridge Pressure Study also recommended commencing the process of constructing a new well (Alternatives 4A/B/C) with the estimated cost of approximately \$1.05 million excluding land and water right acquisition. As such, the Applicant contributed monetary funds and land for the development of a new well. Both the Commission and Council found these contributions adequate, further complying with the standards noted herein.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B.</p> <p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>

			<i>Staff Comments</i>	<i>N/A, as this project is not within the Townsite Overlay (TO) District. Findings: Compliance. This standard either is not applicable or has been met.</i>
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)
			<i>Staff Comments</i>	<i>Drainage details have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff. Findings: Compliance. This standard has been met.</i>
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.
			<i>Staff Comments</i>	<i>Utilities will be constructed and installed underground. This has been made a Condition of Approval. Findings: Compliance. This standard will be met.</i>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further detail. Findings: Compliance. This standard either is not applicable or has been met.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			<i>Staff Comments</i>	<i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with the Hailey Municipal Code. The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction. Findings: Compliance. This standard will be met.</i>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City

				engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>Findings: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i> <i>Findings: Compliance. This standard either is not applicable or has been met.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met.</i>

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Planning and Zoning Commissions makes the following Conclusions of Law:

1. Adequate notice, pursuant to Chapter 16.03 of the Hailey Municipal Code, was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The Application for Preliminary Plat, as presented on the day these findings are signed, is approved by the Planning and Zoning Commission.

DECISION

The Application for the Preliminary Plat Subdivision (Phase II) by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement, is hereby by approved, subject to the following Conditions:

General Conditions:

1. This project is a phased project and is a Planned Unit Development (PUD). This approval is for Phase II of the overall plan.
2. All Fire Department and Building Department requirements shall be met.
3. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.

4. All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
5. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a Phasing Agreement.
6. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
7. Any Application Development Fees shall be paid prior to recordation Final Plat.
8. The Applicant shall obtain a Site Alteration Permit prior to any development occurring.
9. The Applicant shall submit an Erosion Control Plan prior to recordation of Final Plat.
10. The Applicant shall submit a Site Alteration Permit prior to construction.

Streets and Right-of-Ways:

11. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - A. The Applicant shall submit a Street Signage Plan, Traffic Control Plan, and Construction Staging Plan at final design.
 - B. The Applicant shall supply City Staff with a contractor estimate for all required sidewalk/right-of-way improvements required for Phase II, to be approved by the City Engineer, and all payments for associated in-lieu fees shall be made prior to recordation of Sunbeam Subdivision Phase II's Final Plat.
 - C. The Applicant shall work internally with City Staff to develop a Right-of-Way Maintenance Agreement for Phase II of Sunbeam Subdivision or modify the Phase I agreement to include right-of-way maintenance for Phase II.
 - D. All proposed roads within the development shall be dedicated public streets according to City Standard 12.04.010, shall allow public parking and be subject to all other uses and restrictions identified in City Code, with the exception of any parking access lanes approved as part of development of cottage lots.
 - E. The Applicant shall include a plat note, addressing Parcels G and H as unbuildable lots and parking access lanes, prior to receiving any final plat approval for Sunbeam Phase II.
 - F. Vision triangles shall be unobstructed at intersections. This shall be shown on the Civil Plans at final design.
 - G. The Applicant shall ensure that the parking access lane (Parcels G and H) are maintained by the Sunbeam HOA and/or through a specific plat note.
 - H. The Subdivision's HOA shall keep the 10'-wide multi-use path along San Badger Drive free of snow year-round commencing at the time of Phase II final plat recordation.
 - I. All utilities shall be installed underground.
 - J. A portion of Doc Bar Drive within the Old Cutters Subdivision is unpaved. The Applicant shall pave this portion of the street prior to final plat approval of Phase II.
 - K. Canal crossing/Culvert details for the pathway canal shall be provided at final design.
 - L. Drywell and other construction details shall be provided at final design.
 - M. The Sunbeam HOA shall maintain the native grass area between pathway and road.

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

Water and Wastewater:

- 12. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - A. Water valve locations shall be provided at final design.
 - B. The Applicant Team shall connect the water valve, located directly south of the north/south intersection of Lots 24 and 25, to the water main located within the Carbonate Street right-of-way.
 - C. Proposed tree plantings shall not be located within 5' feet of the water main, water services or water vaults. Trees located within 5-10' of water mains shall be the Applicant's responsibility to replace if damaged due to water main repair or maintenance.
 - D. Water mains shall be located a minimum of 5' feet from the property lines or other obstructions (i.e., trees, etc.).
 - E. The sewer effluent shall be split so Phase I transmits southerly, and Phase II portion transmits westerly. A sewer profile shall also be provided at final design.
 - F. A minimum 6" sewer service shall be installed for future redevelopment parcels (i.e., Lots 8, 42, 50 and 65).

Parks and Open Space:

- 13. Final design for the Phase II Park, including detailed review of improvements, shall be approved by the City Council prior to preliminary plat approval.
- 14. The Applicant shall provide a grading plan for Phase II park space, prior to beginning any park space improvements.
- 15. The Applicant shall develop and construct the Phase II park with all design elements, amenities, and/or features shown on the submitted Phase II park plans, unless a change request is granted by City Staff and documented in the project file.

Signed this ____ day of _____, 2024.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Building Coordinator, Deputy Treasurer

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 3, 2024, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by The Advocates for Survivors of Domestic Violence, represented by Errin Bliss of Bliss Architecture, for the construction of a new 23,347 square foot, three story, mixed-use building, located at 201 and 203 S. River Street (Lots 1-3 Block 30, Townsite).

FINDINGS OF FACT

Notice: Notice for the September 3, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on August 14, 2024.

Background and Project Overview: The Application was submitted on July 29, 2024, and certified complete on August 6, 2024.

The Advocates for Survivors of Domestic Violence, represented by Errin Bliss of Bliss Architecture, submitted an application for the construction of a new 23,347 square foot, three story, mixed-use building, located at 201 and 203 S. River Street (Lots 1-3 Block 30, Townsite). The building consists of a commercial 1st floor, and transitional housing units on both the 2nd and 3rd floors. This project is to be known as The Advocates for Survivors Thrive Center for Safety and Healing.

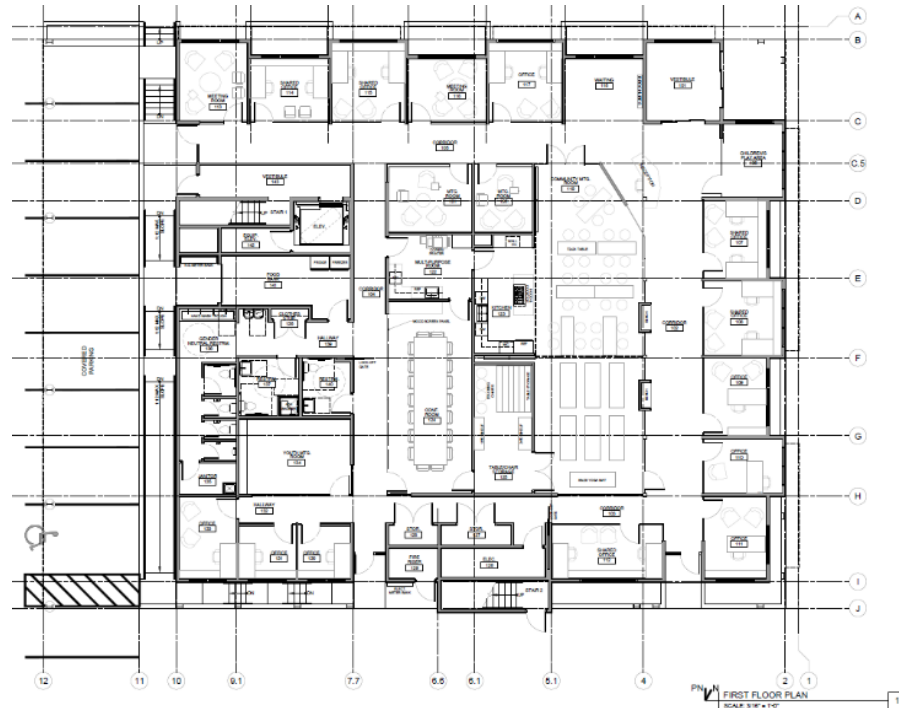
Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision (“Findings”) represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more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

Notably, the primary issue of concern with this Application was the provision of specific guidelines related to the minimum number of onsite parking requirements for the project. While previous phases of the project were approved based on one (1) parking space per 1,000 gross square feet of building, Phase III, proposed to be developed within the Downtown Residential Overlay (DRO), was approved based on the Applicant supplying one (1) space per dwelling units within mixed use buildings. The Commission, Staff, and Hailey’s City Attorney concurred with the interpretation that one (1) space per residential unit is required and sufficient, thereby twenty (20) onsite spaces were required to be provided amongst all phases of the Advocates’ development. This proposal complies with the district and use.

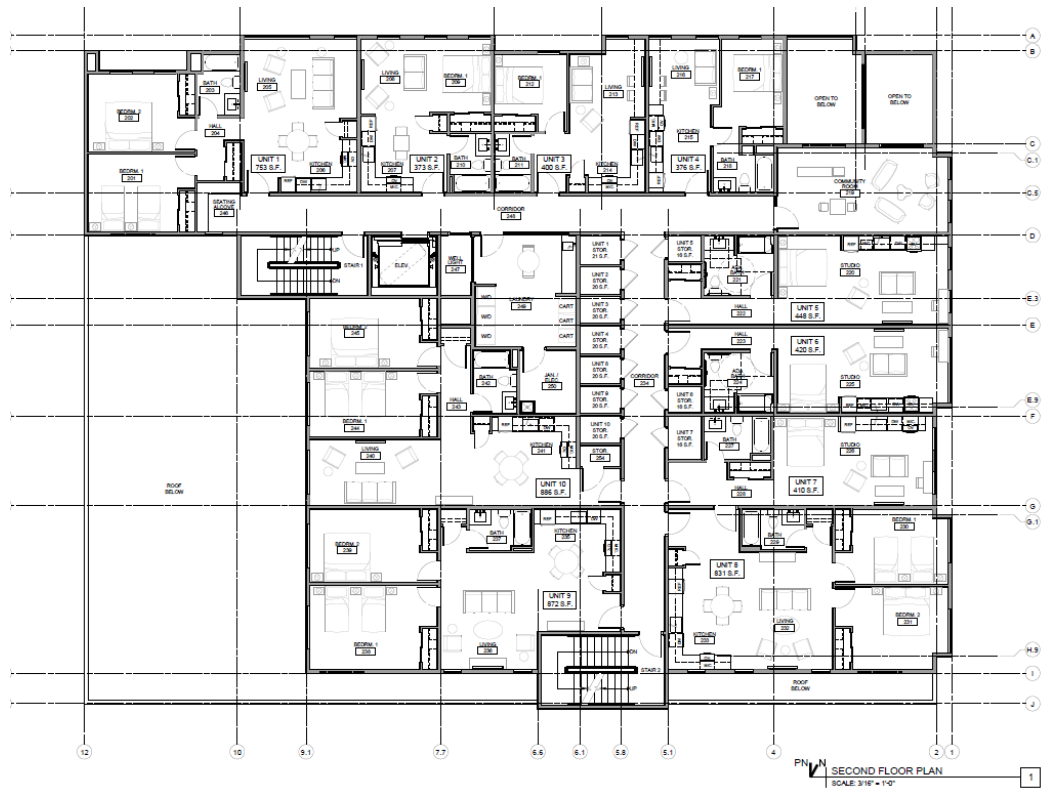
On September 3, 2024, the Commission unanimously approved the Design Review Application submitted by The Advocates for Survivors of Domestic Violence, represented by Errin Bliss of Bliss Architecture, for the construction of a new 23,347 square foot, three story, mixed-use building, located at 201 and 203 S. River Street (Lots 1-3 Block 30, Townsite).

More specifically, the proposed site plan entails a three-story building with a commercial first floor and safe/transitional housing units on the second and third floors. Various site, landscaping, and right-of-way improvements are also proposed. Details include:

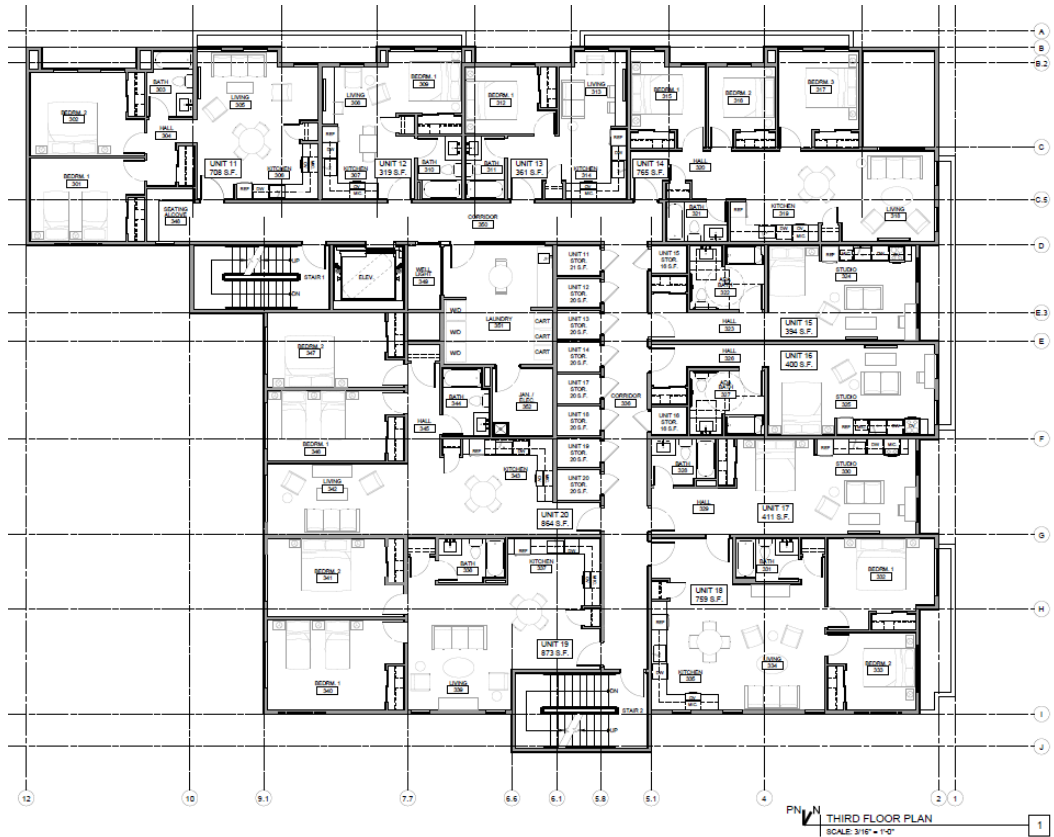
- 20 total onsite parking spaces (Phase III); 18 on-street parking spaces (River Street and Croy Street. Phase III parking as follows:
 - On-site compact spaces: 5 spaces
 - On-site accessible spaces: 1 Space
 - On-site Standard spaces: 17 spaces
 - Off-site spaces: 4 spaces along Croy Street
 - Total provided: 27 spaces in Phase III
- River Street Typical Section ROW improvements to River Street and Croy Street.
- Block 30 Alley (existing improved alley). The Applicant is removing the existing retaining wall to provide better vehicular circulation in the alley, as well as add more space for onsite parking.
- Approximately 1,831 sq. ft. of common useable open space to include a play area with benches and grass.
- Site improvements to include a mixture of varied landscaping, street trees, and irrigation throughout the exterior of the site.
- **Commercial First floor**
 - 7,836 square feet of light commercial
 - Shared office spaces and meeting rooms
 - Kitchen and cafeteria
 - Food bank
 - Youth Meeting Room
 - Multi-purpose rooms
 - Children’s play area
 - Storage
 - 1,831 square foot outdoor courtyard



- **Residential Second Floor: Ten (10) Units total; Six (6), one-bedroom and Four (4), two-bedroom transitional housing units:**
 - o Total living space: 8,028 square feet.
 - o 1-bedroom units range from 373-448 square feet
 - o 2-bedroom units range from 753-886 square feet
 - o Shared Laundry Room
 - o Small storage space per unit



- **Residential Third Floor: Ten (10) Units total; Five (5), one-bedroom, Four (4), two-bedroom, and one (1), three-bedroom transitional housing units:**
 - o Total living space: 7,483 square feet.
 - o 1-bedroom units range from 319 -411 square feet
 - o 2-bedroom units range from 708-864 square feet
 - o 3-bedroom unit is 765 square feet
 - o Shared Laundry Room
 - o Small storage space for each unit



Parking for the proposed building will be accessed off the existing 26'-wide alley. This alley gains access to/from the existing public streets, Croy Street and Walnut Street. Access to all onsite parking is accessed via the existing alleyway. The surrounding parcels, primarily owned and operated by the Advocates for Survivors of Domestic Violence, are associated with an existing and recorded Shared Parking Agreement for Phase I and Phase II, of which, the Applicant would like to modify said Agreement to include Phase III. Staff and the Applicant Team are working internally to revise this Agreement. This Agreement will be reviewed and approved by the Hailey City Council at a later date, but prior to issuance of a Building Permit.

Parking for Phase I and Phase II were based on per 1,000 square feet of building which equaled 17,649 square feet. As such, previous entitlement processes required that the Applicant provide 18 parking spaces for Phase I and II. The Applicant provided 22 spaces – onsite and offsite – with the approved Shared Parking Agreement.

Parking for Phase III should be calculated as outlined in Title 17, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay (DRO) Zoning District, or one (1) onsite parking space per residential unit. The Applicant is proposing 20 transitional residential units thereby requiring a minimum of 20 onsite parking spaces. Between the three (3) phases, the Applicant is providing 39 onsite/offsite parking spaces via proposed amendments to the existing Shared Parking Agreement. To continue to meet the needs of the organization, as well as the community at large, the

Applicant has agreed to further improve the public right-of-way beyond those improvements required as part of the Design Review process.

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

A maximum of 40' of building height is allowed for residential units constructed within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts; the total building height proposed is 36' to the parapet and 39.6' from record grade. The Applicant has further considered the visual effect on adjacent sites and other areas in the immediate vicinity and has integrated the proposed building with the surrounding buildings and uses through well-articulated architecture and a thoughtful approach to site circulation, and well-landscaped spaces around the site.

The Applicant will be required to apply for a Lot Line Adjustment to remove the interior lot lines between the two lots within the subject property. Additionally, Staff encourages lot consolidation and 'clean up' with regard to the separate open space parcel (Lot 4A) within the development. The proposed project is located on Lots 1 & 2 Block 30, Hailey Townsite (201 S. River Street), and Lot 3, Block 30, Hailey Townsite (203 S. River Street).

Goals. With this project, the Applicant Team is hoping to maximize the Advocates' ability to serve the community, while providing necessary transitional housing, as well as additional space for employed professionals of the organization to continue to assist individuals and families who may be struggling.

Background:

A Design Review Preapplication hearing was held on December 4, 2023. During this hearing, the Commission neither approved nor denied the application. The Commission suggested that the Applicant Team consider the following:

- 1. Amending the average dwelling size to comply with the requirements of the DRO zoning district:** The average unit size of the safe housing units, as proposed, did not comply with the minimum average dwelling unit size of 600 square feet, as required by DRO. The Commission asked the Applicant to revise the plans to ensure compliance with the minimum dwelling size. The Applicant submitted revised plans that comply with the minimum dwelling size of the district.
- 2. Amend Shared Parking Agreement.** The existing Agreement will be further amended to include the proposed parcels located at 201 and 203 River Street, along with any modifications to existing and proposed parking and/or open space that serves the development. This is a Condition of Approval.
- 3. Provide usable Open Space:** Per the DRO, open space equivalent to 10% of lot area or larger is required. The Applicant is proposing a common open space area of approximately 1,831 square feet, which exceeds the required 1,082 square feet of open space, as outlined in the code. Further, the new 1,831 square foot courtyard will adjoin the preserved open space from the previous phases. The Applicant shall amend the Shared Parking/Open Space Agreement to include Phase III into the agreement. This is a Condition of Approval.

- 4. Lot Line Adjustment:** The Applicant shall apply for a Lot Line Adjustment to remove the interior lot line between the two lots within the subject property. Additionally, Staff encourages lot consolidation and ‘clean up’ with regard to the separate open space parcel (Lot 4A) within the development. This has been made a Condition of Approval for this Design Review.

Procedural History: The Design Review Application was submitted on July 26, 2024, and certified complete on August 8, 2024. A public hearing before the Planning and Zoning Commission was held on September 3, 2024, in the Council Chambers and virtually via Microsoft Teams.

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"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: <i>The City Engineer has recommended that the following be resolved and/or incorporated at the time of Building Permit submittal:</i></p> <ol style="list-style-type: none"> 1. <i>The east bound curb ramp to cross River Street doesn't align with the sidewalk approaching it to the west. The curb ramp should likely slide north to make more room for a larger landscape bed.</i> 2. <i>The proposed spacing on the street trees shall be reviewed for compliance.</i> 3. <i>Provide additional Shared Parking Restriction signs on the River Street frontage. An additional two (2) more for a total of three (3) on that side, uniformly spaced.</i> 4. <i>Applicant to confirm the streetlight spacing and that it complies with the typical "block plan".</i> 5. <i>The sidewalk along River Street shall have a six foot (6') minimum clearance to the tree wells, while less concrete would allow the Applicant an opportunity to landscape more along the front of their building.</i> 6. <i>Provide the standard ROW Maintenance Agreement, which includes the landscape plantings in the ROW.</i> 7. <i>Electrical & irrigation to the tree wells, initially fed from the building, like the River Street Typical Section. This includes two traffic rated junction boxes at each tree well, plus junction boxes at key connection points. Details shall be added to final construction drawings, trenching and connection details as well.</i> 8. <i>Pavement markings to drawings for crosswalks, crossing bike path, etc. shall be added to the plans.</i> 9. <i>Provide a grading plan. The existing building to the south has an odd sidewalk grading that occurred when they squeezed the building height.</i> 10. <i>Tree wells would be something like Silva Cells, although ordinance allows "structural soil".</i>
Life/Safety: <i>No comments</i>				

			<p>Water and Sewer: <i>The Water and Wastewater Divisions recommend that the following be resolved and/or incorporated within the final design, prior to issuance of a Building Permit (any additional information that has been added is in bold-italicized text):</i></p> <ul style="list-style-type: none"> - <i>Two (2), ¾" water services exist. If the Applicant chooses not to utilize these services, the services will need to be abandoned at the main.</i> - <i>The Applicant is proposing a new tap to the sewer. The Applicant will need to abandon all existing services and place the new tap in the center of the lot.</i> - <i>All new taps must follow City Standards.</i>
			<p>Building: <i>No comments</i></p>
			<p>Streets, Landscaping, Other: <i>The Streets Division recommends that the following be resolved and/or incorporated within the final design, prior to issuance of a Building Permit (any additional information that has been added is in bold-italicized text):</i></p> <ul style="list-style-type: none"> - <i>The Hailey Tree Committee will review the proposed ROW landscaping at their meeting on September 11, 2024.</i> - <i>The Applicant had the existing landscaping on the property assessed by Alpine Tree Services who reported that there are existing large Box Elder trees within the Croy Street right-of-way north of the property, as well as an assortment of smaller trees and shrubs throughout the property. Alpine Tree services provided an assessment pertaining to trees larger than 6" DBH (diameter at breast height) and made note that with the exception of tree #1 (Large 32" Box Elder), none of the existing trees on the property warrant efforts for preservation. The report is attached for review.</i> - <i>While the varied tree species are appreciated, the proposed street trees -Norway Maple and Little Leaf - do not comply with the approved Downtown Master Plan tree selection of Northern Accliam Honeylocusts. The Applicant shall amend the selected street trees along River Street to comply with the Downtown Master Plan. The Hailey Tree Committee will review to ensure the adequacy of the proposed street trees.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.08A Signs</p> <p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			<p>Staff Comments</p> <p><i>No signage is being proposed at this time, however a Sign Permit Application will be required and approved prior to installation of business signage. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.040 On-site Parking Req.</p> <p>See Section 17.09.040 for applicable code.</p>
			<p>Staff Comments</p> <p><i>The proposed project is located within the Downtown Residential Overlay (DRO). Parking for Phase III should be calculated as outlined in Title 17, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay (DRO) Zoning District, or one (1) onsite parking space per residential unit. All onsite parking spaces are proposed to be shared across Phase I, II, and III, as shown in the image below.</i></p>



As mentioned earlier, the adjacent parcels – known as Phase I and Phase II – are associated with an existing Shared Parking and Open Space Agreement. In this Agreement, the Hailey City Council agreed to allow for shared parking and open space between Phase I and Phase II of The Advocates Campus. Now, the Applicant is requesting that the existing Agreement be modified to further include Phase III of this project. Staff are amenable to this and will work with the Applicant Team to finalize a revised Agreement for the City Council to consider at a later date, this Design Review approval thereby contingent to the revised and approved Shared Parking and Open Space Agreement.

That said, in detail, onsite parking requirements for all phases include:

Phase III: (RED)

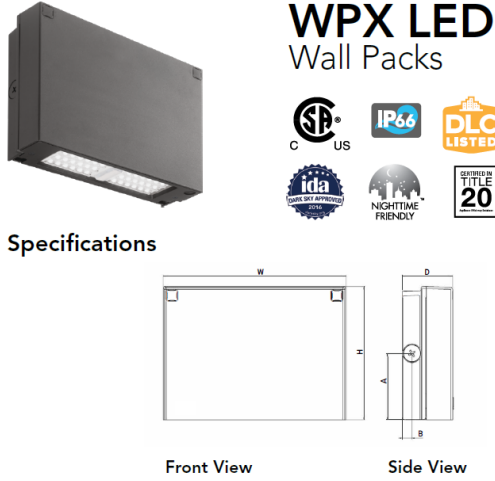
- 20 residential units requires 20 onsite parking spaces
 - o 11 onsite spaces abutting alleyway to the east
 - o 12 parking spaces abutting alleyway to the west
- Total proposed: 23 onsite parking spaces
- Improved ROW Parking: 20 off-site parking spaces along Croy and River Streets

Parking for Phase I and Phase II were based on previous code requirements, or one (1) onsite parking space per 1,000 square feet of building square footage. The total building square footage of Phase I and Phase II combined is 17,649 square feet, which required 18 onsite parking spaces to comply with City Code. The Applicant provided 22 parking spaces – onsite and within the public right-of-way via the approved Shared Parking Agreement.

Existing Parking for Phase I and Phase II via Shared Parking Agreement: (Blue)

- 17,649 square foot building area required 18 parking spaces
 - o 9 spaces onsite for Phase II
 - o 3 spaces onsite for Phase I
 - o 9 spaces off-site and along Croy Street via Shared Parking Agreement
 - o Improved ROW Parking beyond Shared Parking Agreement: 4 off-site along River Street

				<p>Based on the information above, the total number of parking spaces required for the Advocate Campus is 38 parking spaces. Between the revised Parking Agreement and all parking proposed, the parking requirements have been met. On and offsite parking spaces have been provided, which includes the integration of the existing Shared Parking and Open Space Agreement, as well as likely modifications thereof. The existing Agreement will be further amended to include the proposed parcels located at 201 and 203 S. River Street, along with any modifications to existing and proposed parking and/or open space that serves the development. This has been made a Condition of Approval.</p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<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.</p> <p><i>N/A. Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08C.040 Outdoor Lighting Standards</p>	<p>17.08C.040 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.
			<p><i>Staff Comments</i></p>	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. The proposed fixtures can be reviewed on the attached specification sheet. Findings: Compliance. This standard is either not applicable or has been met.</i></p>

				 <p>WPX LED Wall Packs</p> <p>Specifications</p> <p>Front View Side View</p>
☒	☐	☐	<p>Bulk Requirements</p>	<p>Zoning District: Business Maximum Height: 40' within the Business (B) District with residential unit(s) Required Setbacks: There are 0' setbacks for this District and no maximum lot coverage</p> <ul style="list-style-type: none"> • Front Yard: 0' • Side Yards: 0' • Rear Yard: 0' <p><i>Staff Comments</i></p> <p>Zoning District(s): Business (B) and Downtown Residential Overlay (DRO) Proposed Height: 36' Parapet and 39.6' Record Grade Proposed Setbacks:</p> <ul style="list-style-type: none"> - Front: 10.5' - Rear: 32' - Side 18' <p>The proposed project complies with the height, lot coverage, and setback requirements of the Hailey Municipal Code. Findings: Compliance. This standard is either not applicable or has been met.</p>
☒	☐	☐	<p>17.06.070(A)1 Street Improvements Required</p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p><i>Staff Comments</i></p> <p>A new 8'- to 8.5'-wide sidewalk is shown along the entire frontage of River Street (8.5') and the frontage of Croy Street (8'). This sidewalk connects to an existing 8'-wide sidewalk along the property frontage of River Street and Croy Street. These sidewalks will connect to additional sidewalks interior to the lot (e.g., front entries, around the building, and to the proposed parking area). These improvements follow the River Street Typical Section, and are as follows (listed from street to building):</p> <p>River Street:</p> <ul style="list-style-type: none"> - 2'-wide paver strip - 5'-wide asphalt bike path - 4'-wide landscaping strip - 8.5'-wide concrete sidewalk <p>Croy Street:</p> <ul style="list-style-type: none"> - 2'-wide paver strip - 8'-wide concrete sidewalk - 9.5'-wide landscape strip

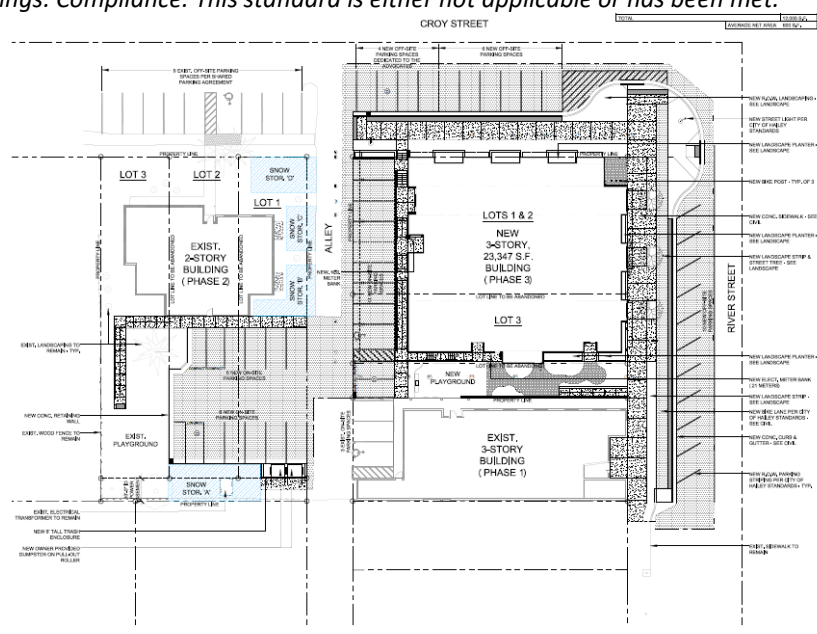
				<p><i>These sidewalks will connect to unit entrances, around the building, to the proposed parking area, to ensure safe and sufficient access to and from the site. This is a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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>
			Staff Comments	<p><i>This standard will be met and has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and 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	<p><i>The proposed building follows the grid pattern in downtown Hailey. The primary walls of the proposed building are oriented east/west, with the primary entrance facing east and having frontage off River Street. A newly modified courtyard area, usable by the residents of the building, is proposed along the south side of the building, between the proposed phase and Phase II. Entries to and from the building are located adjacent to these open space areas.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<p><i>The Applicant had the landscaping on the property assessed by Alpine Tree Services who reported that there are existing large Box Elder trees within the Croy Street right-of-way north of the property, as well as an assortment of smaller trees and shrubs throughout the property. Alpine Tree services provided an assessment pertaining to trees larger than 6" DBH (diameter at breast height) and made note that with the exception of tree #1 (Large 32" Box Elder), none of the existing trees on the property warrant efforts for preservation, the report is attached for review.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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>A new 8'- to 8.5'-wide sidewalk is shown along the entire frontage of River Street (8.5') and the frontage of Croy Street (8'). This sidewalk connects to an existing 8'-wide sidewalk along the property frontage of River Street and Croy Street. These sidewalks will connect to additional sidewalks interior to the lot (e.g., front entries, around the building, and to the proposed parking area). These improvements follow the River Street Typical Section, and are as follows (listed from street to building):</p> <p>River Street:</p> <ul style="list-style-type: none"> - 2'-wide paver strip - 5'-wide asphalt bike path - 4'-wide landscaping strip - 8.5'-wide concrete sidewalk <p>Croy Street:</p> <ul style="list-style-type: none"> - 2'-wide paver strip - 8'-wide concrete sidewalk - 9.5'-wide landscape strip <p>These sidewalks will connect to unit entrances, around the building, to the proposed parking area, to ensure safe and sufficient access to and from the site. This is a Condition of Approval.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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> <p>Staff Comments</p> <p>The Applicant is proposing that the trash enclosure area to be screened and placed at the southwestern corner of the adjoining lot (Phase II). A letter from Clear Creek Disposal will be required commenting on the adequacy of said enclosure/accessibility. This has been made a Condition of Approval.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p>Staff Comments</p> <p>The existing alley will be utilized for building services.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p> <p>Staff Comments</p> <p>N/A No vending machine is proposed.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p>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.)</p> <ul style="list-style-type: none"> 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.


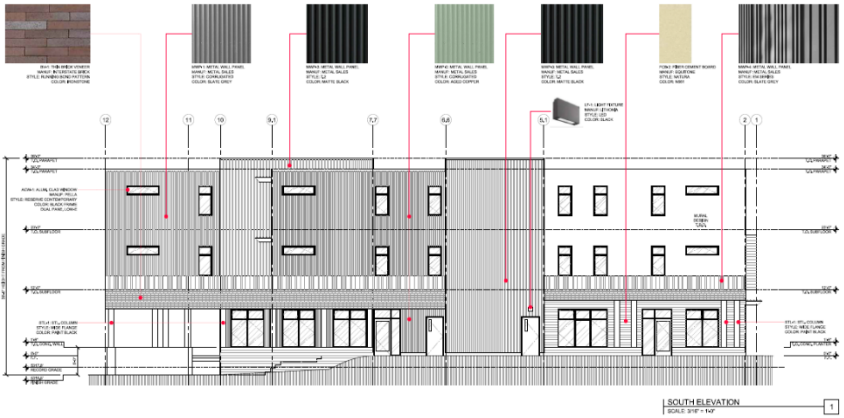
			<p>Staff Comments</p>	<p><i>All onsite parking is located to the rear of the building, gaining access from the existing alley. A usable prominent entrance is located along River Street and Croy Street, and the parking area is buffered by the building.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>  <p style="text-align: right;">ARCHITECTURAL SITE PLAN SCALE: 1/8" = 1'-0"</p>
☒	☐	☐	<p>17.09.020.02</p>	<p>Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:</p> <p>a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12’.</p>
☒	☐	☐	<p>Staff Comments</p> <p>17.06.080(A)1h</p>	<p><i>N/A Findings: Compliance. This standard is either not applicable or has been met.</i></p> <p>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.</p> <p><i>The site is serviced by two (2) public streets and an alley: River Street, Croy Street, and the existing alley. The onsite parking area can be accessed via the existing alley, which connects to Croy and Walnut Streets. Primary pedestrian access can be achieved from River Street or Croy Street.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
☒	☐	☐	<p>Staff Comments</p> <p>17.06.080(A)1i</p>	<p>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.</p> <p><i>Snow will remain in place on roofs, and with proper drainage, gutters, snow clips, and the flat roof design should prevent snow from shedding. For exposed, hardscape areas, a snow storage area is proposed on the adjoining property to</i></p>

				<p><i>the West (Phase II). The hauling of snow is permitted within the Business (B) District, and given the proximal location of the well site, this is preferred. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	<p>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	<p>k. A designated snow storage area shall not have any dimension less than 10 feet.</p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	<p>l. Hauling of snow from downtown areas is permissible where other options are not practical.</p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	<p>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)1i for further information. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	<p>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</p> <p><i>Staff Comments</i> Any landscaped areas where snow may be stored (e.g., front entry areas) contain grasses that are more resilient to snow. Findings: Compliance. This standard is either not applicable or has been met.</p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	<p>a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.</p> <p><i>Staff Comments</i> The proposed building responds to the layout and is compatible with the adjacent buildings to the north and the south, which includes the proposed building height of 36' from the parapet. The articulation of the rooflines and materials complement the surrounding area. The building is proportional in size and shape to the surrounding building(s) which are also owned and operated by The Advocates for Survivors, as transitional housing and office space.</p> <p>While the mixed-use building is located within the Business (B), Downtown Residential Overlay (DRO), and the Townsite Overlay (TO) Zoning Districts, the Applicant is utilizing the Downtown Residential Overlay (DRO). Requirements within the DRO allow for greater flexibility regarding density, parking, open space, and setbacks, which further encourages a more thoughtful approach in developing the land. Findings: Compliance. This standard is either not applicable or has been met.</p>

				 <p style="text-align: right; font-size: small;">RENDERED SOUTH ELEVATION SCALE: 3/16" = 1'-0"</p>
				 <p style="text-align: right; font-size: small;">RENDERED NORTH/CROY STREET ELEVATION SCALE: 3/16" = 1'-0"</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b <i>Staff Comments</i>	<p>b. Standardized corporate building designs are prohibited.</p> <p><i>N/A, as the proposed building design is not a standardized corporate building design. Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c <i>Staff Comments</i>	<p>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p> <p><i>The Applicant has integrated the building to the surrounding site and greater area. Open space areas, pathway and/or sidewalk connections, and various exterior materials emphasize human scale, are pedestrian oriented and encourage human activity.</i></p> <p><i>A variety of landscaping and plant material will also be utilized, which encourages human activity and interaction. These include trees, grasses, shrubs, and ground cover to soften the visual impact. Please refer to Section 17.06.080(A)4d for further details. Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d <i>Staff Comments</i>	<p>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.</p> <p><i>The front façade and front entry of the building faces River Street and Croy Street. Pathways, sidewalks, and open space create human scale and connectivity, and break up the larger building surfaces.</i></p> <p><i>The front façade of the building occupies most of the street frontage. Various size windows, and exterior features such as pop outs and parapets emphasize human scale and break up the building surfaces. The building features street-level material changes which include, corrugated metal wainscoting siding, wood post and beams, brick accents, and color palette of the exterior blends well with</i></p>

				<p><i>the surrounding design of which reduces mass and scale of the building. The scale and design components complement the surrounding area nicely. Findings: Compliance. This standard is either not applicable or has been met.</i></p>  <p style="text-align: right; font-size: small;">RENDERED EAST/RIVER STREET ELEVATION SCALE 3/8" = 1'-0"</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.080(A)2e</p> <p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Staff Comments</i> N/A, as no expansion is planned at this time. Findings: Compliance. This standard is either not applicable or has been met.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2f</p> <p>f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.</p> <p><i>Staff Comments</i> A variety of materials will be used on the exterior, as described in Section 17.06.080(A)2d above. Findings: Compliance. This standard is either not applicable or has been met.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2g</p> <p>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.</p> <p><i>Staff Comments</i> Building colors are shown on the elevations. Colors are broken up on the various elements to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail. The Applicant is proposing a mixture of corrugated metal wall panels in Slate Grey, Matte Black and Aged Cooper with brick running bond along the lower portion of the building. Fiber cement boards in natural tones are proposed around the windows to help break up the metal. Findings: Compliance. This standard is either not applicable or has been met.</p>  <p style="text-align: right; font-size: small;">SOUTH ELEVATION SCALE 3/8" = 1'-0"</p>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p> <p><i>Staff Comments</i> <i>The proposed building is three stories in height and contains a flat roof. The variety of colors utilized, pop-outs, roof parapets, and various siding, provide depth and add human scale to the building façades.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. <p><i>Staff Comments</i> <i>The building incorporates the following techniques that minimize its energy consumption:</i></p> <ul style="list-style-type: none"> - <i>Low Emissivity Glazing</i> - <i>Dual Pane Windows</i> - <i>Solar Orientation, longer wall plane is place on an east-west axis within 30 degrees of true south.</i> - <i>Planters along east and north facades provide earth berming at the exterior walls.</i> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>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.</p> <p><i>Staff Comments</i> <i>It appears that pedestrian entrances will be covered by flat roof awnings, which will retain snow. Additionally, snow clips and/or gutters and downspouts have been provided to prevent snow from falling directly onto adjacent sidewalks.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p> <p><i>Staff Comments</i> <i>Downspouts from the building appear to be routed underground to a drywell. All downspouts, overflow downspouts, and roof leaders will either drain into drywells or into landscape areas only, and not onto pedestrian and hardscape locations.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>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</p>

				with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>NA, as no drive-through canopies are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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>N/A, as a Master Signage Plan is not required of a single-tenant building. Findings: Compliance. This standard is either not applicable or has been met.</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 <i>Staff Comments</i>
<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>A detached trash enclosure is proposed at the southwestern corner of the adjoining parcel to the west (Phase II). This area will be properly screened to be compatible with the primary building. Findings: Compliance. This standard is either not applicable or has been met.</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 trash enclosure is located on the adjoining parcel to the west (Phase II) of the property, and properly screened from view of the primary streets. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>NA- no new fence is proposed at this time, However the Commission suggested the Applicant provide some type of fencing around the proposed play structure for safety measures. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A- no new fence is proposed at this time. Findings: Compliance. This standard is either not applicable or has been met.</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>All roof-mounted mechanical equipment shall be screened or not visible from the ground level of on-site parking areas, adjacent streets, and properties. This has been made a Condition of Approval. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>	<i>Any hardware associated with alternative energy sources will be incorporated into the building's design and will not detract from the building nor its surroundings. Findings: Compliance. This standard is either not applicable or has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	<p>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.</p> <p><i>Staff Comments</i> All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<p>h. All service lines into the subject property shall be installed underground</p> <p><i>Staff Comments</i> All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	<p>i. Additional appurtenances shall not be located on existing utility poles.</p> <p><i>Staff Comments</i> N/A, as no additional appurtenances are proposed. Findings: Compliance. This standard is either not applicable or has been met.</p>

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><i>Staff Comments</i> Drought tolerant, native plant materials are proposed. The Applicant is proposing to incorporate a mixture of landscaping throughout the perimeter of the site. The following onsite landscaping is proposed: Trees (16 total trees): - 7 street trees: Norway Maple and Little leaf Linden at 3" Caliper - 8 Deciduous trees: Flowering Crabapple and Swedish Aspen at 2.5" Caliper Shrubs (88 total shrubs): 5 Gallon - Varlegated Dogwood, Pontentilla Goldfinger, Snowberry, Snowmound Spirea, Goldflame Spirea, Amer, Compact Cranberry and Peking Cotoneaster. Ornamental Grasses (156): 2 Gallon:Karl Foerster and Blue Oat Grass Flowers and Ground cover (148): 1 Gallon Various species</p> <p>While the varied tree species are appreciated, the proposed street trees; Norway Maple and Little Leaf do not comply with the approved Downtown Master Plan tree selection of Northern Accliam Honeylocusts. The Applicant shall amend the selected street trees along River Street to comply with the Downtown Master Plan.</p> <p>The Hailey Tree Committee will review the proposed landscaping plan at their next meeting on September 11, 2024. This has been made a Condition of Approval. The Commission asked the Applicant to work with staff to comply with the street tree spacing requirements. Findings: Compliance. This standard is either not applicable or has been met.</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><i>Staff Comments</i> Plant materials will be appropriate for the Zone 4 environment. Findings: Compliance. This standard is either not applicable or has been met.</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><i>Staff Comments</i> It appears a drip irrigation system will be installed according to City Standards. The automatically controlled system should include a smart controller and rain sensor for a water-wise system. Low water use rotator nozzles should also be installed in grass spaces. Irrigation systems should not be placed against the pavement – they shall be positioned in a way where they will not spray water on the pavement or other hardscape areas. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input 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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</p> <p><i>Staff Comments</i> Proposed landscaping is varied. A combination of trees, shrubs, and groundcover, grasses and perennials will be utilized to soften the site, as well as create visual interest. This is a newly landscaped area, and more than ten (10) trees are proposed. The Applicant is proposing a total of 16 trees (refer to Section 17.06.080(A)4a for further details). The breakdown is as follows:</p> <ul style="list-style-type: none"> - 7 street trees: Norway Maple and Little leaf Linden at 3” Caliper - 8 Deciduous trees: Flowering Crabapple and Swedish Aspen at 2.5” Caliper

				<p><i>While the varied tree species are appreciated, the proposed street trees; Norway Maple and Little Leaf do not comply with the approved Downtown Master Plan tree selection of Northern Accliam Honeylocusts. The Applicant shall amend the selected street trees along River Street to comply with the Downtown Master Plan. The Hailey Tree Committee will review the proposed landscaping plan at their next meeting on September 11, 2024.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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>
			<i>Staff Comments</i>	<i>N/A, as this parcel is located within the Business (B) Zoning District. Findings: Compliance. This standard is either not applicable or has been met.</i>
<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>
			<i>Staff Comments</i>	<i>The subject parcel is located within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. The landscape plan incorporates a variety of trees, shrubs, groundcovers, grasses, and perennials that soften the site, while also providing visual interest from the various colors, textures, and forms of each plant. There are also open areas that further enhance the site – open space, with a courtyard and play area, and distinctive foliage and landscape features (see image below for images of the proposed plant material). Findings: Compliance. This standard is either not applicable or has been met.</i>
<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>
			<i>Staff Comments</i>	<i>Storm water runoff is located within the landscaping beds, turf area, and/or drywells, as shown on the civil plans. Please refer to the section titled, “Streets, Landscaping, and Other” for additional information. Findings: Compliance. This standard is either not applicable or has been met.</i>
<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>
			<i>Staff Comments</i>	<i>The Applicant shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p>
			<i>Staff Comments</i>	<i>The Applicant is proposing a retaining wall as a site buffer to coordinate the flow of pedestrian and vehicular traffic. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4j	<p>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</p>
			<i>Staff Comments</i>	<i>The proposed retaining walls complies with aesthetic standards of Hailey. The Applicant has proposed textured concrete retaining walls to be constructed around the perimeter of parking spaces, as well as the perimeter of the lots to</i>

				<i>help emphasize the separation of the lots/ buildings and to ensure safe pedestrian circulation on site. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<i>Staff Comments</i>	<i>The proposed retaining wall is approximately Five feet (5') in height with a clear separation of the walls, the location of the proposed retaining walls will not be visible from the street. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>The proposed locations of the retaining walls act as a buffer themselves with the building location. The retaining walls associated with the courtyard will be visually separated by the proposed grasses, shrubs and trees.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>The proposed retaining wall is approximately five feet (5') in height, which would require railings for safety. The plans show railings at the rear of the building for safe pedestrian access. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<i>Staff Comments</i>	<i>The Applicant is not proposing to use the retaining walls as seating. Findings: Compliance. This standard is either not applicable or has been met.</i>

5. Building Design

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.
			<i>Staff Comments</i>	<i>The proposed building design provides a transition to adjoining properties. Design features that reduce the mass of the building include:</i> <ul style="list-style-type: none"> - <i>The design emphasizes the natural mountain atmosphere, and reduces the mass by creating visually pleasing textures, materials, and triangulated forms.</i>

				<ul style="list-style-type: none"> - <i>The flow of the building reflects the evolving style of Hailey, while being thoughtful of familiarity of the past contemporary designs.</i> - <i>The proposed open space and landscaping plan further separate the building from less intensive uses.</i> <p><i>The proposed mixed-use project creates a natural transition from business use to transitional residential use. Findings: Compliance. This standard is either not applicable or has been met.</i></p> <div style="text-align: center;">  <p style="font-size: small; text-align: right;">RENDERED NORTH/SOUTH STREET ELEVATION DATE: 09/11/24</p> </div>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	<p>b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</p> <p><i>Staff Comments</i> <i>The building achieves human scale by a prominent entrance, open space areas, site circulation connections and various exterior materials. The landscaping also maximizes human scale and enhances the “sense of place”. The various trees, shrubs, groundcovers, grasses, and perennials, and landscape features provide screening for both residents and neighbors. The open space and exterior amenities encourage human activity and further enhance pedestrian interaction. Findings: Compliance. This standard is either not applicable or has been met.</i></p>
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Downtown Residential Overlay District

1. Use and Bulk Requirements

<input checked="" type="checkbox"/>	<input type="checkbox"/>		17.04R.040	<p>Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein.</p> <p>a. Residential Percentage: There shall be no maximum residential percentage on the ground level.</p> <p><i>Staff Comments</i> <i>This standard has been met. Findings: Compliance. This standard is either not applicable or has been met.</i></p>
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2. Multi-Family and Mixed-Use Density

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"/>	17.04R.060	<p>a. Maximum Residential Units Per Acre: Residential units per acre provisions of the underlying district shall not apply; rather density shall be limited by required open space, parking, landscaping and standards of review from chapter 17.06, "Design Review", of this title. The commission shall have the discretion to modify building design based on the standards in chapter 17.06 of this title.</p>

				<p>b. Dwelling Unit Average Size Requirement: The average dwelling unit size shall be not less than six hundred (600) net square feet per building. (Ord. 1238, 2018)</p>																																																										
				<p><i>Staff Comments</i> <i>The proposed project consists of safe housing units that vary in size to best meet the needs of its tenants. The Applicant is proposing 20 residential units of various sizes and configurations to further meet the needs of its tenants. As shown in the image below, the average dwelling unit size meets this standard above, or the average dwelling unit size is not less than 600 net square feet per building. Findings: Compliance. This standard is either not applicable or has been met.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="2" style="text-align: center;">RESIDENTIAL UNIT NET AREA</th> </tr> <tr> <th style="width: 80%;"></th> <th style="text-align: center;">NET S.F.</th> </tr> </thead> <tbody> <tr><td>UNIT 1 + STOR. CLOSET</td><td style="text-align: center;">774 S.F.</td></tr> <tr><td>UNIT 2 + STOR. CLOSET</td><td style="text-align: center;">393 S.F.</td></tr> <tr><td>UNIT 3 + STOR. CLOSET</td><td style="text-align: center;">420 S.F.</td></tr> <tr><td>UNIT 4 + STOR. CLOSET</td><td style="text-align: center;">396 S.F.</td></tr> <tr><td>UNIT 5 + STOR. CLOSET</td><td style="text-align: center;">464 S.F.</td></tr> <tr><td>UNIT 6 + STOR. CLOSET</td><td style="text-align: center;">436 S.F.</td></tr> <tr><td>UNIT 7 + STOR. CLOSET</td><td style="text-align: center;">426 S.F.</td></tr> <tr><td>UNIT 8 + STOR. CLOSET</td><td style="text-align: center;">851 S.F.</td></tr> <tr><td>UNIT 9 + STOR. CLOSET</td><td style="text-align: center;">892 S.F.</td></tr> <tr><td>UNIT 10 + STOR. CLOSET</td><td style="text-align: center;">906 S.F.</td></tr> <tr><td>SECOND FLOOR TOTAL</td><td style="text-align: center;">5,958 S.F.</td></tr> <tr><td> </td><td> </td></tr> <tr><td>UNIT 11 + STOR. CLOSET</td><td style="text-align: center;">729 S.F.</td></tr> <tr><td>UNIT 12 + STOR. CLOSET</td><td style="text-align: center;">339 S.F.</td></tr> <tr><td>UNIT 13 + STOR. CLOSET</td><td style="text-align: center;">381 S.F.</td></tr> <tr><td>UNIT 14 + STOR. CLOSET</td><td style="text-align: center;">785 S.F.</td></tr> <tr><td>UNIT 15 + STOR. CLOSET</td><td style="text-align: center;">410 S.F.</td></tr> <tr><td>UNIT 16 + STOR. CLOSET</td><td style="text-align: center;">416 S.F.</td></tr> <tr><td>UNIT 17 + STOR. CLOSET</td><td style="text-align: center;">431 S.F.</td></tr> <tr><td>UNIT 18 + STOR. CLOSET</td><td style="text-align: center;">779 S.F.</td></tr> <tr><td>UNIT 19 + STOR. CLOSET</td><td style="text-align: center;">893 S.F.</td></tr> <tr><td>UNIT 20 + STOR. CLOSET</td><td style="text-align: center;">884 S.F.</td></tr> <tr><td>THIRD FLOOR TOTAL</td><td style="text-align: center;">6,047 S.F.</td></tr> <tr><td> </td><td> </td></tr> <tr><td>TOTAL</td><td style="text-align: center;">12,005 S.F.</td></tr> <tr><td> </td><td> </td></tr> <tr><td style="text-align: right;">AVERAGE NET AREA</td><td style="text-align: center;">600 S.F.</td></tr> </tbody> </table>	RESIDENTIAL UNIT NET AREA			NET S.F.	UNIT 1 + STOR. CLOSET	774 S.F.	UNIT 2 + STOR. CLOSET	393 S.F.	UNIT 3 + STOR. CLOSET	420 S.F.	UNIT 4 + STOR. CLOSET	396 S.F.	UNIT 5 + STOR. CLOSET	464 S.F.	UNIT 6 + STOR. CLOSET	436 S.F.	UNIT 7 + STOR. CLOSET	426 S.F.	UNIT 8 + STOR. CLOSET	851 S.F.	UNIT 9 + STOR. CLOSET	892 S.F.	UNIT 10 + STOR. CLOSET	906 S.F.	SECOND FLOOR TOTAL	5,958 S.F.			UNIT 11 + STOR. CLOSET	729 S.F.	UNIT 12 + STOR. CLOSET	339 S.F.	UNIT 13 + STOR. CLOSET	381 S.F.	UNIT 14 + STOR. CLOSET	785 S.F.	UNIT 15 + STOR. CLOSET	410 S.F.	UNIT 16 + STOR. CLOSET	416 S.F.	UNIT 17 + STOR. CLOSET	431 S.F.	UNIT 18 + STOR. CLOSET	779 S.F.	UNIT 19 + STOR. CLOSET	893 S.F.	UNIT 20 + STOR. CLOSET	884 S.F.	THIRD FLOOR TOTAL	6,047 S.F.			TOTAL	12,005 S.F.			AVERAGE NET AREA	600 S.F.
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	NET S.F.																																																													
UNIT 1 + STOR. CLOSET	774 S.F.																																																													
UNIT 2 + STOR. CLOSET	393 S.F.																																																													
UNIT 3 + STOR. CLOSET	420 S.F.																																																													
UNIT 4 + STOR. CLOSET	396 S.F.																																																													
UNIT 5 + STOR. CLOSET	464 S.F.																																																													
UNIT 6 + STOR. CLOSET	436 S.F.																																																													
UNIT 7 + STOR. CLOSET	426 S.F.																																																													
UNIT 8 + STOR. CLOSET	851 S.F.																																																													
UNIT 9 + STOR. CLOSET	892 S.F.																																																													
UNIT 10 + STOR. CLOSET	906 S.F.																																																													
SECOND FLOOR TOTAL	5,958 S.F.																																																													
UNIT 11 + STOR. CLOSET	729 S.F.																																																													
UNIT 12 + STOR. CLOSET	339 S.F.																																																													
UNIT 13 + STOR. CLOSET	381 S.F.																																																													
UNIT 14 + STOR. CLOSET	785 S.F.																																																													
UNIT 15 + STOR. CLOSET	410 S.F.																																																													
UNIT 16 + STOR. CLOSET	416 S.F.																																																													
UNIT 17 + STOR. CLOSET	431 S.F.																																																													
UNIT 18 + STOR. CLOSET	779 S.F.																																																													
UNIT 19 + STOR. CLOSET	893 S.F.																																																													
UNIT 20 + STOR. CLOSET	884 S.F.																																																													
THIRD FLOOR TOTAL	6,047 S.F.																																																													
TOTAL	12,005 S.F.																																																													
AVERAGE NET AREA	600 S.F.																																																													

3. Parking Spaces, Screening and Storage Requirements				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04R.060	<p>A. Onsite Parking Spaces Requirements for Multiple Family Dwellings and Dwellings withing a Mixed-Use Building.</p> <p>1. A minimum of one space per residential dwelling unit, where up to twenty-five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such.</p> <p>2. At least one guest parking space for every six (6) dwelling units. Unimproved City rights-of-way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.</p>

			Staff Comments	<p>The development is part of an existing Shared Parking Agreement that will be further amended to include the proposed parcels located at 201 and 203 River Street, along with any modifications to existing and proposed parking and/or open space that serves the development.</p> <p>Parking for Phase III should be calculated as outlined in Title 17, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay (DRO) Zoning District, or one (1) onsite parking space per residential unit. The Applicant is proposing 20 transitional residential units thereby requiring a minimum of 20 onsite parking spaces. Between the three (3) phases, the Applicant is providing 39 onsite/offsite parking spaces via proposed amendments to the existing Shared Parking Agreement. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.060	<p>B. Usable Open Space, Screening and Landscaping</p> <ol style="list-style-type: none"> 1. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios or rooftop gardens. 2. A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings; and 3. Minimum distance setbacks in section 17.09.020.11 of this title shall not apply.
			Staff Comments	<p>The Applicant is proposing 10% of open space for the development to include an 1,831 square foot courtyard addition which complies with the required 10% of the total lot area of 10,823 for all three phases. This development is part of an existing Open Space Agreement which shall be amended to include Phase III. This has been made a Condition of Approval. Findings: Compliance. This standard is either not applicable or has been met.</p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.060	<p>c. Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two feet (22'), as determined through the design review process.</p>
			Staff Comments	<p>N/A. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>d. Storage All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis and other similar items. Size, location and design of the storage areas shall be determined through the design review process.</p>
			Staff Comments	<p>The Applicant is proposing one (1) small storage unit per residential unit, including all units over 500 square feet in size. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.07	<p>All multi-family residential, commercial, or mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater.</p>
			Staff Comments	<p>25% of the required number of bicycle spaces is five (5) spaces. The Applicant is proposing to provide six (6) spaces total with three (3) bike posts. Each post provides two (2) bike spaces. Findings: Compliance. This standard is either not applicable or has been met.</p>

17.06.060 Criteria.

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

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

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Hailey Municipal Code and City Standards.

DECISION

The Design Review Application s submitted by The Advocates for Survivors of Domestic Violence, represented by Errin Bliss of Bliss Architecture, for the construction of a new 23,347 square foot, three story, mixed-use building, located at 201 and 203 S. River Street (Lots 1-3 Block 30, 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 Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (u) are met:

The following Conditions are placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to, the following requirements and/or improvements:
 - i. **Life and Safety:**
 - i. The building shall comply with IFC and IBC code requirements.
 - ii. A building sprinkler system and alarm system shall be installed, as set forth in the IFC.
 - ii. **Water and Wastewater:**
 - i. All construction shall be to City Standards.
 - ii. The Applicant is proposing a new tap to the sewer, all existing services shall be abandoned.
 - iii. The new tap shall be placed in the center of the lot.
 - iv. The lots have two (2) existing ¾” water services. If the Applicant chooses not to utilize these services, they shall be abandoned.
 - iii. **Engineering, Streets, Landscaping, and Other:**
 - i. All Department comments noted herein shall be incorporated and/or resolved with Staff prior to issuance of a Building Permit. All connections, construction, and/or installations shall be to City Standards.
- d) The Applicant shall be responsible for winter snow clearing and maintenance of the of the public right-of-way. A Public Right-of-Way Maintenance Agreement shall be developed and recorded, which will detail the specifics of this requirement, and others.
- e) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and street trees. Further detail will be provided within the Public Right-of-Way Maintenance Agreement.
- f) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.

- g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.
- h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- i) Once approved, a final design shall be submitted (revised based on feedback during preliminary review). Department Heads are required to review, approve and sign off on prior to issuance of a Building Permit.
- j) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
- k) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road, unless otherwise rented via approval of the City.
- l) A letter from Clear Creek Disposal shall be provided commenting on the adequacy and accessibility of the enclosure area prior to issuance of a Building Permit.
- m) All ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
- n) A Lot Line Adjustment Application, to remove the interior lot lines, shall be applied for concurrently with the Building Permit.
- o) The existing Shared Parking and Open Space Agreement shall be further amended to include the proposed parcels located at 201 and 203 S. River Street, or Phase III, along with any modifications to the existing and proposed parking and/or open space that serves the development. The Design Review approval is contingent upon approval of the revised Shared Parking and Open Space Agreement.
- p) The Hailey Tree Committee will review the proposed landscaping plan at their next meeting on September 11, 2024, any recommended changes to the plan shall be administratively approved prior to the issuance of any city permits.
- q) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for the same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
- r) The Applicant shall include street tree species per the recommendation of the Hailey Tree Committee, and in congruence with design/species presented in the Hailey Downtown Master Plan (draft or other).
- s) The Applicant shall show the locations of all street trees, including dimensionally correct locations and sizes of the tree wells with the footprint of the suitable soil, structural soil, or suspended pavement areas. Said exhibit shall include the supporting mathematical calculations and shall be supplied at the time of Building Permit submittal. The exhibit shall also include a checklist for use during construction inspections, as directed by City Staff.
- t) The Property Owner/Property Manager/Management Company shall ensure all

parking requirements within the public right-of-way are met. This includes, but is not limited to, restrictions on winter parking within the public right-of-way.

- u) The Applicant shall apply for a Historic Demolition Permit Application and receive a recommendation from the Hailey Arts and Historic Preservation Commission to demolish the structures currently located on Lots 1-3, Block 30, dated 1910-1940, prior to the demolition of said buildings.

Signed this ____ day of _____, 2024.

Janet Fugate, Planning and Zoning Chair

Attest:

Jessica Parker, Building Coordinator, Deputy Treasurer

Return to Agenda



Staff Report

Hailey Planning and Zoning Commission

Regular Meeting of September 16, 2024

To: Hailey Planning & Zoning Commission
From: Robyn Davis, Community Development Director

Overview: Consideration of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, to refine current language and include Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities as permitted, conditional, or nonpermitted uses within the Light Industrial (LI) and Technological Industry (TI) Zoning Districts, and conditional uses within the Limited Residential (LR-1 and LR-2), General Residential (GR), Limited Business (LB), Transitional (TN), Business (B), Sales and Office Industrial (SCI-SO), and SCI-Industry (SCI-I) Zoning Districts, as well as modify the lot coverage parameters for these uses located within the Townsite Overlay (TO) Zoning District by amending Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay (TO) District.

Hearing: September 16, 2024

Applicant: City Staff
Location: Light Industrial (LI), Technological Industry (TI), Townsite Overlay (TO), Limited Residential (LR-1 and LR-2), General Residential (GR), Limited Business (LB), Transitional (TN), Business (B), Sales and Office Industrial (SCI-SO), and SCI-Industry (SCI-I) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on August 28, 2024.

Background and Overview: The District Use Matrix (DUM), contained in Section 17.05.040 of the Hailey Municipal Code, advises where land uses are permitted by Zoning District. Intended to be a useful tool, the Matrix is organized as a table with footnotes. A wide range of community members, developers, and City Staff refer to the Matrix to understand how Hailey's land use and zoning regulations pertain to their projects. Whether someone is interested in converting a portion of their home into a daycare center, constructing a new garage/accessory dwelling unit, or determining where to open their automotive repair business in Hailey, they rely on the Matrix.

In 2022, the Community Development Staff identified the modernization of Hailey's Municipal Code as a priority, and in 2023, the Commission, and the Council, voted to either recommend approval for, or approve, the broadscale modifications proposed by Staff. As Staff continue to utilize the newly modified Matrix, new amendments and/or errors have been found that require additional attention and/or modification.

By way of example, the previous version of Hailey's District Use Matrix included a category for Public Service, Public Use, and Public Utility Facilities. With the refinement of the DUM, Staff inadvertently

omitted Public Service and Public Use categories – both of which are necessary in continuing to permit and/or allow for uses that fall within these categorical uses.

Currently, Hailey’s DUM, categorizes Public Utility Facilities, as follows:

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Public Utility Facilities	N	C	C	C	N	C	C	C	P	P	N	C	C

Modification #1: Staff would like to revert back to the original Matrix - or expand the category to include Public Service and Public Use, as shown in the highlighted, underlined text below. The characteristics within each district have not changed from the previous version of the Matrix, nor are Staff proposing to do so at this time.

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	<u>Public Service, Public Use</u> and Public Utility Facilities	N	C	C	C	N	C	C	C	P	P	N	C	C

As a second modification consideration, Staff would also like to clarify the characteristics of the category, Government Offices and Public Administration, aligning said characteristics with those of Public Service, Public use, and Public Use Facilities. For instance, the DUM currently allows for the following:

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Government offices and public administration; excluding correctional institutions	N	N	N	N	N	P	N	P	C	N	C	N	C

Modification #2: Staff would like to amend the current Matrix, as shown in highlighted, underlined text, which complements that of the Public Service, Public Use, and Public Utility Facilities category, as follows:

Category	Description (Excerpt)	Zones And Subdistricts													
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I	
Public or semipublic:															
	Government offices and public administration; excluding correctional institutions	N	C	C	C	N	P	C	P	P	P	C	C	C	

Finally, Staff would like for the Commission to consider a third modification, which could include increasing lot coverage parameters for public uses within the Townsite Overlay (TO) Zoning District. Currently, the below lot coverage provisions apply for structures built within the TO:

Title 17: Section 17.04M.060: Bulk Requirements, Item G:

G. Maximum Lot Coverage:

1. Business district: No maximum.
2. Limited business district: Seventy percent (70%).
3. Transitional Districts and all lots within the General Residential (GR) and Limited Residential (LR-1 & LR-2) Zoning Districts that are forty-five hundred (4,500) square feet or smaller: Thirty percent (30%) except as follows:

Forty percent (40%) lot coverage shall be allowed where at least seventy five percent (75%) of required parking spaces are enclosed within a structure.

4. General Residential (GR), Limited Residential (LR-1) Districts (lots larger than forty-five hundred (4,500) square feet)):

Building Height	Maximum Lot Coverage (Percentage)
2 or more stories above grade, no garage	25
2 or more stories above grade, with garage	30
Less than 2 stories above grade, no garage	35
Less than 2 stories above grade, with garage	40

Modification #3: Staff would like to add an additional item, Item 5., as shown in highlighted, underlined text, that could read:

5. The maximum lot coverage for all public administration or government offices, public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose: Forty percent (40%)

Scope: Through this Text Amendment process, Staff seeks to reclassify Public Service, Public Use, and Public Utility Facilities within the District Use Matrix, clarify the language, organization, and requirements around Government Offices and Public Administration, as well as modify existing lot coverage requirements for public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose – aiming to provide clarity, simplify structure and language, as well as maintain and uphold the distinct characteristics and features of each zoning district.

Standards of Review:

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

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

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

Land use decisions for the City of Hailey are paramount in implementing the goals of the Comprehensive Plan. As stated in Section 5: Land Use, Population and Growth Management:

“Land use is the one element of a Comprehensive Plan that ties the others together. Every other component of the Plan, from natural resources to housing to transportation, is influenced by land use.” (pg. 19)

Given the importance of land use decisions, Staff proposes that the language, organization, and requirements presented in the District Use Matrix be clear and effective— to support the community’s understanding of permitted land uses and to facilitate the internal processes of Community Development. Staffs proposed amendments are in accordance with the following Comprehensive Plan goals:

Section 3: Special Areas or Sites and Features

Goal 3.1: Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations

Goal 3.3: Protect the traditional character of the historic downtown and Main Street corridor

Section 5: Land Use, Population and Growth Management

Goal 5.1: Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas, and characteristics as depicted in the Land Use Map (see page 29 for subpoints a-j for more information)

Section 11: Community Design

Goal 11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods

The Plan speaks to the “intrinsic suitability of lands” for a variety of uses, including housing, commerce, industry, safety, recreation, and public facilities. When evaluating and editing the Matrix, Staff referenced the stated purpose of each zoning district to ensure the suitability and appropriateness of each land use, which further respects existing and future uses.

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

The proposed Amendments seek to modernize and/or correct the language, organization, and requirements of the District Use Matrix. Furthermore, the proposed Text Amendments encourage greater adherence to Hailey’s Official Zoning Map and the Land Use section of the Comprehensive Plan, both of which are designed for optimal and efficient use of public facilities and services. This proposed Text Amendment will encourage better use of public facilities and services, as they have been planned. It will not create excessive costs or requirements.

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

The proposed Amendments uphold the features and characteristics of each zoning district, and further complements the suitability and compatibility of each land use edit. Altogether, the proposed Amendments encourage the community design that is described in Hailey’s Comprehensive Plan and depicted in the Official Zoning and Land Use Maps.

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

By enhancing the clarity of the Matrix and organization of the land uses listed across zoning districts, the proposed Amendments stand to increase the efficiency of City operations and better align with the goals of Hailey’s Comprehensive Plan. By increasing the effectiveness of the Municipal Code and the efficiency of City operations, this Text Amendment prioritizes the public health, safety, and general welfare of the community.

Motion Language:

Approval: Motion to recommend Approval to the Hailey City Council Ordinance No. _____, an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes, and Uses within Zoning Districts, Article M: Townsite Overlay, and Chapter 17.05: Official Zoning Map and District Use Matrix, to modernize the Matrix language and related amendments around Public Administration and Government Offices, and Public Service, Public Use, and Public Use Facilities, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only.

Denial: Motion to deny the attached revisions amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within the Zoning Districts, Section 17.04M.060: Bulk Requirements, and Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to modernize the Matrix language and related definitions _____ [the Commission should state the reasons for denial].

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

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.04 ESTABLISHMENT, PURPOSES AND USES WITHIN ZONING DISTRICTS, ARTICLE M: TOWNSITE OVERLAY (TO) ZONING DISTRICT, SECTION 17.04M.060: BULK REQUIREMENTS, TO INCREASE THE MAXIMUM LOT COVERAGE FOR GOVERNMENT OFFICES AND PUBLIC ADMINISTRATION DEVELOPMENTS, AND CHAPTER 17.05 OFFICIAL ZONING MAP AND DISTRICT USE MATRIX, SECTION 17.05.040, DISTRICT USE MATRIX, TO CLARIFY AND REFINE THE PROVISIONS FOR PUBLIC SERVICE, PUBLIC USE, AND PUBLIC UTILITY FACILITIES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

WHEREAS, the proposed additions will simplify, better describe, and reduce contradictions within the Hailey Municipal Code; and

WHEREAS, the Hailey City Council has determined that the proposed amendments are appropriate and timely; and

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

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

Section 1. Title 17 Zoning Regulations, Chapter 17.04 Establishment, Purposes, and Uses within Zoning Districts, Article M: Townsite Overlay District, Section 17.04M.060: Bulk Requirements is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows:

17.04M.060: BULK REQUIREMENTS:

G. Maximum Lot Coverage:

1. Business district: No maximum.
2. Limited business district: Seventy percent (70%).
3. Transitional Districts and all lots within the General Residential (GR) and Limited Residential (LR-1 & LR-2) Zoning Districts that are forty-five hundred (4,500) square feet or smaller: Thirty percent (30%) except as follows:
Forty percent (40%) lot coverage shall be allowed where at least seventy five percent (75%) of required parking spaces are enclosed within a structure.
4. General Residential (GR), Limited Residential (LR-1) Districts (lots larger than forty-five hundred (4,500) square feet):

Building Height	Maximum Lot Coverage (Percentage)
2 or more stories above grade, no garage	25
2 or more stories above grade, with garage	30

Less than 2 stories above grade, no garage	35
Less than 2 stories above grade, with garage	40

5. The maximum lot coverage for all public administration or government offices, public use developments, structures, buildings, and/or uses on all lots intended or used for a public purpose: Forty percent (40%).

Section 2. Title 17 Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040 District Use Matrix is hereby modified by the removal of the stricken language and the addition of the underlined language, as follows:

17.05.040: DISTRICT USE MATRIX:

The residential, public and semi-public, commercial, and accessory uses, as well as the bulk requirements for the zoning districts established in [chapter 17.04](#) of this title are designated in the district use matrix set forth herein. A "P" indicates that a use is permitted in the respective zoning district. Permitted uses must conform to the applicable requirements of this title. A "C" indicates that a use is allowed as a conditional use in the respective zoning district. Conditional uses are subject to review and approval under the provisions of [chapter 17.11](#) of this title. An "N"

Category	Description (Excerpt)	Zoning Districts and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Public or semipublic:														
	Community centers, including peri-urban retreat centers	N	N	N	C	P	C	P	C	N	N	N	N	N
	Government offices and public administration; excluding correctional institutions	N	N <u>C</u>	N <u>C</u>	N <u>C</u>	N	P	N <u>C</u>	P	C <u>P</u>	N <u>P</u>	<u>N</u>	<u>C</u>	C
	Healthcare and medical services	N	P	P	P	N	P	P	N	N	N	N	N	N
	Parks and pathways	N	N	N	N	P	P	P	P ²	P	P	N	P	P
	Performing arts centers	N	N	N	P	N	P	C	P ²	N	N	N	N	N
	<u>Public service, public use, and public utility facilities</u>	N	C	C	C	N	C	C	C	P	P	N	C	C

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

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

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

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR
THIS ___ DAY OF _____, 2024.

Attest:

Martha Burke, Mayor, City of Hailey

Mary Cone, City Clerk

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of September 16, 2024

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

Overview: Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to require multifamily developments across all zoning districts provide recycling resources and receptacles within their site planning and building services, in addition to standard trash receptacles and removal services.

Hearing: September 16, 2024

Applicant: City of Hailey

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 27, 2024 and mailed to public agencies on August 27, 2024.

Background: City Staff from the Community Development Department are requesting to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review. Specifically, the proposed amendment addresses Section 17.06.080: Design Standards, as it relates to recycling receptacles and collection services for multifamily developments in the City of Hailey. As it currently stands, Clear Creek Disposal (Franchise Agreement holder for City of Hailey municipal waste services) offers a “curbside”, source-separated recycling collection program for specific materials that include 1) plastic (#1-5), 2) aluminum, tin, and steel cans, and 3) paper (copy, newspaper, etc.). According to a 2024 Blaine County-sponsored Assessment Report¹ for existing and prospective solid waste and recycling services in the County (Sloan, Vazquez, McAfee, 2024), 2,100 tons of recyclable material were collected in Blaine County through this subscription program. Bi-annual reporting of City of Hailey recycling and waste collection activities – as required per the Franchise Agreement – shows a total of 366.43 tons of recycled material collected, which represents approximately 17% of the total source-separated recyclable material collected across Blaine County (*Note: this does not include glass, cardboard, or other material drop-off services available at the Blaine County Recycling Center*).

Multifamily developments in the City of Hailey currently utilize either a single shared dumpster, located onsite (typical for apartment-style developments), or the development will provide each individual unit with a roll-out cart (typical for newer townhouse developments with garages). Variations of these collection options do exist. However, the majority of multifamily developments with single shared dumpsters in the City of Hailey do not provide designated bins/carts for source-separated recycling. This

¹ <https://www.co.blaine.id.us/DocumentCenter/View/26580/Blaine-County-SVM-Report---02-2024---Final-Draft?bidId=>

results in the onus of recycling transfer to Ohio Gulch/Blaine County Recycling Center to be placed on the residents themselves.

City of Hailey Staff predict that the additional effort required to recycle, in addition to lack of awareness about recycling opportunities, results in an increased rate of recyclable material ending up in mixed solid waste (MSW)/general trash collected from the development. This further results in increased tonnages of MSW needing hauling from Ohio Gulch to the Milner Butte Landfill, 100 miles south of the Wood River Valley and the final stop for waste produced in Blaine County. Blaine County pays a “tipping fee” for the load tonnages delivered to Milner Butte. These costs are ultimately passed on to the citizens of Blaine County through franchise agreement and subsequent subscription fees – not to mention the carbon emissions impacts of each truckload delivered to Milner Butte (0.63 tons of CO₂ equivalent emissions per round trip, and multiple round trips occurring each day)².

While residents with household-designated roll-out bins (certain townhouse developments and single-family) may place their own personal containers of sorted recyclables curbside for collection at no extra cost, they may choose to purchase the standard “blue bins” from Clear Creek for recycling pick-up if they wish. For residents of multifamily developments that utilize a single shared dumpster for waste collection, such cost-effective recycling options do not exist.

Recyclable materials diverted from waste streams are collected and baled at the Blaine County Recycling Center at Ohio Gulch. Material bales are then sold to wholesale marketers who repurpose the materials into new products. The revenue collected from sales is used to fund Recycling Center operations (including the processing of materials that cannot be resold to wholesale marketers, like paint and batteries) and staffing, as well as the expansion of recycling infrastructure and outreach. It should be noted that in Southern Idaho Solid Waste’s 2020/2021 Waste Characterization Report³, it was found that more than 40% of materials currently being landfilled from Blaine County are readily recyclable. This includes materials like paper, plastic, and metal, in addition to materials like food waste and cardboard. With this proposed text amendment, City Staff wish to provide all residents with the option to equitably participate in recycling efforts, no matter their housing situation. Proposed Amendment: Section 17.06.080(D) 1

If adopted, the **bold** and underlined text would be added within Title 17: Zoning Regulations, Chapter

17.06: Design Review:

Section 17.06.080: Design Standards

D. Multi-Family Development: In addition to the standards applicable to any nonresidential, multi-family or mixed-use developments located within the city of Hailey described in subsection A of this section, the following design standards also apply to multi-family developments located within the City of Hailey.

1. Site Planning:

² <https://www.co.blaine.id.us/DocumentCenter/View/26580/Blaine-County-SVM-Report---02-2024---Final-Draft?bidId=>

³ <https://www.co.blaine.id.us/DocumentCenter/View/20514/20210915-Final-SISW-Waste-Characterization-Report>

- a. The location of buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
- b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
- c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.
- d. Multifamily developments, utilizing a shared waste collection container for multiple residential units, shall provide additional roll carts and/or roll-off containers specifically designated and labeled for recyclable materials, including plastic (#1-5) and metal (aluminum, tin, steel) materials. Carts/containers shall be provided and/or approved by the recycling collection service provider. Carts/containers shall be appropriately sized and quantified for the scale of development. Shared carts/containers, utilized by multifamily developments of multiple residential units specifically for recyclable materials, shall be enclosed and screened from view of the public street.**

Standards of Review:

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

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

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

The Comprehensive Plan states the vision of the Hailey City government as “a leader in local and regional efforts towards increasing opportunities for resource and energy conservation and best practices in Sustainable Development”. Requiring multifamily developments to offer recycling resources to residents which would not have otherwise been provided is a direct example of increasing opportunities for resource and energy conservation and best practices in Sustainable Development, as Blaine County’s recycling program transforms what would be a single-use material into a re-purposed product, extending material life cycles while providing a revenue source for ongoing recycling operations and local employment preservation. The proposed amendment will expand recycling opportunities to a sector of Hailey citizens that did not previously have guaranteed equitable access to such a resource.

Additionally, Section 9 of the Hailey Comprehensive Plan, “Public Facilities, Utilities, and Services”, lists Goal 9.1 as:

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

The indicator of this goal is stated as “Percent of population with access to adopted service levels”, with a desired upward trend. Single-family residences and multi-family developments utilizing unit-specific roll carts provide their residents with the option to place their own personal bins curbside for sorted recycling pick-up, or residents may purchase an additional recycling bin from Clear Creek Disposal. Recycling collection services are provided at no additional cost beyond regular waste collection services. Residents of multi-family developments that utilize a single, shared waste collection bin do not have such options for recycling collection. The proposed amendment will increase the percentage of the Hailey population with access to the otherwise adopted service level.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; City Staff have consulted with the Managing Member of the Franchise Agreement for the City of Hailey’s Residential Solid Waste and Recyclable Material Collection, and this individual has confirmed that Clear Creek Disposal has full and complete capacity to expand recycling collection services to the specific multi-family developments in question, integrating collection into existing recycling pick-up routes that already exist in the service area.

The proposed amendment will not create excessive additional requirements at public cost for multi-family recycling services are anticipated. The intention of the proposed amendment is to ensure that all residents in Hailey have access to equitable recycling opportunities, and to expand participation in local recycling programs overall.

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

The proposed uses are compatible with the surrounding area and other areas throughout Hailey. Additional roll carts will be placed adjacent to larger bins (dumpsters), which are already required and scoped for within multi-family development site planning. Clear Creek Disposal is already providing municipal solid waste collection services within the areas of impact for the proposed amendment. Efficient, organized waste and recyclable collection service ensures compatibility amongst both residential and commercial uses.

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

The proposed amendment is consistent with the Hailey Comprehensive Plan, and it will benefit public health, safety, and general welfare in numerous ways. Expanding recycling resources for multi-family development will likely result in fewer instances of solid waste bin overflow, as plastic and metal materials are often bulky; mixing these materials with other solid waste products results in more frequent “in-unit” trash removal. Solid waste bin overflow is well-known attractant for animals and pests, the presence of which causes public health, safety, and general welfare concerns within residential areas. Diverting more recyclable material out of the solid waste stream results in lower volumes of solid waste that must be transported to Milner Butte. The associated emissions with this transport are significant, as previously referenced in this Staff Report. While recyclable material must still be transported from Ohio Gulch to wholesale markets, the transport rates are significantly lower than that of municipal solid waste, as the recyclable materials are able to be compacted and efficiently baled for bulk transport every few weeks. Improved emissions, air quality, and decreased

presence of freight vehicles traveling through Blaine County are other examples of public health, safety, and general welfare benefits associated with the proposed amendment.

Motion Language:

Approval: I move to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, to require multifamily developments across all zoning districts provide recycling resources and receptacles within their site planning and building services, in addition to standard trash receptacles and removal services, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to deny recommendation of the attached revision to Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, TITLE 17: ZONING REGULATIONS, CHAPTER 17.06: DESIGN REVIEW, TO REQUIRE MULTIFAMILY DEVELOPMENTS ACROSS ALL ZONING DISTRICTS PROVIDE RECYCLING RESOURCES AND RECEPTACLES WITHIN THEIR SITE PLANNING AND BUILDING SERVICES, IN ADDITION TO STANDARD TRASH RECEPTACLES AND REMOVAL SERVICES, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

WHEREAS, the proposed amendment will expand equitable access to recycling resources and collection services for multi-family housing residents; and

WHEREAS, the proposed amendment will expand opportunities for growth in participation in Blaine County recycling programs; and

WHEREAS, the proposed amendment broadly supports the “Solid Waste and Circular Economy” goals and actions within the Blaine County Climate Action Plan; and

WHEREAS, the Hailey City Council has determined that the above-mentioned amendment is an appropriate amendment; and

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

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

Section 1. Title 17: Zoning Regulations is hereby modified by the addition of the underlined language, as follows:

Chapter 17.06: Design Review:
Section 17.06.080: Design Standards

D. Multi-Family Development: In addition to the standards applicable to any nonresidential, multi-family or mixed-use developments located within the city of Hailey described in subsection A of this section, the following design standards also apply to multi-family developments located within the City of Hailey.

1. Site Planning:

d. Multifamily developments, utilizing a shared waste collection container for multiple residential units, shall provide additional roll carts and/or roll-off

containers specifically designated and labeled for recyclable materials, including plastic (#1-5) and metal (aluminum, tin, steel) materials. Carts/containers shall be provided and/or approved by the recycling collection service provider. Carts/containers shall be appropriately sized and quantified for the scale of development. Shared carts/containers, utilized by multifamily developments of multiple residential units specifically for recyclable materials, shall be enclosed and screened from view of the public street.

Section 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey Ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2024.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda



Staff Report

Hailey Planning and Zoning Commission

Regular Meeting of September 16, 2024

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

Overview: Consideration of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms and Words to include the definition of registered design profession, and Chapter 17.06 Design Review, Section 17.06.050: Application; Item B.3., to require plans to be stamped by an Idaho registered design professional rather than an Idaho licensed architect.

Hearing: September 16, 2024

Applicant: City of Hailey
Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 28, 2024, and mailed to public agencies on August 28, 2024.

Background: Since 2021, City Planning Staff have prioritized minor code amendments within Hailey's Municipal Code. One minor code amendment includes the modification to the requirement that plans and drawings, excluding new single family dwelling units or accessory dwelling units, be stamped by an Idaho licensed architect. Instead, Staff are proposing to amend the existing code language pertinent to the Design Review Application Requirements, as noted herein, as well as within the attached Draft Ordinance.

Currently, Hailey's Municipal Code requires that all applications for Design Review, excluding new single-family dwelling units and accessory dwelling units, submit prepared and stamped plans and drawings by an Idaho licensed architect.

In speaking with the Division of Occupational and Professional Licenses (DOPL), several developers, contractors, and Applicant Teams, this provision in code is either redundant or unnecessary for the following reasons:

- The State does not require architectural stamps for all unit types (i.e. single-family, duplexes, accessory structures under 200 square feet, etc.).
- The State currently requires that all projects involving an engineered structure and buildings not covered by the IRC (International Residential Code) be stamped by an Idaho licensed architect (i.e., commercial, multifamily, and mixed-use).
- Several Idaho jurisdictions have the provision in their code requiring a "design Professional" or the option to use plans stamped by either an Idaho licensed architect or an Idaho licensed engineer.

Due to the reasons noted, Staff feel it is best practice to align with Idaho State Code by amending the requirement to accept plans from an Idaho licensed design professional, rather than an Idaho licensed architect.

To ensure that all submitted plans meet City and International Building/Residential codes, Staff, along with DOPL, will thoroughly review applications during the building permit intake process for compliance.

All noncompliant applications will be returned to the Applicant, unprocessed, until compliance can be met.

If the Text Amendment Application is recommended for approval by the Hailey City Council from the Commission, the ~~stricken~~ text below would be removed and the **bold and underlined text** would be added within Title 17: Zoning Regulations, Chapter 17.02: Definitions, and Chapter 17.06: Design Review:

Title 17: Zoning Regulations
Chapter 17.02: Definitions
Section 17.02.020: Meaning of Terms or Words

Design Professional: An individual who is registered or licensed to practice their respective design profession as defined by statutory requirements of the professional registration laws in Idaho.

Title 17: Zoning Regulations
Chapter 17.06: Design Review
Section 17.06.050: Application:

A. Required: An application for design review approval shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the design review approval is proposed.

B. Information Required:

1. The design review application form, including project name and location, and applicant and representative names and contact information.
2. One (1) twenty-four inch by thirty-six-inch (24" x 36") set of plans and survey, and one (1) eleven inch by seventeen-inch (11" x 17") set showing at a minimum the following:
 - a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show the location of adjacent buildings and structures.
 - b. Drainage plan (grading, catch basins, piping and dry wells).
 - c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property, including lot dimensions.
 - e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping, including species type, size and quantity).
 - f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
 - g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
 - h. Exterior lighting plan, pursuant to [chapter 17.08](#), article C of this title (location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
 - i. Sign plan (location, dimensions and lighting).

3. Plans and drawings for all buildings, except single-family dwellings and accessory structures, shall be prepared and stamped by an Idaho licensed ~~architect~~ **design professional**.
4. A materials and colors sample board. Each sample should be approximately twelve inches by twelve inches (12" x 12") in size.
5. One colored rendering of at least one side of the proposed building.
6. Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off site, a staging/parking plan must be submitted, including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
7. A list of the names and addresses of all property owners and residents within three hundred feet (300') of the exterior boundaries of the subject property, in a format acceptable to the City.
8. Other information as required by the Administrator, hearing examiner or the commission

Standards of Review:

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

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

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

The Comprehensive Plan does not go into the specificity that this code section contemplates. That said, the Comprehensive Plan articulates as such, the importance of community design – further analyzing the needs for building design and suggested patterns and standards for community design, development, and/or beautification e following goal from the Comprehensive Plan is relevant to the proposed text amendment:

- 11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods.*

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

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

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

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

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

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

Motion Language:

Approval: Motion to recommend approval to the Hailey City Council the draft Ordinance, Ordinance No. _____, amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02: Definitions, by adding a new definition for Idaho registered design professional, and 17.06: Design Review, Section 17.06.050: Application, Item B.3, amending the requirement to allow for plans and drawings to be stamped by an Idaho licensed design professional, , finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to deny an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, by adding a new definition for a design professional and Chapter 17.06 Design Review, Section 17.06.050: Application, Item B.3, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17: ZONING REGULATIONS, CHAPTER 17.02: DEFINITIONS; SECTION 17.02.020 MEANINGS OF TERMS OR WORDS AND CHAPTER 17.06 DESIGN REVIEW, SECTION 17.06.050: APPLICATION, OF THE HAILEY MUNICIPAL CODE, BY AMENDING THE REQUIREMENT THAT PLANS AND DRAWINGS FOR ALL BUILDINGS, EXCEPT SINGLE-FAMILY DWELLINGS AND ACCESSORY STRUCTURES, SHALL BE PREPARED AND STAMPED BY AN IDAHO LICENSED ARCHITECT, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

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

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

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

Section 1. Title 17, Section 17.02, Section 17.02.020, of the Hailey Municipal Code, is hereby amended by the addition of the underlined language, as follows:

Title 17: Zoning Regulations
Chapter 17.06: Design Review
Section 17.02.020: Definition Meaning of Terms or Words
Design Professional:

An individual who is registered or licensed to practice their respective design profession as defined by statutory requirements of the professional registration laws in Idaho.

Section 2. Title 17, Section 17.06, Section 17.06.050, of the Hailey Municipal Code, is hereby amended by the stricken and addition of the of the underlined language, as follows

Title 17: Zoning Regulations
Chapter 17.06: Design Review
Section 17.06.050: Application

A. Required: An application for design review approval shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the design review approval is proposed.

B. Information Required:

1. The design review application form, including project name and location, and applicant and representative names and contact information.
2. One (1) twenty-four inch by thirty-six-inch (24" x 36") set of plans and survey, and one (1) eleven inch by seventeen-inch (11" x 17") set showing at a minimum the following:
 - a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show the location of adjacent buildings and structures.
 - b. Drainage plan (grading, catch basins, piping and dry wells).
 - c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property, including lot dimensions.
 - e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping, including species type, size and quantity).
 - f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
 - g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
 - h. Exterior lighting plan, pursuant to [chapter 17.08](#), article C of this title (location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
 - i. Sign plan (location, dimensions and lighting).
3. Plans and drawings for all buildings, except single-family dwellings and accessory structures, shall be prepared and stamped by an Idaho licensed ~~architect~~ **design professional**.
4. A materials and colors sample board. Each sample should be approximately twelve inches by twelve inches (12" x 12") in size.
5. One colored rendering of at least one side of the proposed building.
6. Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off site, a staging/parking plan must be submitted, including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
7. A list of the names and addresses of all property owners and residents within three hundred feet (300') of the exterior boundaries of the subject property, in a format acceptable to the City.
8. Other information as required by the Administrator, hearing examiner or the commission

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

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

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

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2024.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

DRAFT

Return to Agenda