

Agenda
Hailey Planning and Zoning Commission
Monday, March 16, 2026
5:30 p.m.

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

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Meeting ID: 249 576 139 181

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Phone Conference ID: 602 369 677#

Call to Order - Hailey Planning and Zoning Commission

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- **CA 1:** Motion to approve meeting minutes dated March 2, 2026. **ACTION ITEM**

Public Hearing - ACTION ITEM

- **PH 1:** Consideration of Design Review Application submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **PH 2:** Consideration of a Design Review Application submitted by SLWRF, LLC, for the construction of nine (9) unit, detached townhouse development – each residential unit ranging in size from 638 square feet to 1,274 square feet – to be located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farm Subdivision) within the General Residential (GR) Zoning District. **ACTION ITEM**
- **PH 3:** Consideration of a Preliminary Plat Application submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa

Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District. **ACTION ITEM**

Administrative Review – NO ACTION ITEM

- [AR 1](#): Accessory Dwelling Unit (ADU) Application, by Scott Goitiandia, for the approval to convert 528 square feet of living area in an existing single-family residence to an ADU – located at 2171 Laurelwood Drive.

Staff Reports and Discussion

- Monday, April 6, 2026:
 - DR: 516 South River Street
 - TA: Draft Ordinance for Mobile Vending

Adjourn by 8:00 PM - ACTION ITEM

Meeting Minutes
Hailey Planning and Zoning Commission
Monday, March 2, 2026
5:30 p.m.

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Call to Order - Hailey Planning and Zoning Commission

- Public Comment on items not published on the Agenda.

Consent Agenda - ACTION ITEM

- **CA 1:** Motion to approve meeting minutes dated February 17, 2026. **ACTION ITEM**
[5:31:11 PM](#) Commissioner Fitzgerald made a motion to approve, Commissioner M. Smith seconded, and all in favor

Public Hearing - ACTION ITEM

- **PH 1:** A workshop with the Planning and Zoning Commission to discuss land use assumptions of parcels located within the City of Hailey's Area of Impact. No motions are proposed with this discussion.

[5:31:43 PM](#) Davis introduced the land use assumptions and explained that the previous study with Agnew & Beck focused on the lands within the city limits, the city has now contracted with the same firm to include lands within the AOI, ACI. Davis explained the proposed scenarios for the land use assumptions and the details for those scenarios.

[5:36:16 PM](#) Chair Fugate asked if the areas that we are not talking about are in the county? When you are saying incumbered, is that BLM, is that what you mean, natural geographic restrictions?

[5:36:46 PM](#) Davis explained that yes, those lands are in the county and that incumbered means natural geographic, wetlands, hillside, BLM etc.

[5:39:13 PM](#) Commissioner Fitzgerald Incumbered doesn't mean undevelopable It just means there are restrictions correct? I have some theoretical questions, if land in the ACI would develop would they be served by city services?

[5:40:52 PM](#) Davis explained that if the parcels were annexed into city limits, then yes.

[5:41:39 PM](#) Commissioner Fitzgerald asked about the pros and cons of the AOI being developed, with or without annexations.

[5:42:14 PM](#) Davis stated that the county has different standards for developing parcels, there are disadvantages and advantages of both.

[5:44:06 PM](#) Commissioner Smith asked if annexed into the county, some provisions would still apply in order to be compatible with design standards, in case they were eventually annexed in?

[5:44:43 PM](#) Davis said yes, we would like to see certain standards met in case there is a future annexation.

[5:45:11 PM](#) Commissioner Smith asked if staff had off the top, the future population for 10, 20-year mark.

[5:46:02 PM](#) Davis stated that it was in the original report, but I don't have that in front of me. What we didn't account for was that the base line density follows GR- the minimum lot size is 6,000 we didn't go parcel by parcel to determine the lot sizes. The build out will be a lot lower than what is presented here.

[5:47:15 PM](#) Commissioner Morawski stated that if the future growth numbers are from 2019-2020 and the population has tapered, not sure how that translates, these numbers might be a gross overestimate.

[5:48:00 PM](#) Commissioner Smith said in order to meet the mark, have you considered higher density for the analysis in specific areas?

[5:48:51 PM](#) Davis explained that those were not accounted for with these assumptions.

[5:49:03 PM](#) Commissioner Smith I like retaining the industrial service to the south, it's how we set ourselves apart from the rest of the community to provide that industrial use.

[5:49:47 PM](#) Commissioner S. Smith I was surprised by the properties that are surrounded, in town, by the middle school. What would happen if those parcels were developed in the county and then annexed into the city later? Another hypothetical, what if the entire Hiawatha Subdivision annexed into city, but there were a few parcels that were not involved? Would they be required to annex?

[5:50:33 PM](#) Davis said there is generally a timeline of stipulations to work with that property to hook up to city services, but not immediately.

[5:52:07 PM](#) Davis said yes there is something called forced annexation that allows the city/state to require certain properties to annex into the city, although that is not our preferred method.

[5:52:38 PM](#) Commissioner M Smith said I agree with Dan, about keeping the industrial and commercial development to the south/north borders.

[5:54:25 PM](#) Commissioner Morawski said points have been raised about the acreage/ density, it would be nice to have some variability to the density per acre, if the point is to maximize.

[5:55:06 PM](#) Davis said she expects some variability, but to keep things cohesive I kept it to the possible build outs.

[5:55:43 PM](#) Chair Fugate said I think this is a correct assumption, considering roads, parks etc.

[5:56:15 PM](#) Commissioner M Smith, back to the island affect, for areas like Board Ranch, would the city be able to annex even if it's not contiguous to all properties?

[5:57:29 PM](#) Davis said no, in order to annex the parcels have to be contiguous and not including a street or road.

[5:57:55 PM](#) Chair Fugate asked if the city has the ability to request the zoning to potential developers/ applicants who want to annex into the city.

[5:58:34 PM](#) Davis said often if the land is contiguous, the use/zone tends to be compatible with what exists along the contiguous parcels.

[5:59:44 PM](#) Chair Fugate asked if anything was happening with the property to the south.

[6:00:15 PM](#) Davis stated that not at this time.

[6:00:45 PM](#) Commissioner Fitzgerald stated that she feels like the city has a lot of flexibility and oversight with our code with compatible uses.

[6:01:26 PM](#) Davis said that yes certainly there is a process and conversations to discuss compatibility, land use etc.

[6:02:04 PM](#) Commissioner Smtih said although the comp plan is a little hazy, there is also some standards for the process.

[6:02:29 PM](#) Davis said she is looking for feedback on our baseline assumptions which will be sent to Agnew and Beck to get more granular than what we presented to you all.

[6:03:09 PM](#) Chair Fugate said she agrees that these are the most current possibilities.

[6:03:24 PM](#) Chair Fugate opened to public comment

[6:03:55 PM](#) Samantha Stahlnecker, Opal Engineering, I think the ACI is a unique opportunity to think about the city, our land is so limited and when we see ACI land developed in the county it feels underutilized and this opportunity gives the city the chance to utilize the properties for city services, I appreciate the work staff has put into this.

[6:05:01 PM](#) Commissioner M. Smith asked about the property to the south of the airport?

[6:05:33 PM](#) Davis we have excluded those areas as they aren't designated in Hailey's ACI, so they are not part of these assumptions.

[6:06:02 PM](#) Commissioner M. Smith asked why they were excluded from AOI. Safety etc.?

[6:06:21 PM](#) Davis said she isn't sure, but it's always been like that, I can look into it more.

[6:06:39 PM](#) Commissioner M. Smith, I think we should look into it, there are opportunities that aren't GR, but possible playing fields such as soccer field etc., seems like we're missing part of the picture there.

[6:07:12 PM](#) Commissioner Fitzgerald asked if the nature of an AOI changes often.

[6:07:28 PM](#) Davis stated that through a process with the county is the only way new land can become part of the AOI, so they can change but there is an entitlement process that every municipality must go through.

[6:08:36 PM](#) Commissioner Morawski asked if there is any appetite to maybe make a request for interest with undeveloped lands?

[6:08:55 PM](#) Davis said we could poll property owners to gauge owners if there is interest in annexation, generally if there is interest, the owners contact the city to go through the process. There have been incidents where the city requests annexation, but it tends to be property owner initiated

[6:09:57 PM](#) Commissioner Fitzgerald said that after reviewing this, I was thinking about trends from building today, it makes sense using current density, but we're not building like that anymore. The homes are not small single-family development, they are packed into lots, basically the cost of building is high & the people that can afford are building bigger. Non-conforming subdivisions, where lot sizes can't meet bulk requirements, just a trend of higher density. Forcing existing zoning that isn't compliant just causes future problems. Density should be location specific and certain parcels are fit for higher density. I would support higher and lower densities in certain areas. In general, I think encouraging annexations is important, I can't think of any reason that it would be negative to develop these lands in the city instead of the county.

[6:14:06 PM](#) Chair Fugate agreed, do we have a preference of where we want to see certain zones, such as general residential and I agree that in general it is more beneficial to the city to have those annexed into the city. Quigley for example, for all the people that disputed the annexation, you are still going to have the impact but not the revenue.

[6:15:33 PM](#) Commissioner Smith do we have numbers on the water/sewer, how broadly we should be casting the net, before we consider expansion.

[6:16:02 PM](#) Davis stated that those reasons are the cause for these assumptions which will be thoroughly reviewed by the firm so we can appropriately apply fees for the parcels, for services etc.

[6:16:56 PM](#) Chair Fugate asked about schools.

[6:17:06 PM](#) Davis stated that all would be included in the growth assumption report from Agnew Beck. I know enrollment is going down but if the population increases one of them will be kids.

[6:18:36 PM](#) Commissioner Smith goes back to the SWATH opportunity, if we have the opportunity to retain and expand the light industrial service area to the south, I think it would be a strength for us. Also, the lack of sporting fields, that might be something we could talk to the airport about which would be an ideal use for the location near the airport.

[6:20:22 PM](#) Chair Fugate said there has always been a demand for more sports fields, those are an asset and benefit to the city.

[6:21:28 PM](#) Commissioner Smith asked if there was an opportunity to expand the Downton overlay core?

[6:21:50 PM](#) Davis said she expects overlays to be produced with more density and with more land.

[6:23:16 PM](#) Commissioner Smith made a motion to adjourn, Commissioner Fitzgerald seconded, and all in favor.

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of March 16, 2026

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

Overview: Consideration of a Design Review Application, submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: March 16, 2026

Applicant: East Oakland International LLC
Location: 400 N. Main Street (Lots 18-20, Block 57, Hailey Townsite)
Zoning/Size: Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO)
Total Lot Area: 0.24 acres (10,750 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 25, 2026.

Application: The Applicant is proposing to construct a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

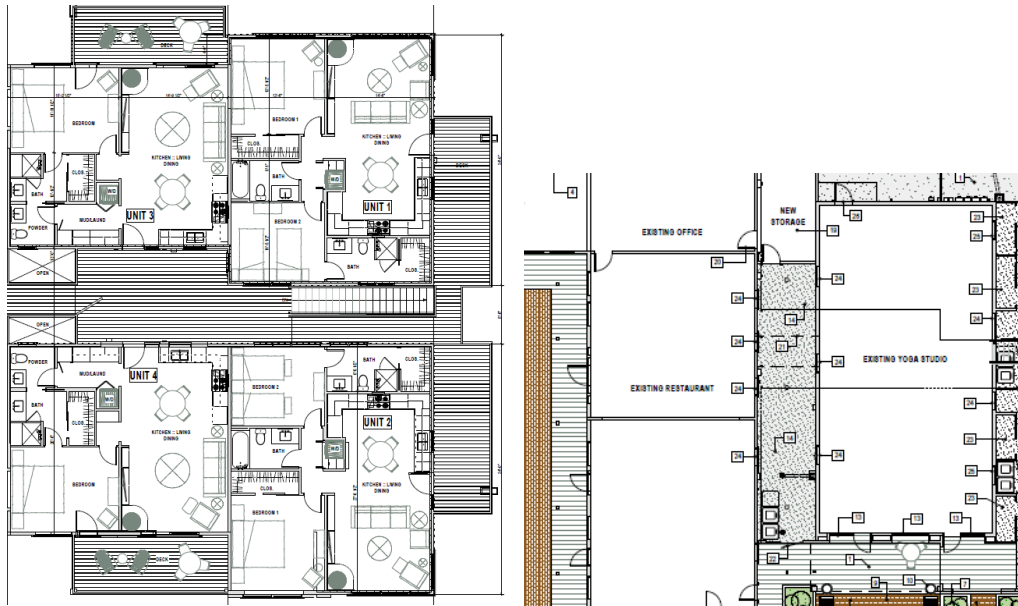
More specifically, the proposed site plan entails a two-story building with an existing commercial first floor and residential units proposed on the second floor. The mixed-use project, located at 400 N. Main Street, further proposes the following:

Commercial Use:

- 3,985 square feet of existing commercial space

Residential Use:

- 3,436 square feet of residential space; four (4) units in total
 - Unit One: 954 sq. ft.: two (2) bedrooms, two (2) bathrooms
 - Unit Two: 954 sq. ft.: two (2) bedrooms, two (2) bathrooms
 - Unit Three: 750 sq. ft.: one (1) bedroom, one (1) bathroom
 - Unit Four: 778 sq. ft.: one (1) bedroom, one (1) bathroom
- All units have a washer & dryer, kitchen, storage, and outdoor deck



Access: Site access is located off the existing public streets, Main Street and Silver Street.

Business (B) District: The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses. (Ord. 1191, 2015)

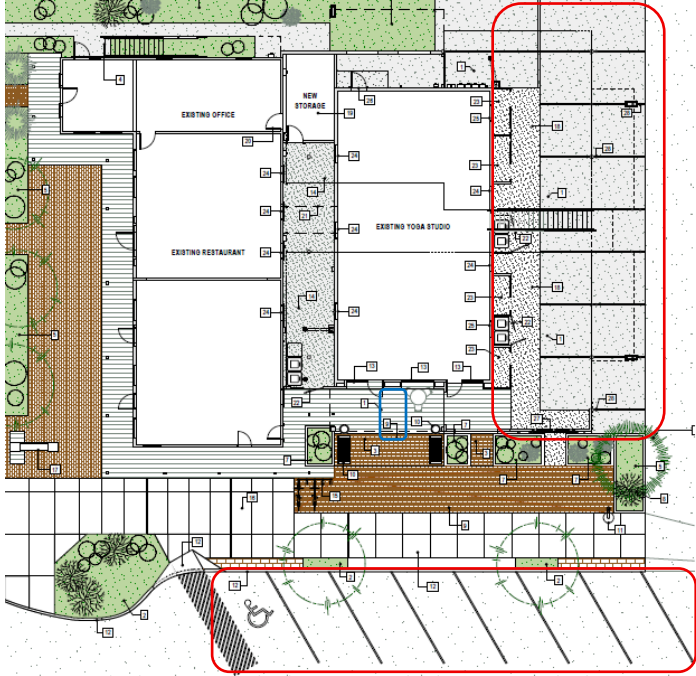
Townsite Overlay (TO) District: The purpose of the townsite overlay district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)


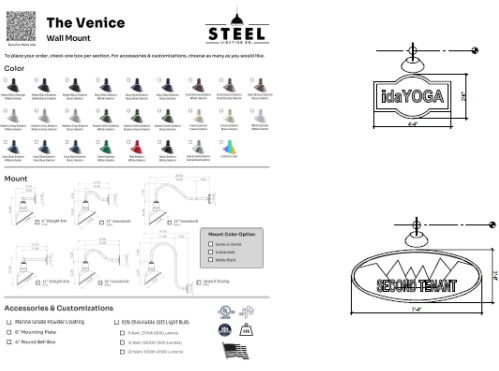
Downtown Residential Overlay (DRO) District: The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey. (Ord. 1238, 2018)

The proposed mixed-use development project aligns with the purpose and intent of the Zoning Districts, as use characteristics support commercial space, while thoughtfully integrating a housing component as a subordinate use.

Procedural History: The Design Review Application was submitted on February 13, 2026, and certified complete on February 24, 2026. A public hearing before the Planning and Zoning Commission is scheduled for March 16, 2026, in the Hailey City Council Chambers and virtually via GoTo Meeting.

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> <p><i>Detailed plans for curb cuts, stop/start locations, will be required prior to issuance of a Building Permit. Specific details required to be included are:</i></p> <ol style="list-style-type: none"> 1. <i>No ADA cut into bulb area, alley access preferred</i> 2. <i>Silva cells preferred for street trees rather than “structural soil” (which code allows)</i> 3. <i>Paver strip shall be integrated between Silver Street trees also</i> 4. <i>Irrigation and electrical plans shall be submitted for Silver Street landscaping and trees</i> <p><i>Civil engineering plans; grades, drainage, curb cuts, materials, etc. shall be submitted and reviewed by the City Engineer prior to issuance of a Building Permit.</i></p>
				Life/Safety: <i>No comments</i>
				<p>Water and Sewer:</p> <p>Water: <i>The civil plans shall show the meter vault in relation to the addition. Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required</i></p> <p>Wastewater: <i>Service size needs to be verified with Engineer. A grease trap shall be required for pretreatment in case the use of the other units’ changes.</i></p>
				Building: <i>No comments</i>
				<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>Hailey Tree Committee will review the proposal to remove the two trees along the western property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<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>
			Staff Comments	<p><i>The Applicant is proposing to keep the existing signage along HWY 75 (Multi-Unit sign). The Applicant intends to add new signage for the yoga studio and the second tenant in front of those units. A Sign Permit Application shall be submitted and approved prior to signage installation.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.

			<p>Staff Comments</p>	<p>The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development. This standard has been met.</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>N/A.</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> <p>a. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p>

				<p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<p>Staff Comments</p>	<p><i>The Applicant is proposing a black industrial-style ceiling mounted light fixture to replace the existing light in front of the yoga studio. There are two (2) lights proposed for the unit's signage for Idayoga, and the second tenant unit, which will be approved through their sign permit; the light fixtures are 100-watt max.</i></p>  
<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>Bulk Requirements</p>	<p>Zoning District: Business (B) Zoning District. Maximum Height: 35' within the Business District Required Setbacks:</p> <ul style="list-style-type: none"> • Front Yard: 0 • Side Yards: 0 • Rear Yard: 0 • Lot Coverage: N/A
			<p>Staff Comments</p>	<p><i>Zoning District(s): Business (B) Zoning District</i> <i>Proposed Height: 27'</i> <i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> - <i>Front: 0 feet</i> - <i>Rear: 0 feet</i> - <i>Sides: 0 feet</i>


				- Lot coverage: N/A The proposed project complies with the height, lot coverage, and setback requirements of the Hailey Municipal Code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	The Applicant is proposing to improve the ROW around the property with new sidewalks, curb and gutter, and bulbouts per City Standards. The Applicant shall receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. These items have been made Conditions of Approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	This standard has or will be met.
Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey				
1. Site Planning: 17.06.080(A)1, items (a) thru (n)				
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	a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.
			Staff Comments	The building exists, and the proposed improvements will align with the existing orientation. A portion of the commercial space is oriented east-west while the other portion is oriented north-south.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.
			Staff Comments	The site contains two (2) existing trees along the western side of the parcel that the Applicant is proposing to remove, as recommended by City Staff. The Applicant shall submit an Arborist Review, as well as approval from the Hailey Tree Committee before issuance of a Building Permit, which has been made a Condition of Approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			Staff Comments	Access to the site exists off E. Silver and Main Street. Safe pedestrian access is provided through the existing driveway and an existing boardwalk, which leads around the building.


<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><i>Staff Comments</i> The Applicant is proposing rollout trash bins for both the commercial and the residential component of the development that will be screened from view by a fence and gate. The collection bins will be brought out during waste collection. No dumpster is proposed at this time.</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><i>Staff Comments</i> The existing alley will be utilized for building services.</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><i>Staff Comments</i> N/A. No vending machine is proposed.</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><i>Staff Comments</i> The onsite parking will be accessed via the public street located off E. Silver Street and the alleyway. The new configuration for onsite parking is located off the alley and along the eastern side of the existing structure, which will be utilized for both commercial and residential parking.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.02	<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>
			<i>Staff Comments</i>	<i>N/A, as no loading space is required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<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>
			<i>Staff Comments</i>	<i>The site is serviced by one (1) public street and an alley: E. Silver Street and the existing alley. The onsite parking area can be accessed via the existing alley, which connects to E. Silver Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<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>
			<i>Staff Comments</i>	<i>The proposed snow storage area is located along the eastern side of the building within the existing open space (plaza), as well as adjacent to the northern property line. The improved hardscape for the project is 831 square feet which requires 208 square feet of snow storage. Onsite snow storage areas are proposed in the amount of 227 square feet. This standard has been met.</i>
<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>
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<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>
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>There are planter boxes within the proposed snow storage areas, which will not be affected due to their height from the ground.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<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> <i>The building exists and the proposed addition is complementary to the existing building, as well as other commercial or mixed-use buildings in downtown Hailey. The articulation of the rooflines, and various sized windows further enhance the existing structure.</i></p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	<p>b. Standardized corporate building designs are prohibited.</p> <p><i>Staff Comments</i> <i>N/A, as the proposed building design is not a standardized corporate building design.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<p>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p> <p><i>Staff Comments</i> <i>The Applicant has integrated the building's addition to the surrounding site and greater area. Various windows and balconies emphasize human scale and are pedestrian oriented to encourage human activity. The exterior balcony space, outdoor patio space, and mixture of assorted new and existing landscaping encourages human activity and interaction.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<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>Staff Comments</p> <p><i>The mixed-use building's addition is proposed to match the elements of the existing building, included are a mixture of exterior siding materials from the likes of stucco, stucco wainscot, refinished steel siding, newly painted trim, new aluminum clad windows, the existing wood siding will remain.</i></p>
			 <p style="font-size: small; text-align: left;">STREET LEVEL PLAZA DETAIL VIEW FROM THE EAST</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</p> <p><i>The proposed addition is designed to match the existing building using similar materials and color pallets.</i></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>Staff Comments</p> <p><i>A variety of materials will be used on the exterior to match the existing building, as described in Section 17.06.080(A)2d above.</i></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>Staff Comments</p> <p><i>Building colors are broken on various elements by incorporating wood accents 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.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2h</p> <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>Staff Comments</p> <p><i>This is a flat-roofed building that is proposed to be two (2) stories in height. As such, the Applicant is proposing to incorporate balconies, decorative parapets, and other architectural features that further enhance the building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2i</p> <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

				<p>vi. Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>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> <ul style="list-style-type: none"> - All windows will be double glazed - All windows will be low emissivity glass - Electric for the residential units - Exterior insulation is proposed above code for insulation requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>All drainage from the flat roof will drain to a designated drywell.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>The proposed design will collect both snow and stormwater on the roofs of the new addition as well as the new roof over the commercial space and be piped from the drains to a designated drywell.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>NA, as no drive-through canopies are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>No master sign plan was submitted with the Design Review; however, one will be required prior to the issuance of a Building Permit which has been made a Condition of Approval.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A. No Accessory Structure is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>N/A. No Accessory Structure is proposed.</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.</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.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A. No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)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>N/A. No alternative energy sources are proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground
			<i>Staff Comments</i>	<i>All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>N/A, as no additional appurtenances are proposed.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>The Applicant is proposing to retain most of the existing landscaping on the site, with the addition of planter boxes to match the existing ones onsite.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>Plant materials will be appropriate for the Zone 4 environment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>There are existing irrigation features that minimize water use within the landscaped areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.

			<i>Staff Comments</i>	<i>The Applicant is proposing to retain most of the existing landscaping on the site with the addition of new planters to match the existing ones.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<i>N/A, as this parcel is located within the Business (B) Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>Proposed landscaping varies with a combination of existing trees, planter boxes, and existing shrubs, and the addition of turf to soften the site, as well as to create visual interest.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>Storm water runoff is located within drywells.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<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.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>N/A, no retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>NA, no retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>NA, no retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, no retaining wall is being proposed with this project.</i>

5. Building Design

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(D)2a	<p>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.</p>
			<i>Staff Comments</i>	<i>The proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade.</i>
<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>
			<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, and landscape features provide screening for both residents and neighbors. The open space and exterior amenities encourage human activity and further enhance pedestrian interaction.</i>
Downtown Residential Overlay District				
1. Use and Bulk Requirements				
<input checked="" type="checkbox"/>	<input 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>
			<i>Staff Comments</i>	<i>This standard has been met.</i>
2. Multi-Family and Mixed-Use Density				
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"/>	17.04R.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>
			<i>Staff Comments</i>	<i>The proposed project consists of residential units that vary in size to best meet the needs of its tenants. The Applicant is proposing four (4) units ranging from 750 square feet to 954 square feet. 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.</i>

				GROSS FLOOR AREA <table border="1" style="margin: 0 auto; border-collapse: collapse;"> <tr> <td rowspan="4" style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 8px;">EXISTING GROUND LEVEL</td> <td style="font-size: 8px;">OFFICE</td> <td style="font-size: 8px; text-align: right;">609 SF</td> </tr> <tr> <td style="font-size: 8px;">YOGA STUDIO</td> <td style="font-size: 8px; text-align: right;">1,887 SF</td> </tr> <tr> <td style="font-size: 8px;">RESTAURANT</td> <td style="font-size: 8px; text-align: right;">1,889 SF</td> </tr> <tr> <td style="font-size: 8px;">TOTAL GROUND FLOOR AREA</td> <td style="font-size: 8px; text-align: right;">3,985 SF</td> </tr> <tr> <td rowspan="5" style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 8px;">PROPOSED NEW SECOND LEVEL</td> <td style="font-size: 8px;">UNIT 1</td> <td style="font-size: 8px; text-align: right;">954 SF</td> </tr> <tr> <td style="font-size: 8px;">UNIT 2</td> <td style="font-size: 8px; text-align: right;">954 SF</td> </tr> <tr> <td style="font-size: 8px;">UNIT 3</td> <td style="font-size: 8px; text-align: right;">750 SF</td> </tr> <tr> <td style="font-size: 8px;">UNIT 4</td> <td style="font-size: 8px; text-align: right;">778 SF</td> </tr> <tr> <td style="font-size: 8px;">TOTAL RESIDENTIAL AREA</td> <td style="font-size: 8px; text-align: right;">3,436 SF</td> </tr> <tr> <td colspan="2" style="font-size: 8px;">TOTAL ENCLOSED AREA</td> <td style="font-size: 8px; text-align: right;">7,421 SF</td> </tr> </table>	EXISTING GROUND LEVEL	OFFICE	609 SF	YOGA STUDIO	1,887 SF	RESTAURANT	1,889 SF	TOTAL GROUND FLOOR AREA	3,985 SF	PROPOSED NEW SECOND LEVEL	UNIT 1	954 SF	UNIT 2	954 SF	UNIT 3	750 SF	UNIT 4	778 SF	TOTAL RESIDENTIAL AREA	3,436 SF	TOTAL ENCLOSED AREA		7,421 SF
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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> <ol style="list-style-type: none"> 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. 2. At least one guest parking space for every six (6) dwelling units. <p>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>
			<i>Staff Comments</i>	<p><i>The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development. This standard has been met.</i></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.
			<i>Staff Comments</i>	<p><i>The lot size is 10,789 square feet, 10% of open space is required which would equate to 1,079 square feet of open space. The existing restaurant/ main street plan includes 851 square feet. The proposed addition includes an additional 379 square feet of open space including the rooftop deck for a total of 1,240 square feet of open space for the mixed-use project. This standard has been met.</i></p>

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.060	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.
			<i>Staff Comments</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		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.
			<i>Staff Comments</i>	The Applicant is proposing storage units within each residential unit as well as an additional shared interior storage unit for the commercial units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.07	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.
			<i>Staff Comments</i>	25% of the required number of bicycle spaces is two (2) spaces. The Applicant is proposing to provide five (5) spaces total.


Additional Design Review Requirements for Nonresidential and Mixed-Use Buildings located within the B, LB or TN Districts (B)


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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	The proposed building complements the surrounding area and adjacent uses. The proposed mixed-use is within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning districts. Integration of the addition to the surrounding site is an imperative facet of the project with a variety of outdoor spaces and connectivity throughout the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	b. Wider sidewalks are encouraged to provide additional amenities, such as seating areas and bicycle racks.
			<i>Staff Comments</i>	There are existing sidewalks onsite; however, the Applicant is proposing to expand those improvements to reflect the typical sections for side streets within Hailey's Municipal Code. Final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. This has been made a Condition of Approval.

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

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	c. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit

			<i>Staff Comments</i>	<i>The proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2b	d. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in rooflines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			<i>Staff Comments</i>	<i>The building achieves human scale by prominent entrances, site circulation connections, and outdoor patio space. The landscaping also maximizes human scale with the various existing trees, planter boxes, shrubs, and turf provide screening for the adjoining properties and uses.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures and colors on building facades. Human scale can also be achieved by incorporating structural elements, such as colonnades and covered walkways, overhangs, canopies, entries and landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	<i>The addition/improvements provide a flat roof to utilize the proposed rooftop deck. The various sized windows, parapets, balconies, and covered walkways offer structural elements that enhance the pedestrian experience through active store fronts, varied textures and engaging human-scaled elements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080 (B)2d	Buildings that exceed thirty feet (30') in height, the entire roof surface shall not project to the highest point of the roof. The commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof and other architectural elements.
			<i>Staff Comments</i>	<i>The max height at record grade is 27', this standard doesn't apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080 (B)2e	Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	<i>The proposed use provides a large outdoor rooftop deck for the commercial space as well as additional personal balconies for the residential units.</i>
				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to, the following:

				<ol style="list-style-type: none"> 1. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; 2. Stepping down the massing of the building along the site's edge; and 3. Limiting the length of or articulating building facades to reflect adjacent residential patterns.
			<i>Staff Comments</i>	<i>The building exists and is compatible with the surrounding single-family residential uses with landscaped buffers, fences and an existing alleyway to separate uses. The onsite parking areas are smaller and broken up by landscaping rather than large, continuous paved surfaces to respect the adjoining residential use.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)3	Landscaping: When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight feet (8') wide to create a year-round visual screen of at least six feet (6') in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	<i>There are existing landscaping buffers along the eastern side of the building where residential zoning exists, an existing alleyway also acts as a buffer between the mixed-use structure and residential neighborhood to the east.</i> 

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:
 1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Hailey Municipal Code, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
 1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing, and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Hailey Municipal Code.

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

The following Conditions are placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
 - i. Life and Safety:**
 - i. The building shall comply with IFC and IBC code requirements.
 - ii. Water and Wastewater:**
 - i. All construction shall be to City Standards.
 - ii. The Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required.
 - iii. The wastewater service size shall be verified with Engineer and shown in the detailed civil set.
 - iv. A grease trap shall be required for pretreatment in the event the use characteristics change in the future.
- d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
- e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney before a Certificate of Occupancy can be issued.

- g) All public right-of-way sidewalks and drainage improvements shall meet City Standards, receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit.
- h) This Design Review approval is for the date the Findings of Fact are signed.
- i) 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.
- 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. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.
- l) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
- m) The meter shall be screened from view (subject to approval by Idaho Power) of the public street.
- n) No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view.
- o) A Master Sign Plan shall be submitted for the whole building to ensure the design & location of signs is compatible, before issuance of a Building Permit.

Motion Language:

Approval: Motion to approve the Design Review Application, submitted by East Oakland International, LLC, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 17, and City Standards, provided conditions (a) through (o) are met.

Denial: Motion to deny the Design Review Application, submitted by East Oakland International, LLC, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

400 NORTH MAIN STREET



VIEW FROM MAIN AND SILVER



VIEW FROM ALLEY

CODE INFORMATION:

TYPE OF CONSTRUCTION	TYPE VB
OCCUPANCY CLASSIFICATION	A, R2
USE ZONE	B
OVERLAYS	DTR, TS

AREA TABULATIONS:

GROSS FLOOR AREA

EXISTING GROUND LEVEL		
	OFFICE	609 SF
	YOGA STUDIO	1,687 SF
	RESTAURANT	1,689 SF
	TOTAL GROUND FLOOR AREA	3,985 SF

PROPOSED NEW SECOND LEVEL		
	UNIT 1	954 SF
	UNIT 2	954 SF
	UNIT 3	750 SF
	UNIT 4	778 SF
	TOTAL RESIDENTIAL AREA	3,436 SF
	TOTAL ENCLOSED AREA	7,421 SF

ARCHITECT:

POINT ARCHITECTS :: www.pointarchitects.com

RICHARD CHILDRESS
209 E 35th Street
Garden City, ID 83714
p. 208-284-2999 :: rich@pointarchitects.com

STRUCTURAL ENGINEER:

AHBL, INC. :: www.AHBL.com
KEN LELAND
2215 N. 30th Street
Tacoma, WA 98403
p. 253-383-2422 :: kland@ahbl.com

CIVIL ENGINEER:

GALENA BENCHMARK ENGINEERING, INC.
WES VAN DUSEN
100 Bell Drive
P.O. Box 733
Ketchum, ID 83340
p. 208-726-9512 :: wes@galena-benchmark.com

GENERAL CONTRACTOR:

BIG WOOD TINY HOMES
SAGE SAUERBREY
159 Foothill Dr.
Carey, ID 83320
p. 208-721-2633 :: sage@bigwoodtinyhomes.com

PROJECT ADDRESS:

400 N Main St
Hailey, ID 83333

LEGAL DESCRIPTION:

Parcel # RPH0000057018A
Hailey Townsite
Block 57, Lots 18, 19 & 20
Located within Section 9, T.2N., R.18 E., B.M.
City of Hailey, Blaine County, Idaho

SHEET INDEX:

PZ 0.0	COVER
C 0.20	SITE SURVEY
PZ 1.0	SITE PLAN
PZ 1.1	CONSTRUCTION PLAN
PZ 2.0	MAIN LIGHTING & LANDSCAPE PLAN
PZ 2.1	2ND LEVEL PLAN
PZ 3.0	SOUTH & WEST ELEVATIONS
PZ 3.1	EAST & NORTH ELEVATIONS
PZ 3.2	HIDDEN ELEVATIONS
PZ 4.0	MODEL VIEWS
PZ 4.1	MODEL VIEWS

PROJECT LOCATION:

400 N Main St, Hailey, ID 83333



REGIONAL MAP



VICINITY MAP

400 N MAIN

400 North Main
400 N Main St Hailey ID 83333

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AR-2884

Richard Childress
P.E.

STATE OF IDAHO

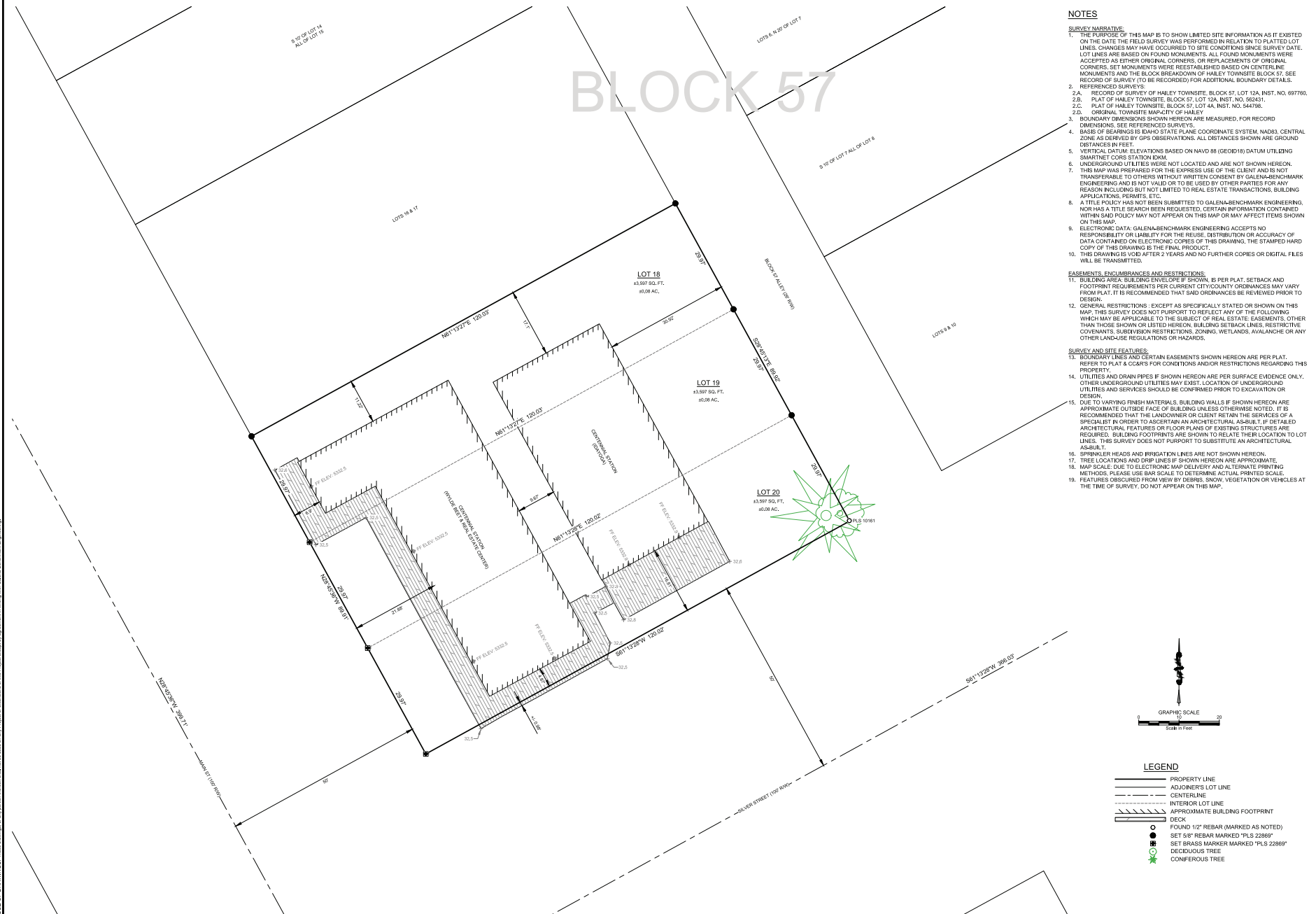
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208 E. 35th Street
Garden City, ID
83714
p. 208.284.2999
www.pointarchitects.com

DATE: 11/13/2025
SCALE: 1/8" = 1'-0"
FILE: 400 N Main.ph
BY: PHC

PZ0.0

BLOCK 57



- NOTES**
1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. SET MONUMENTS WERE REESTABLISHED BASED ON CENTERLINE MONUMENTS AND THE BLOCK BREAKDOWN OF HALEY TOWNSITE BLOCK 57. SEE RECORD OF SURVEY (TO BE RECORDED) FOR ADDITIONAL BOUNDARY DETAILS. REFERENCED SURVEYS:
 - 2.A. RECORD OF SURVEY OF HALEY TOWNSITE, BLOCK 57, LOT 12A, INST. NO. 897780.
 - 2.B. PLAT OF HALEY TOWNSITE, BLOCK 57, LOT 12A, INST. NO. 86483.
 - 2.C. PLAT OF HALEY TOWNSITE, BLOCK 57, LOT 4A, INST. NO. 544798.
 - 2.D. ORIGINAL TOWNSITE MAP-CITY OF HALEY.
 3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED, FOR RECORD DIMENSIONS. SEE REFERENCED SURVEYS.
 4. BASIS OF BEARINGS IS BANGOR STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
 5. VERTICAL DATUM ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION ID#M.
 6. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
 7. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
 8. A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK ENGINEERING, NOR HAS A TITLE SEARCH BEEN REQUESTED, CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
 9. ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 10. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS**
11. BUILDING AREA, BUILDING ENVELOPE IS SHOWN PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 12. GENERAL RESTRICTIONS - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING; WETLANDS; AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
- SURVEY AND SITE FEATURES:**
13. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CCR'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 14. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 15. DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT. IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED, BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
 16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 18. MAP SCALE, DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 19. FEATURES OBLISCURED FROM VIEW BY TREES, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

- LEGEND**
- PROPERTY LINE
 - ADJACENT'S LOT LINE
 - - - CENTERLINE
 - - - INTERIOR LOT LINE
 - ▨ APPROXIMATE BUILDING FOOTPRINT
 - ▨ DECK
 - FOUND 1/2" REBAR (MARKED AS NOTED)
 - SET 5/8" REBAR MARKED "PLS 22869"
 - SET BRASS MARKER MARKED "PLS 22869"
 - DECIDUOUS TREE
 - CONIFEROUS TREE

GALENA-BENCHMARK ENGINEERING, INC. 1500 Bell Drive, Ardmore, Idaho 83340
 PROJECT INFORMATION: 1500 Bell Drive, Ardmore, Idaho 83340
 PROJECT NO: 22869

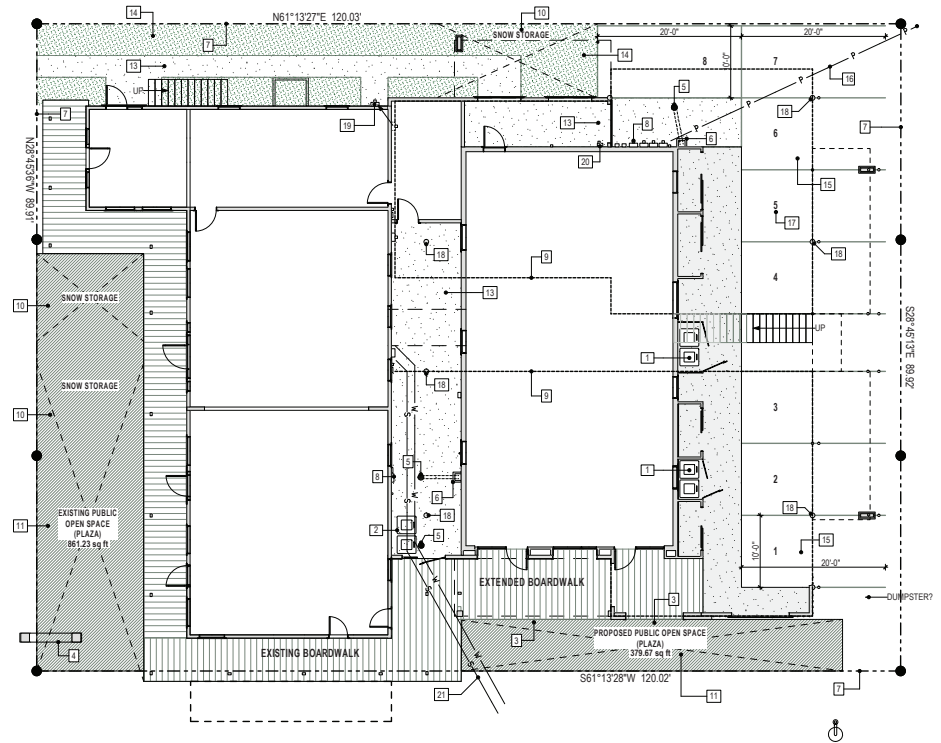
HAILEY TOWNSITE
BLOCK 57, LOTS 18, 19 & 20
 LOCATED WITHIN SECTION 16, T.2N., R.1E., S.4E., CITY OF HALEY, BLAINE COUNTY, IDAHO

DESIGNED BY: HDE
 CHECKED BY: HDE
 DATE: 11/15/2024

PURPOSE: ISSUE FOR REVIEW
 NO. DATE: BY: REVISIONS:

C0.20

1. APARTMENT UNIT TRASH AND RECYCLING BIN LOCATIONS
 2. COMMERCIAL SPACE TRASH AND RECYCLING BIN LOCATION
 3. PROPOSED SIGN LOCATIONS. SEE PZ 2.0 & PZ 3.0
 4. EXISTING SIGN LOCATION. SEE PZ 2.0
 5. EXISTING DRYWELL LOCATION
 - THE EXISTING PROPERTY HAS 8,976 SF OF IMPERVIOUS SURFACE. STORMWATER FOR THAT IS BEING HANDLED THROUGH A SET OF THREE EXISTING DRY WELLS, EXISTING LANDSCAPE PLANTERS AND OTHER HISTORIC RUNOFF PATTERNS.
 - THE PROPOSED PROJECT HAS 9,493 SF OF IMPERVIOUS SURFACE. THIS IS AN INCREASE OF 517 SF OR ABOUT A 5.7% INCREASE. THE PROPOSED PLAN IS TO ENSURE ALL GRADING SENDS STORMWATER TO THE ON-SITE DRY WELLS AND PLANTING AREAS. BASED ON THE ABOVE THE EXISTING DRY WELLS WILL BE ADEQUATE FOR THE SITE DRAINAGE OF THE PROPOSED PROJECT.
 6. NEW HEATED DRAIN LINES FROM PROPOSED APARTMENT ROOFS
 - THE PROPOSED DESIGN WILL GATHER BOTH SNOW AND STORMWATER ON THE ROOFS OF THE NEW 0th LEVEL APARTMENTS AS WELL AS THE NEW ROOF DECK OVER THE EXISTING YOGA SPACE. STORM WATER AND SNOWMELT WILL BE PIPED FROM THE DRIANS TO A DESIGNATED DRY WELL. THE NEW ROOF TOP GATHERING AND PIPING ALLOWS FOR THE STORMWATER TO BE MORE EVENLY DISTRIBUTED AMONG THE EXISTING DRY WELLS THAN IS THE CURRENT CONDITION.
 7. PROPERTY LINE. LOT SIZE = **10,789.4**
 8. EXISTING UTILITY PANELS AND METERS
 9. LIMITS OF APARTMENTS ABOVE
 10. SNOW STORAGE
 - THE PARKING AND CIRCULATION AREA EXPOSED TO THE SKY IS 831 SF. AT 25%, 208 SF IS REQUIRED. 227 SF HAS BEEN PROVIDED.
 11. PUBLIC OPEN SPACE
 - THE LOT SIZE IS 10,789 SF. AT 10% LOT IS REQUIRED. THE EXISTING RESTAURANT PLAN INCLUDES 861 SF OF PUBLIC OPEN SPACE ALONG MAIN ST. THE PROPOSED PROJECT INCLUDES ANOTHER 379 SF MAKING A TOTAL OF 1,240 SF.
 12. PROPOSED ROOF DECK ACCESS STAIR
 13. GRAVEL PATH
 14. LANDSCAPE / PLANTER AREA
 15. ASPHALT PARKING AREA
 16. EXISTING POWER LINE LOCATION (ASSUMED)
 17. PARKING STALL (10' x 20') NUMBER. 3 STALLS PROVIDED.
 18. PROPOSED STRUCTURAL COLUMNS WITH BOLLARDS AS REQUIRED.
 19. MOVE GAS METER
 20. EXISTING GAS METER TO REMAIN
 21. APPROXIMATE WATER AND SEWER LINE LOCATIONS
- LOT AREA = 10,789.40 SF



SITE PLAN KEY NOTES

MAIN LEVEL & SITE PLAN

1/8"=1'-0"

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2/17/2025

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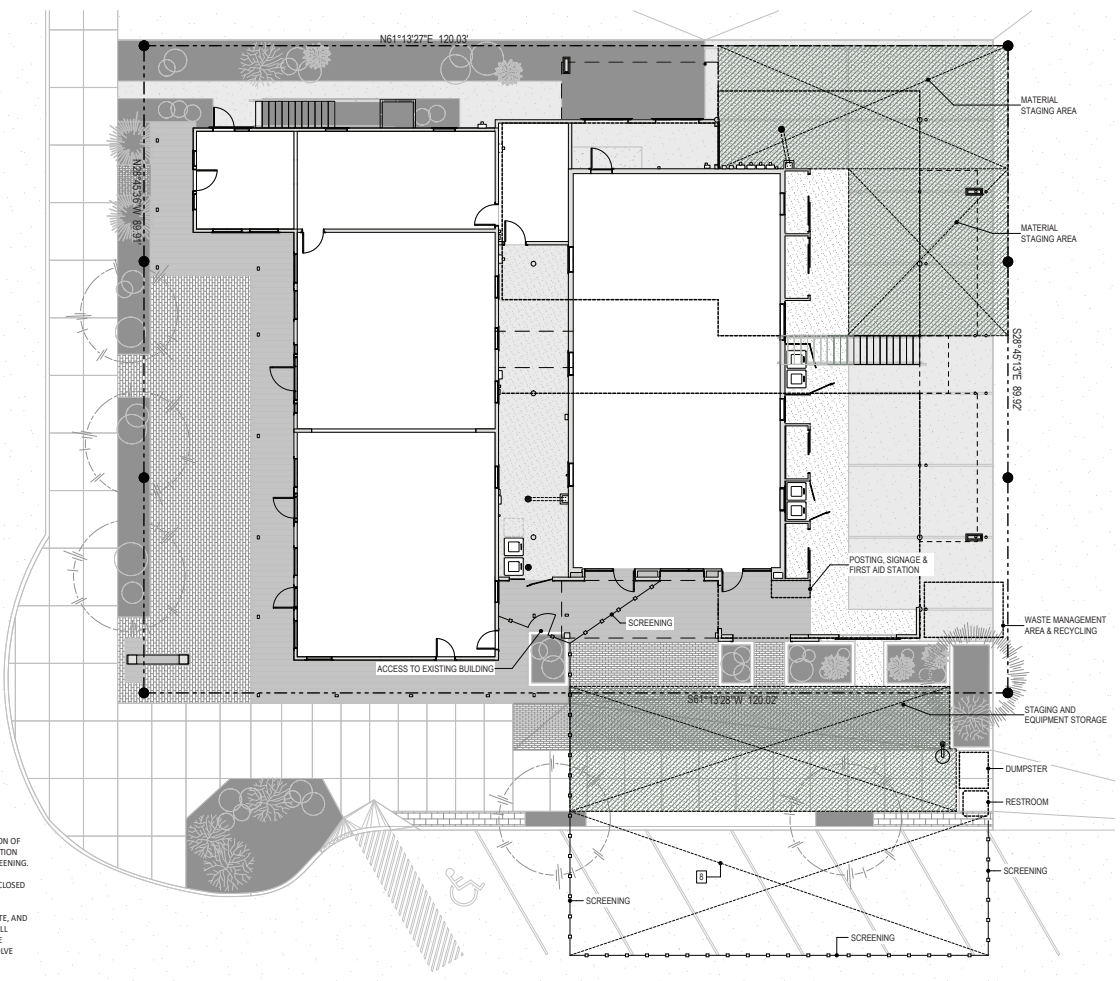
DATE: 2/13/2025
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BY: JMC

PZ1.0

DATE	REV
▲	
▲	
▲	
▲	

DATE: 01/13/2025
SCALE:
FILE: 400 N Main.ph
BY: JHC

PZ1.1



- CONSTRUCTION PLAN NOTES:**
1. THE BUILDER WILL BE REQUESTING A RENTAL OF THE MARKED SECTION OF CITY OF HAILEY RIGHT OF WAY ALONG SILVER STREET FOR CONSTRUCTION STAGING AND USE. THIS SECTION WILL INCLUDE CONSTRUCTION SCREENING.
 2. THE ALLEY WAY ALONG THE EAST SIDE OF THE LOT WILL NEED TO BE CLOSED PERIODICALLY FOR MATERIALS DELIVERY AND EQUIPMENT USE.
 3. CONSTRUCTION PARKING WILL OCCUPY ALL AVAILABLE SPACES ON SITE, AND THE RIGHT OF WAY RENTAL SPACE ALONG SILVER, BUT OVERFLOW WILL NEED TO BE RIGHT OF WAY PARKING IN THE IMMEDIATE VICINITY. THE CONTRACTOR WILL MONITOR THE PARKING USE AND WORK TO RESOLVE ANY POTENTIAL CONFLICTS.

1/8"=1'-0"

STAGING & CONSTRUCTION PLAN

The Venice

Wall Mount



To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color

<input type="checkbox"/> White Exterior White Interior	<input type="checkbox"/> White Black Exterior White Interior	<input type="checkbox"/> Matte Black Exterior White Interior	<input type="checkbox"/> Matte Black Exterior Matte Interior	<input type="checkbox"/> Navy Blue Exterior White Interior	<input type="checkbox"/> Navy Blue Exterior Matte Interior	<input type="checkbox"/> Dark Bronze Exterior White Interior	<input type="checkbox"/> Dark Bronze Exterior Matte Interior
<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior	<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior	<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior	<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior
<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior	<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior	<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior	<input type="checkbox"/> Modern Day Exterior White Interior	<input type="checkbox"/> Modern Day Exterior Matte Interior

Mount

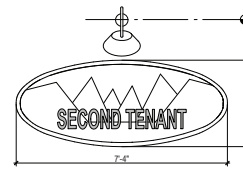
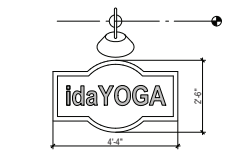
<input type="checkbox"/> 6" Straight Arm	<input type="checkbox"/> 12" Gosseck	<input type="checkbox"/> 24" Gosseck
<input type="checkbox"/> 12" Straight Arm	<input type="checkbox"/> 18" Gosseck	<input type="checkbox"/> 30" Gosseck

Mount Color Option
 Same as Dome
 Suburbanized
 Matte Black

Accessories & Customizations

<input type="checkbox"/> Marine Grade Powder Coating	<input type="checkbox"/> E26 Dimmable LED Light Bulb
<input type="checkbox"/> 6" Mounting Plate	<input type="checkbox"/> 8 Watt, 2700K (800 Lumens)
<input type="checkbox"/> 4" Round Bell Box	<input type="checkbox"/> 12 Watt, 6500K (1800 Lumens)
	<input type="checkbox"/> 32 Watt, 6500K (2500 Lumens)

SIGN LIGHT CUT SHEET



ENLARGED SIGN ELEVATIONS

PROGRESS LIGHTING

10'-6" ABOVE FF TYPICAL HT @ 1ST FL
 7'-8" ABOVE FF TYPICAL @ 2ND FL

Product: _____
 Fixture Type: _____
 Location: _____
 Contact: _____

P550070-031 Cedar Springs

This fun take on the traditional warehouse shade provides excellent task lighting. The fun take on the traditional warehouse shade provides excellent task lighting. The fun take on the traditional warehouse shade provides excellent task lighting.

Category: Outdoor
 Finish: Black (Optional)
 Construction: Aluminum Construction

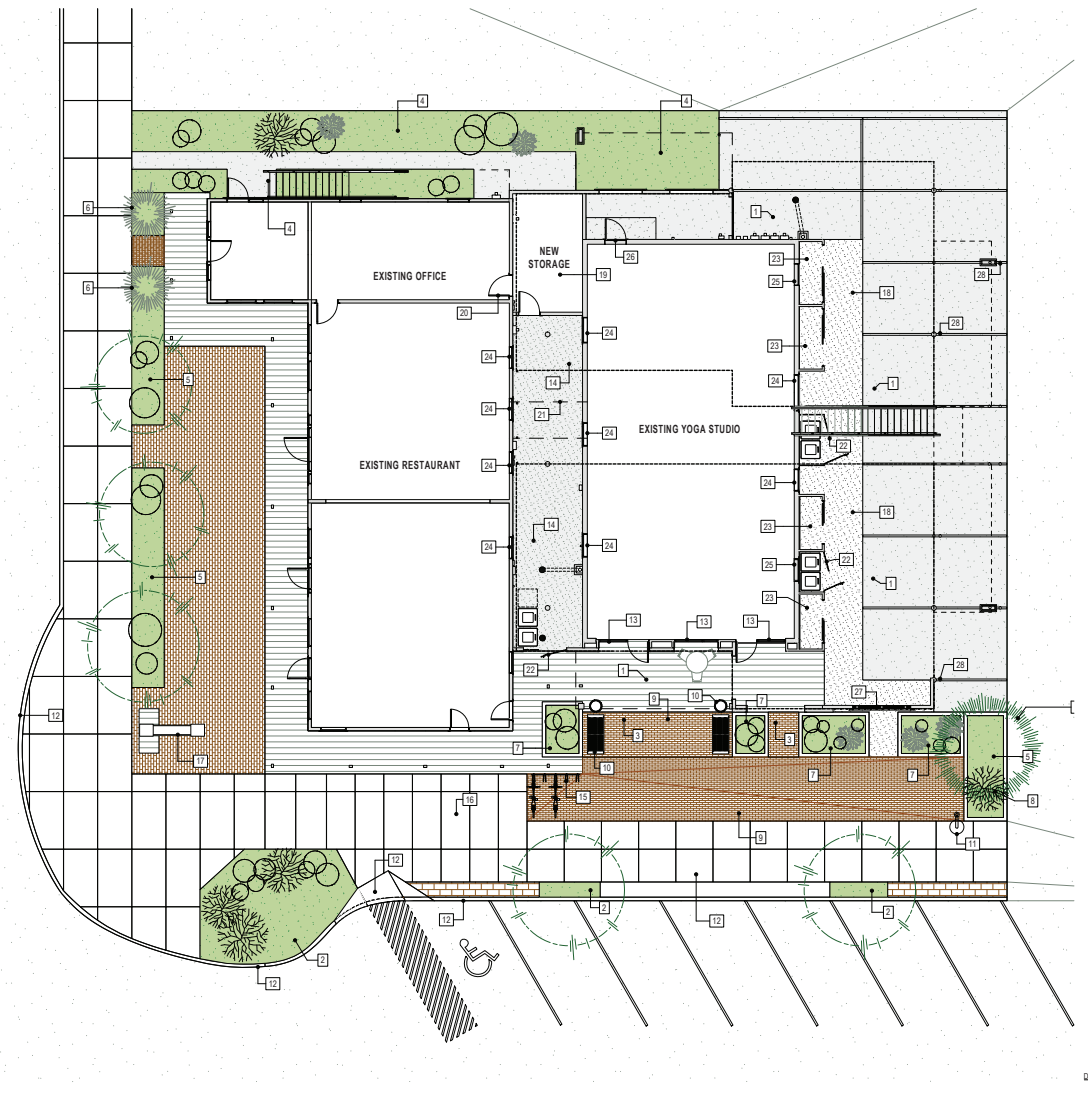
ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE (ESTIMATE)
1	Canopy mounted	1	100.00
2	Canopy covers a standard 4" recessed outlet box (12" W, 2 1/8" H, 5" depth)	1	10.00



EXTERIOR LIGHT FIXTURE CUT SHEET

- EXTERIOR CEILING MOUNT LIGHT FIXTURE PER CUT SHEET ON THIS PAGE
- LANDSCAPING IN RIGHT OF WAY PER CITY REQUIREMENTS AND STANDARDS
- SIGN WITH LIGHT PER ELEVATIONS AND CUT SHEET ON THIS PAGE
- PLANTED OR MULCHED AREA TO REMAIN PERVIOUS. EXISTING MATURE LANDSCAPING TO REMAIN.
- EXISTING LANDSCAPING TO REMAIN
- TREES TO BE REMOVED
- NEW PLANTERS TO MATCH THE EXISTING ONES
- EXISTING TREES AND SHRUBS TO REMAIN
- PAVERS TO MATCH EXISTING
- STREET FURNITURE, BENCHES, TRASH CANS, ETC
- THE DESIGN INTENT FOR THIS AREA IS TO SERVE AS A SMALL PUBLIC GATHERING SPOT THAT COMPLIMENTS AND SERVES AS AN EXTENSION OF THE EXISTING PLAZA ON MAIN ST. THE SOUTHERN EXPOSURE AND ADJACENCY TO THE COMMERCIAL SPACES SUPPORT THE THIS LOCATION FOR THIS USE.
- STREET LIGHT IN RIGHT OF WAY PER CITY OF HAILEY REQUIREMENTS AND STANDARDS
- NEW SIDEWALK, CURB, GUTTER, BULK-OUT, ACCESSIBLE RAMPS, ETC PER CITY OF HAILEY REQUIREMENTS
- NEW GLAZING SYSTEMS TO CORRESPOND TO NEW CONSTRUCTION
- THE INTERSTITIAL SPACE SHALL REMAIN AS A PERVIOUS GRAVEL SURFACE TO ALLOW FOR INFILTRATION TO ACCOMMODATE THE HISTORIC STORM WATER PATTERNS ON THE SITE.
- PROPOSED BIKE RACKS
- REMOVE EXISTING PLANTER IN RIGHT OF WALK
- EXISTING SIGN AND BENCH TO REMAIN
- CONCRETE WALKWAY
- NEW ENCLOSED STORAGE SPACE
- NEW STORAGE ACCESS FROM RESTAURANT
- LINE OF DECK BRIDGE ABOVE
- SCREEN FENCE AND GATE
- TENANT STORAGE CLOSET
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED AND CLOSED
- NEW GROSS DOOR AT CURRENTLY BLOCKED OPENING
- VISUAL SCREEN PER SOUTH ELEVATION
- PROTECTIVE BOLLARDS AT ALL PARKING AREA COLUMNS

MAIN LEVEL PLAN KEY NOTES



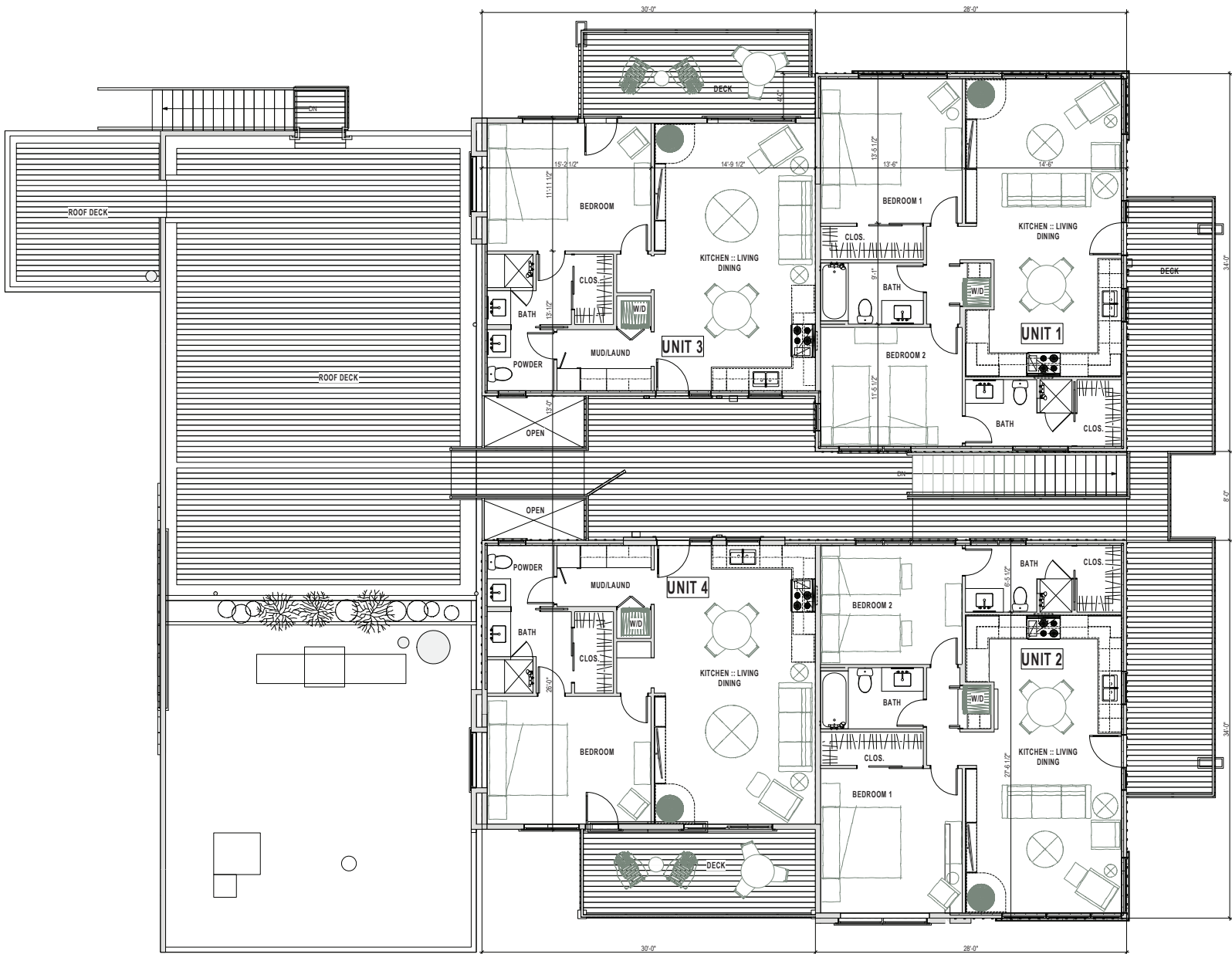
MAIN LEVEL PLAN (LIGHTING & LANDSCAPE)



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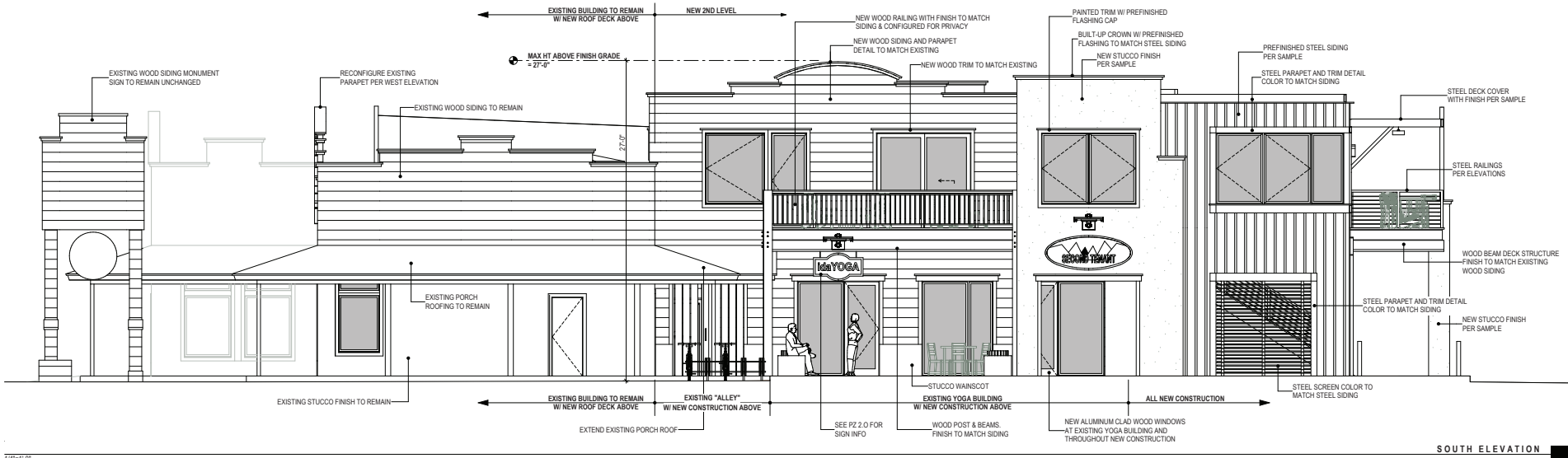
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 SCALE: 600 N Main plan
 FILE: P550070-031

PZ2.0



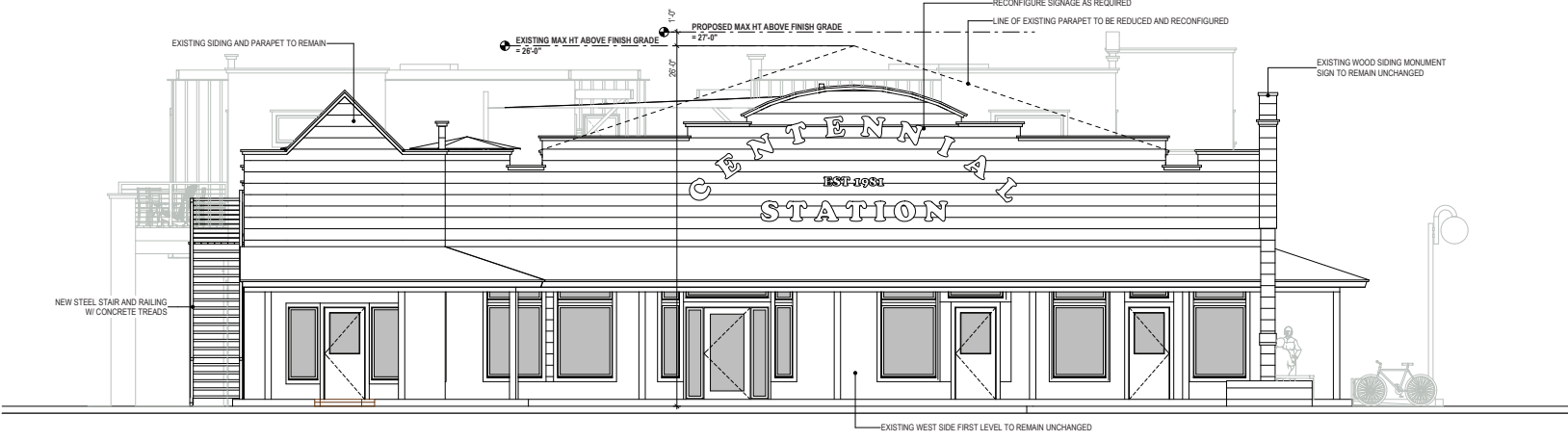
1/4"=1'-0"

SECOND LEVEL PLAN



SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

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AR 2884

Michael J. Smith
2/17/2025
STATE OF IDAHO

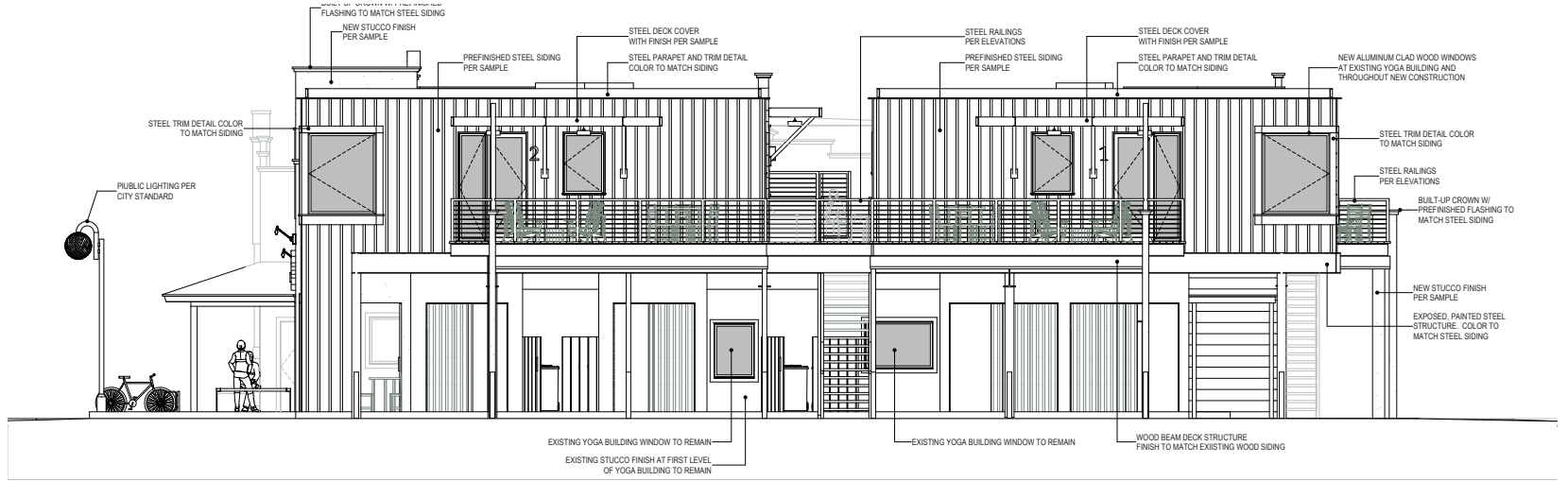
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Garden City, ID
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www.pointarchitects.com

DATE	REV
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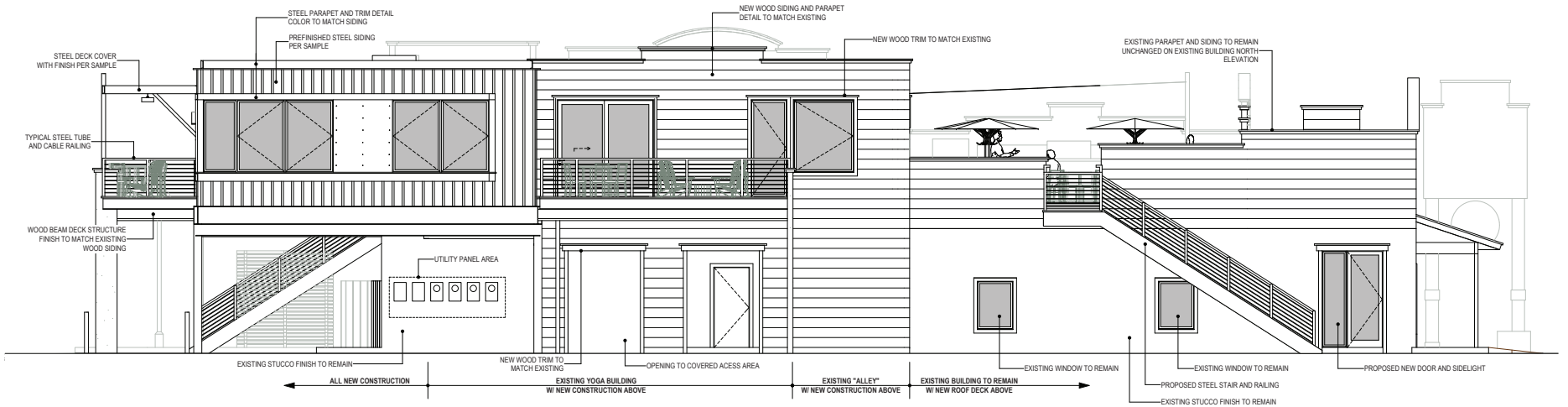
DATE: 2/13/2025
SCALE:
FILE: 400 N Main.ph
BY: JMC

PZ3.0



EAST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

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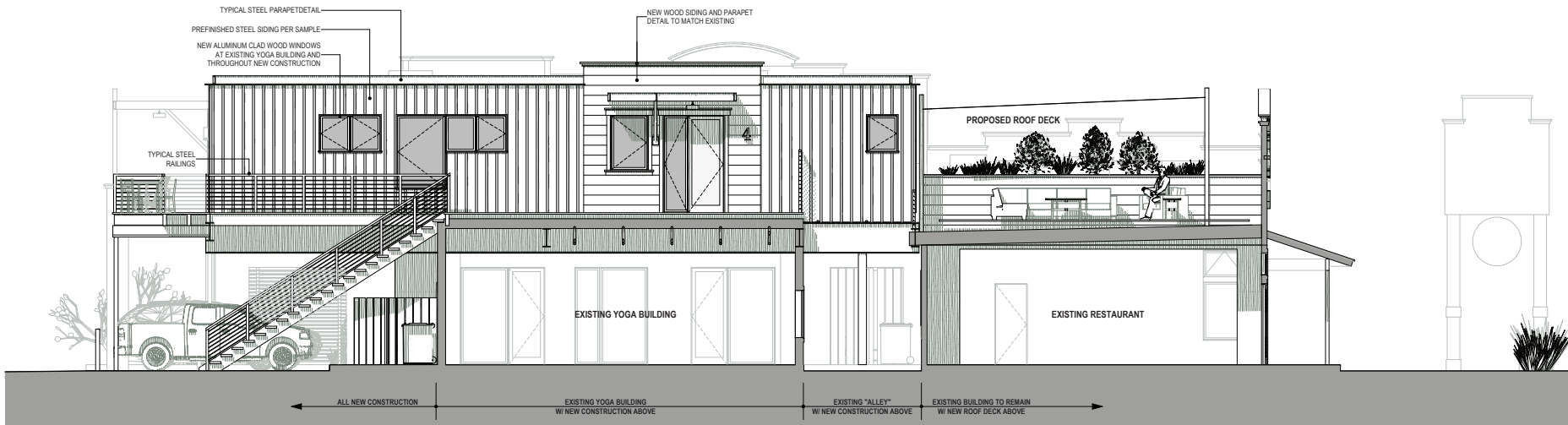
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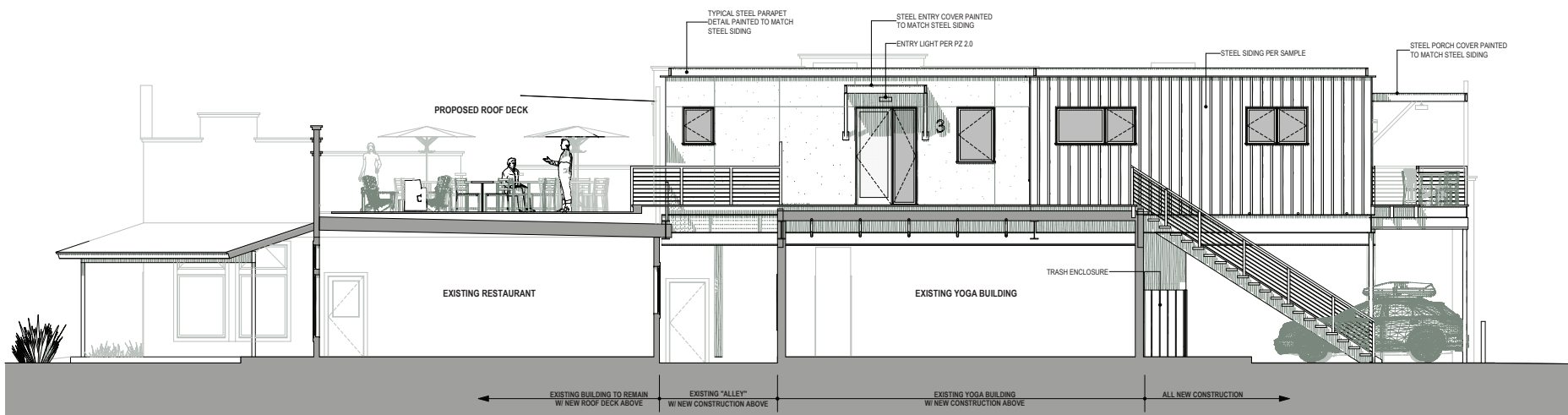
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DATE: 2/13/2025
SCALE: 1/4"=1'-0"
FILE: 400 N Main.ph
BY: PHC

PZ3.1



SECTION / HIDDEN ELEVATION @ UNITS 2 & 4 (NORTH ELEVATION)



SECTION / HIDDEN ELEVATION @ UNITS 1 & 3 (SOUTH ELEVATION)

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DATE: 11/13/2025
 REVISIONS:
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DATE: 11/13/2025
 SCALE: 1/8" = 1'-0"
 FILE: 400 N Main.ph
 BY: PJC

PZ3.2



VIEW FROM THE SOUTH SIDE



VIEW FROM THE WEST SIDE



VIEW FROM THE NORTH SIDE



VIEW FROM THE EAST SIDE

AERIAL VIEWS

NOTE: SEE ELEVATIONS FOR FINISH MATERIAL DESCRIPTIONS



VIEW FROM THE NORTH WEST



VIEW FROM THE SOUTH WEST

STREET LEVEL VIEWS

NOTE: SEE ELEVATIONS FOR FINISH MATERIAL DESCRIPTIONS

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DATE: 1/13/2025
SCALE:
FILE: 400 N Main.ph
BY: PNC

PZ4.0



STREET LEVEL DETAIL
VIEW FROM THE SOUTH



STREET LEVEL ALLEY DETAIL
VIEW FROM THE EAST



UNIT 1 UNIT 3 ROOF DECK

YOGA BUILDING RESTAURANT

CROSS SECTION VIEW LOOKING SOUTH

MODEL VIEWS

NOTE: SEE ELEVATIONS FOR FINISH MATERIAL DESCRIPTIONS



PLAZA VIEW FROM THE SOUTH EAST



STREET LEVEL PLAZA DETAIL VIEW
FROM THE EAST

PROPOSED W. SILVER ST. PUBLIC PLAZA

NOTE: SEE ELEVATIONS FOR FINISH MATERIAL DESCRIPTIONS

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of March 16, 2026

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

Overview: Consideration of a Design Review Application submitted by SLWRF, LLC, for the construction of a nine (9) unit, detached townhouse development – each residential unit ranging in size from 638 square feet to 1,274 square feet – to be located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farm Subdivision) within the General Residential (GR) Zoning District.

Hearing: March 16, 2026

Applicant: SLWRF, LLC.
Project: Appaloosa Townhomes
Location: Quigley Farm Subdivision, Lot 8, Block 2
Size: 0.96 acres (41, 756 square feet)
Zoning/Size: General Residential (GR) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on February 25, 2026. No public comments were received during the commenting period.

Application and Background: The Quigley Farms Subdivision Large Block Plat for Blocks 1-17 received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Preliminary and Final Plats, so long as each block supply separate infrastructure to stand on its own. The Block 2 Final Plat received approval from the Hailey City Council on November 9, 2020, and final infrastructure improvements were complete in July, 2025.

Now, the Applicant has approached the City of Hailey with a joint application for both Design Review and Preliminary Plat, specifically proposing a nine (9) unit detached townhome subdivision on Lot 8 of Block 2 of the Quigley Farms Subdivision. The housing units created by the proposed subdivision will benefit St. Lukes Healthcare employees through the St. Lukes Wood River Foundation.. Staff would also like to highlight the Applicant's decision to pursue pre-fabricated/modular building design and construction for this development. Modular construction can support faster completion times, fewer onsite resource needs, less waste of materials, and greater quality control in final product delivery. All public infrastructure improvements for adjacent right-of-ways have already been completed, including sidewalks, street crossings, landscaping, and grading/drainage facilities.

The Applicant is proposing three (3) different housing unit styles: “Aspen”, “Berkeley”, and “San Conejo”. Styles are designated by “A”, “B”, and “C” abbreviations, respectively, within the submitted plans. Six (6) “B” and “C” units are proposed in total, and these units will each feature two (2) stories, three (3) bedrooms, and two and a half (2.5) to three (3) bathrooms. Three (3) “A” units are proposed as single-story, each containing three (3) bedrooms and two (2) bathrooms. Each of the nine (9) units offers a single-car garage and a designated driveway area, servicing the parking needs and requirements for the subdivision. All garages and driveways will be accessed from an internal drive aisle proposed for the site. The drive aisle connects both Cottontail Way and Appaloosa Road. Both on-site and right-of-way landscaping is proposed across the project area, and snow storage is proposed to be provided on site as well.

Procedural History: The Applicant submitted concurrent applications for both Design Review and Preliminary Plat on February 18, 2026. The Applications were certified complete on March 2, 2026. A Public Hearing with the Hailey Planning and Zoning Commission for both applications will be held on March 16, 2026, in the Hailey City Hall 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	Engineering: <i>Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and discussed with the Applicant prior to final design.</i>	
				Fire/Safety:	
				Water and Sewer: <i>The Wastewater Division Manager has requested that the sewer service line for sublots 5 and 6 shift closer to the middle of the subplot. At the connection of these sewer service lines to the existing mainline, a manhole shall be installed for access and cleaning purposes. This has been made a Condition of Approval.</i>	
				Building: <i>No comments.</i>	
				Streets: <i>No comments.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.	
			Staff Comments	<i>N/A - No signage is proposed.</i>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.
			Staff Comments	<i>Per the current requirements, each townhouse unit requires 1.5 parking spaces. The minimum parking requirement for the proposed development is thirteen (13) spaces.</i> <i>The proposed design adheres to this standard, incorporating an attached garage ((one (1) to two (2) vehicle capacity, depending on vehicle size)) in each unit, as well as at least one (1) parking space per driveway. This equates to at least eighteen (18) parking spaces, which exceeds the minimum onsite parking requirements of Hailey's Municipal Code.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ol style="list-style-type: none"> 1. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> i. Overlighting; ii. Energy waste; iii. Glare; iv. Light Trespass; v. Skyglow. 2. 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. 3. 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. 4. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	<i>The Applicant proposes to install exterior wall-mounted light fixtures that are full cutoff, fully shielded, down-facing, and includes a lumen output that is Dark Sky compliant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	General Residential (GR) Zoning District
			Staff Comments	<i>Building Height:</i> <ul style="list-style-type: none"> - Permitted Building Height: 35' - Proposed building height (from finished grade): <ul style="list-style-type: none"> • A Units: Approx. 17' • B Units: Approx. 25.7' • C Units: Approx. 28.7'

				<p>Building Setbacks:</p> <ul style="list-style-type: none"> - Permitted setbacks: <ul style="list-style-type: none"> ○ <i>Front yard: 20'</i> ○ <i>Side yards:</i> <ul style="list-style-type: none"> ▪ <i>Between townhouse units: 10' per IFC 2018 Standards</i> ▪ <i>Adjacent to public right-of-way: 10'</i> ○ <i>Rear yards: 10'</i> - Proposed setbacks: <ul style="list-style-type: none"> ○ <i>*All distances between townhouse units measured at least 10', per 2018 IFC requirements. See submitted plans for specific inter-unit distances.</i> ○ <i>Front yard:</i> <ul style="list-style-type: none"> ▪ <i>Unit A1: 24'</i> ▪ <i>Unit B1: 23'</i> ▪ <i>Unit C1: 27'</i> ▪ <i>Unit A2: 24'</i> ▪ <i>Unit A3: 100'+</i> ▪ <i>Unit C2: 100'+</i> ▪ <i>Unit B2: 100'+</i> ▪ <i>Unit B3: 100'+</i> ▪ <i>Unit B4: 100'+</i> ▪ <i></i> ○ <i>Side yards:</i> <ul style="list-style-type: none"> ▪ <i>Unit A1: West – 13.33'; East – 100'+</i> ▪ <i>Unit B1: West – 43'+; East – 80'+</i> ▪ <i>Unit C1: West – 73'+; East – 60'+</i> ▪ <i>Unit A2: West 103'+; East – 13.5'</i> ▪ <i>Unit A3: West – 13.33'; East – 100'+</i> ▪ <i>Unit C2: West – 43'+; East – 75'+</i> ▪ <i>Unit B2: West – 115'+; East – 13.5'</i> ▪ <i>Unit B3: West – 100'+; East – 40'+</i> ▪ <i>Unit B4: West – 80'+; East – 60'+</i> ○ <i>Rear yards:</i> <ul style="list-style-type: none"> • <i>Unit A1: 50'+</i> • <i>Unit B1: 50'+</i> • <i>Unit C1: 50'+</i> • <i>Unit A2: 50'+</i> • <i>Unit A3: 20'+</i> • <i>Unit C2: 15'</i> • <i>Unit B2: 10'</i> • <i>Unit B3: 10'</i> • <i>Unit B4: 12'</i> <p>Lot Coverage: Maximum 40%</p> <ul style="list-style-type: none"> ○ <i>Unit A1: 31%</i> ○ <i>Unit B1: 29%</i> ○ <i>Unit C1: 30%</i> ○ <i>Unit A2: 27%</i> ○ <i>Unit A3: 29%</i> ○ <i>Unit C2: 31%</i> ○ <i>Unit B2: 32%</i>
--	--	--	--	--

				<ul style="list-style-type: none"> ○ Unit B3: 38% ○ Unit B4: 35% <p><i>All bulk requirements have been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p>Staff Comments <i>The sidewalk and right-of-way drainage improvements were constructed in Phase I of the Quigley Farms Subdivision. The Applicant is proposing four (4) landscape drywells across the project site, as well as three (3) catch basins. While three (3) catch basins in the public right-of-way are labeled as "Proposed" on submitted civil plans, analysis of GIS aerial imagery shows these public catch basins as already installed.</i></p> <p><i>The existing pedestrian facilities and proposed drainage are adequate for the site; however, any additional drainage requirements or sidewalk repairs will be reviewed by City Staff prior to final design. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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> <p>Staff Comments <i>N/A, as this project is not proposed for the Townsite Overlay District.</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> <p>Staff Comments <i>All proposed townhouse units are oriented east to west, generally speaking, and each unit provides pedestrian access from both an exterior door and pedestrian walkway, as well as through each unit's garage (interior entry). Pedestrian walkways for all units are unobstructed by any excessive building massing, connecting to either public right-of-way (Sublots 1-4, Quigley Farm Road) or the site's interior parking access lane. The proposed unit for subplot 6 features the only pedestrian walkway without a direct connection to the parking access lane, although this unit's driveway extends deeper into the subplot than any of the other proposed sublots, with only a small, landscaped area separating the driveway area to the proposed walkway. Safe access</i></p>

				<i>can still be achieved with the proposed design and orientation of subplot 6. The relatively smaller proposed building heights for this General Residential-zoned parcel also help preserve sun exposure for the yards and green spaces proposed around each unit.</i>
<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> <p>Staff Comments <i>The site for the proposed development is flat and somewhat barren; there is no significant vegetation.</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> <p>Staff Comments <i>Pedestrian circulation with direct connection to public street frontages (Quigley Farm Road Drive) is planned along the western edge of the parcel, adjacent to sublots 1-4. Public sidewalks exist around the parcel, aside from the southeastern property boundary adjoined to private property. Interior site circulation will occur within the parking access lane; due to the sufficient exterior lighting proposed for each garage (facing the parking access lane), absence of through-traffic, and relatively small number of units proposed for this development, Staff do not share any concerns about safe access to and through the project site and associated residences.</i></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 <i>Roll-out trash bins will be provided for each unit and stored in garages when not in use. The Applicant has provided a servicing letter from Clear Creek that outlines the confirmed trash pickup arrangement.</i></p> <p><i>The proposed power box and gas/power markers in the southeast corner of the property will be screened from view by a new wooden fence for the occupants of subplot 5, although no additional screening – fencing, landscaping, or other – is proposed for these utilities from the Appaloosa Road right-of-way.</i></p> <p><i>The Applicant shall provide additional screening measures for all ground-mounted utilities, while also complying with any access needs as required by the utility provider. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 <i>N/A, as no alleys are planned for the site. The subdivision’s interior parking access lane will be utilized for any building services.</i></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 <i>N/A, as no vending machines are proposed.</i></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</p>

				<p>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.
			Staff Comments	<i>Parking and driveways are largely screened from view of the public streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<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>
			Staff Comments	<i>The Applicant has proposed a single parking access lane for accessing on-site parking. The parking access lane functions similar to an alley, connecting to both Appaloosa Road and Cottontail Way. Pedestrian crossings with truncated domes are proposed for each parking access lane intersection with the public right-of-way. The Public Works Director and Streets Division Manager have reviewed the proposed design and have found it to be acceptable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<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>
			Staff Comments	<i>Snow storage is proposed on-site, and it is sited in a manner that is highly accessible and convenient for removal. It will be located in between each driveway and at the end of each segment of the parking access lane.</i>
<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>
			Staff Comments	<i>7,675 square feet of snow removal area exists on site. Required snow storage is 1,919 square feet, and 3,250 square feet is provided. This standard has been met.</i>
<input 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>
			Staff Comments	<p><i>Snow storage dimensions are not provided within the landscaping plan. The snow storage areas are of varying sizes, some of which appear to possibly be less than 10 feet in width/length.</i></p> <p><i>The Commission may wish to confirm snow storage dimensions with the Applicant and request any necessary clarification and/or adjustments.</i></p> <p><i>All snow storage areas shall not have any dimension less than ten (10) feet. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<p>l. Hauling of snow from downtown areas is permissible where other options are not practical.</p>
			Staff Comments	<i>N/A, as snow will be stored on site.</i>
<input 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>
			Staff Comments	<i>Where they are currently planned, snow storage areas do not impede circulation, loading areas, trash storage/pickup, etc. However, line of sight between the driveways of the units could become obstructed from snow storage build-up during winters with heavy snow. The Commission may wish to request that the Applicant provide an explanation for what measures they will take to ensure that snow storage volume between driveways does not increase to levels that could put children, pets, or personal property at risk of vehicular movement through the site.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Snow storage is proposed for areas that are landscaped with either low maintenance grass or salt-tolerant shrub massings. Some snow storage is proposed directly in the vicinity of proposed Honey locust Trees. The Commission may wish to confirm with the Applicant that the selected tree species within proposed snow storage areas is salt tolerant.</i>
2. Building Design: 17.06.080(A)2, items (a) thru (m)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<i>Proportionally, the proposed rooflines are modest in comparison to other existing homes in the Quigley Farms subdivisions. Roofline shape and form carry some similarities to surrounding buildings, especially the collection of residential buildings in the adjacent parcels of Block 4. A variety of roof pitches are proposed, creating both visual interest within the development and broader continuity of design amongst the surrounding neighborhood. The proposed building height is at least five (5) feet below the maximum building height and common in the neighborhood.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			Staff Comments	<i>The covered porches, fenestration, walkways (Sublots 1-4), and extensive landscaping are pedestrian-oriented and encourage human activity.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	<i>N/A, as townhouse sublots are excluded from this provision. That said, the main entry and front façade of units in sublots 1-4 face the public street frontage, while units in sublots 5-9 have front entrances that face the parking access lane and lot's interior. Staff are amenable to the proposed unit orientation.</i> <i>Large building surfaces and volumes are broken up by covered porches, changes in material orientation, accented roofline trims, and the overall color palette variety in siding materials across the proposed development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	N/A, as only new buildings are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<i>As stated above, exterior walls of the proposed units share a variety of material assemblies and colors. Roofline trims, belly bands, siding design and orientation, and covered porches all add variety and visual interest to the exterior finishes of the project. Siding styles vary across the project as well, with horizontal, vertical, and shingled roof assemblies proposed.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<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> Please refer to Section 17.06.080(A)2f for further detail.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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> N/A, as no flat-roofed buildings are proposed.</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> Covered porches are included over each human door entryway, providing total coverage from snow falling on doorway and walkway areas in the immediate vicinity., Staff do not anticipate negative impacts from snow accumulation.</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> Downspouts for all townhouses will be integrated into buried piping that connects to proposed storm drains on site. The Applicant is proposing four (4) landscape drywells across the project site, as well as three (3) catch basins and two (2) trench drains across sublots 7-9. Downspouts and drywells are all located away from driveways and pedestrian walkways. While the proposed trench drains are located on driveway and walkway areas, the Applicant is proposing direct piping from the drains into nearby catch basins, which will mitigate hazards from precipitation build up and freezing.</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 with the colors, material and architectural design used on the principal building(s).</p> <p><i>Staff Comments</i> N/A, as no vehicle canopies are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>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.</p> <p><i>Staff Comments</i> N/A, it does not appear that any signs are proposed.</p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p> <p><i>Staff Comments</i> N/A, as no accessory structures are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	<p>b. Accessory structures shall be located at the rear of the property.</p> <p><i>Staff Comments</i> N/A, as no accessory structures are proposed.</p>
			17.06.080(A)3c	<p>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<i>The Applicant is proposing a wood screening fence between each unit and around the property's perimeter, although no specific dimensions or renderings have been provided by the Applicant.</i> <i>A fence permit submittal and approval is required for sublots 1-9 and the larger Lot 8, prior to installation. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Staff Comments	<i>The proposed landscape plan includes tree plantings (street trees and private property) across the majority of the proposed perimeter fence. Significant landscaping is also proposed around each unit and in the areas between separate units. The proposed landscaping softens the open space between the townhouse units and enlivens the public street frontages and adjoining property lines with natural features and colors.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Staff Comments	<i>N/A, as no roof projections are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	<i>N/A, as alternative energy sources are proposed. However, the Applicant has stated that they will be installing the wiring and conduit for future solar installation, at the discretion of future property owners/tenants. All wiring and conduit will be installed internal to the townhouse units.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	<i>This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground.
			Staff Comments	<i>All service lines are proposed to be installed underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	<i>N/A, as no additional appurtenances are proposed.</i>
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.

			Staff Comments	<i>Drought-tolerant plant species and a high degree of low maintenance grass and decorative rock as ground cover are proposed for the site. Selected plant and tree species are commonly found in the region and across other properties in Hailey, demonstrating sufficient adaptability to the climate and water availability experienced in the area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	<i>All plant species appear to be hardy for Zone 4.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	<i>The Applicant has not provided any details on irrigation system design, although an irrigation service line is proposed to be installed on the western property boundary. The Commission may wish to request further information from the Applicant regarding their intended irrigation system design and any associated water conservation features. proposes to irrigate with an automatic underground system, using drip irrigation, low water use heads, a smart controller, and a rain/freeze sensor.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.
			Staff Comments	<p><i>Proposed landscape plans show ten (10) Norway Maple street trees, Seven (7) Thornless Honeylocusts, three (3) crabapple, three (3) Blackhills Spruce, and sixteen (16) “small evergreen trees”. Species listed for small evergreen trees include Rocky Mountain Juniper, White Weeping Spruce, and Bristlecone Pine, although specific placements and quantities of each of these species are not indicated. With twenty-nine (29) trees proposed in total, the maximum amount of any single tree species planted shall not exceed six (6) trees.</i></p> <p><i>In terms of tree caliper sizes, the Applicant is proposing a variety of caliper sizes ranging from 1.5”-3”. Staff and the Commission have provided flexibility for Applicants in recent years regarding the minimum caliper size, given product availabilities for local nurseries. However, this flexibility has typically not extended to 1.5” as the minimum size.</i></p> <p><i>The Commission may wish to discuss the Applicant’s ability to increase caliper size for all plantings proposed at 1.5”. Additionally, the Applicant should more thoroughly describe their proposed species breakdown for “small evergreen trees”.</i></p> <p><i>The Applicant shall submit a revised landscaping plan that includes no more than six (6) plantings of any one tree species across the site. This has been made a Condition of Approval.</i></p> <p><i>Staff have encountered significant wildlife feeding activity towards newly-planted street and park trees in nearby subdivision. This has resulted in death and/or severely limited growth of tree plantings. In recent years, Parks and Public Works Staff have</i></p>

				<p><i>worked with developers to install protective fencing around new tree plantings for winter months when wildlife feeding activity is most common in the Hailey valley floor.</i></p> <p><i>Given the proposed development's location in known wildlife corridors and winter feeding areas, Staff strongly encourage the Applicant to be proactive and apply lessons learned from other nearby subdivisions, including plans to install protective fencing around all new tree plantings in the winter months. Fencing should be installed and remain in place each winter until tree growth is proven to be sustainable and resilient to any wildlife predation.</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>
			Staff Comments	<i>N/A, as this project is not located in the LI or SCI-I zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
			Staff Comments	<i>N/A, as this project is not located in the B, LB, TN, or SCI-O zoning districts.</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>
			Staff Comments	<i>This has been made a Condition of Approval.</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>
			Staff Comments	<i>The Applicant will be responsible for maintaining plant material in healthy condition.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
			Staff Comments	<i>N/A, as no retaining walls are proposed for the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
			Staff Comments	<i>N/A, see Standard 17.06.080(A)4i.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	<p>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.</p>
			Staff Comments	<i>N/A, see Standard 17.06.080(A)4i.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	<p>l. Landscaping should be provided within or in front of extensive retaining walls.</p>
			Staff Comments	<i>N/A, see Standard 17.06.080(A)4i.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	<p>m. Retaining walls over 24" high may require railings or planting buffers for safety.</p>
			Staff Comments	<i>N/A, see Standard 17.06.080(A)4i.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, see Standard 17.06.080(A)4i.</i>
Additional Design Review Requirements for Multi-Family within the City of Hailey				
1. Site Planning: 17.06.080(D)a, items (a) thru (c)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	1. Site Planning
				a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			<i>Staff Comments</i>	<p><i>The Applicant has submitted a concurrent Preliminary Plat Application, formally addressing lot size, orientation, and access placement. The proposed internal parking access lane focuses vehicular access for the nine (9) townhouses to just two (2) curb cuts onto public streets, as opposed to a potential nine (9) individual curb cuts. Additionally, the slight curves in the parking access lane will discourage neighborhood traffic from utilizing the parking access lane as a through-way between Appaloosa Road and Cottontail Way. Townhouse units proposed for sublots 1 and 4 – the primary corner subplot of the proposed subdivision – are situated further back from each adjacent street corner, respectively, than what the minimum required setback is. Line of sight for both vehicular and pedestrian traffic is more fully preserved with this site design.</i></p> <p><i>The adjacent private property to the east/southeast is currently undeveloped, but the Applicant has taken care to include a variety of landscaping around east/southeast facades of the proposed townhomes for sublots 5-9. All sublots directly adjacent to public sidewalk also feature additional landscaping to buffer each townhome from these adjacent public spaces.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
			<i>Staff Comments</i>	<i>The proposed development benefits from the existing perimeter sidewalk, with sublots 1-4 proposing direct walkway access connecting the private subplot property to the public space. Sublots 5-9 also propose pedestrian walkways from each unit entrance to the parking access lane. The interior of the townhouse development comprises of a parking access lane for vehicular circulation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.
			<i>Staff Comments</i>	<i>The proposed units encourage pedestrian circulation in the front and side yards and along the public street frontages. Each townhome offers both communal-facing and private gathering spaces in the landscaped areas.</i>
2. Building Design: 17.06.080(D)2, items (a) thru (b)				

Compliant			Standards and Staff Comments	
<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 multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:
 1. The project does not jeopardize the health, safety, or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.

- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
 1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing, and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Title.

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

apply the security to the completion of the improvements and complete construction of the improvements.

The following Conditions of Approval are suggested to be placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- c) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
- d) 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.
- e) 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.
- f) The sewer service line for sublots 5 and 6 shall shift closer to the middle of the subplot. At the connection of these sewer service lines to the existing mainline, a manhole shall be installed for access and cleaning purposes.
- g) Any additional drainage requirements or sidewalk repairs, other than those constructed during the initial Quigley Farms Phase 1 build-out, will be reviewed by City Staff prior to final design.
- h) The Applicant shall provide additional screening measures for all ground-mounted utilities, while also complying with any access needs as required by the utility provider.
- i) A fence permit submittal and approval are required for sublots 1-9 and the larger Lot 8, prior to installation.
- j) The Applicant shall submit a revised landscaping plan that includes no more than six (6) plantings of any one tree species across the site, as well as tree plantings with appropriate caliper size, as directed by the Commission.
- k) Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
- l) All snow storage areas shall not have any dimension less than ten (10) feet.

Motion Language

Approval: Motion to approve the Design Review Application submitted by SLWRF, LLC, for the construction of nine (9) unit, detached townhouse development – each residential unit ranging in size from 638 square feet to 1,274 square feet – to be located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farm Subdivision) within the General Residential (GR) Zoning District., finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (l) are met.

Denial: Motion to deny the Design Review Application submitted by SLWRF, LLC, for the construction of nine (9) unit, detached townhouse development – each residential unit ranging in size from 638 square feet to 1,274 square feet – to be located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farm

Subdivision) within the General Residential (GR) Zoning District., finding that _____[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

APPALOOSA TOWNHOMES QUIGLEY FARM, BLOCK 2, LOT 8 HAILEY, IDAHO MARCH 2026

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS" THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW), AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DISLINE (1-800-342-1993) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58 01 08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSINFSF STD. 61 COMPLIANT.
8. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
9. THE CONTRACTOR SHALL USE ANSINFSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER AND ADDITIONAL UTILITY FRANCHISES AS REQUIRED.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTIONS) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
16. ALL EDGES OF EXISTING ASPHALT DRIVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.C.
19. ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA-BENCHMARK ENGINEERING, INC., 09/03/2025. REFER TO TOPOGRAPHIC MAP FOR NOTES.
21. PER IDAHO CODE § 56-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING CONDITIONS
C1.00	SITE GRADING, DRAINAGE, AND UTILITY PLAN
C2.00	DETAIL SHEET
C2.10	DETAIL SHEET

COVER SHEET
QUIGLEY FARM SUBDIVISION, BLOCK 2, LOT 8
LOCATED WITHIN T.2N. R.18E. SECTION 16.04, CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR: BENCHMARK ENGINEERING, INC.



DESIGNED BY: PSF
DRAWN BY: PSF
CHECKED BY: A
SURVEY DATE: 09/03/2025

GALENA - BENCHMARK ENGINEERING
1000 8th Drive
Hailey, Idaho 83401
(208) 730-0100
www.galena-benchmark.com

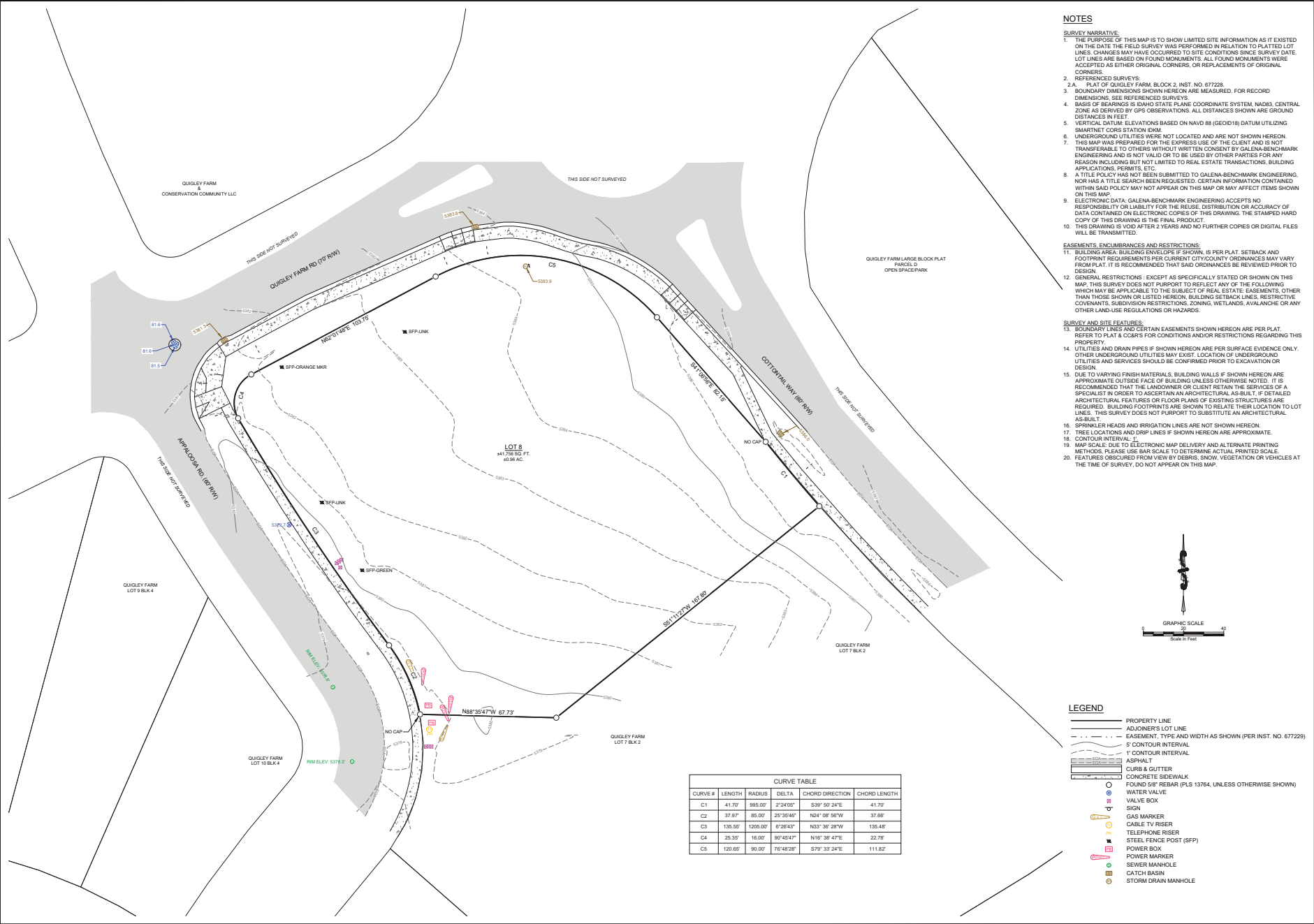
PURPOSE: ISSUED FOR CITY OF HAILEY DESIGN REVIEW - 03/05/2026

NO.	DATE	BY	REVISIONS

C0.10

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PLEASE DO NOT SCALE DRAWINGS. THESE DRAWINGS SHALL BE USED ONLY FOR THE PURPOSES INTENDED AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	41.70'	995.00'	2°24'00"	S39°50'24"E	41.70'
C2	37.97'	85.00'	25°30'40"	N24°08'50"W	37.66'
C3	135.55'	1205.00'	6°26'43"	N33°36'28"W	135.48'
C4	25.30'	16.00'	90°45'47"	N16°38'47"E	22.78'
C5	120.65'	90.00'	76°48'28"	S79°33'24"E	111.82'

- ### NOTES
- SURVEY NARRATIVE:**
- THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
 - REFERENCED SURVEYS:
 - PLAT OF QUIGLEY FARM, BLOCK 2, INST. NO. 677228.
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED; FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
 - BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83. CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION ID#M.
 - UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
 - THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
 - A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK ENGINEERING. NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
 - ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 - THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
- BUILDING AREA, BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS FOR CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 - GENERAL RESTRICTIONS - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
- SURVEY AND SITE FEATURES:**
- BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CCM'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT. IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED, BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
 - SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - CONTOUR INTERVAL: 1'
 - MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 - FEATURES OBTAINED FROM VIEW BY DEBRIS, SNOW, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

LEGEND

- PROPERTY LINE
- - - ADJOINER'S LOT LINE
- - - - - EASEMENT, TYPE AND WIDTH AS SHOWN (PER INST. NO. 677228)
- - - - - 5' CONTOUR INTERVAL
- - - - - 1' CONTOUR INTERVAL
- ▬ ASPHALT
- ▬ CURB & GUTTER
- CONCRETE SIDEWALK
- FOUND S/F MARK (PLS 13764, UNLESS OTHERWISE SHOWN)
- WATER VALVE
- VALVE BOX
- SIGN
- GAS MARKER
- CABLE TV RISER
- TELEPHONE RISER
- STEEL FENCE POST (SFP)
- POWER BOX
- POWER MARKER
- SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE

QUIGLEY FARM SUBDIVISION

BLOCK 2, LOT 8

LOCATED WITHIN T.2N., R.1E., SECTION 16, B.M., CITY OF PALEY, BLAINE COUNTY, IDAHO
PREPARED FOR THE CLIENT'S COMPANY

PURPOSE: ISSUE FOR REVIEW

NO DATE BY

REVISIONS

DESIGNED BY: HDB
DRAWN BY: HDB
CHECKED BY: HWY
SURVEY DATE: 09/03/2025

PROFESSIONAL LAND SURVEYOR

22869

02-12-20

IDAHO STATE BOARD OF SURVEYORS

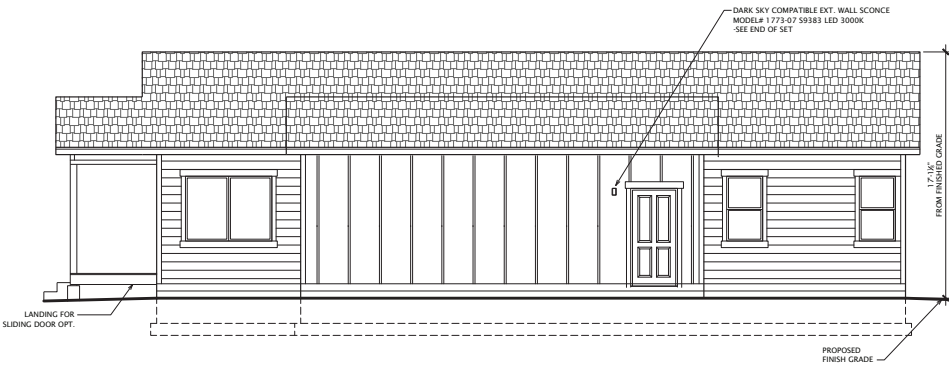
IDAHO STATE BOARD OF SURVEYORS

GALENA-BENCHMARK ENGINEERING

10080 Blue Drive
Boise, Idaho 83749
(208) 333-8340
www.galena-benchmark.com

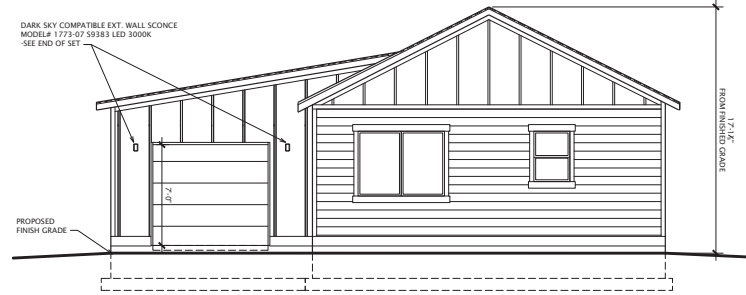
C0.20

11000 S. River Road, Suite 100, Boise, ID 83725
PH: 208.333.8888 FAX: 208.333.8889
WWW.HUNTGROUP.COM
HUNT GROUP, INC.
1947 NORTH CAMPBELL DRIVE
SPANISH FORK, UTAH 84606
(801) 766-9600



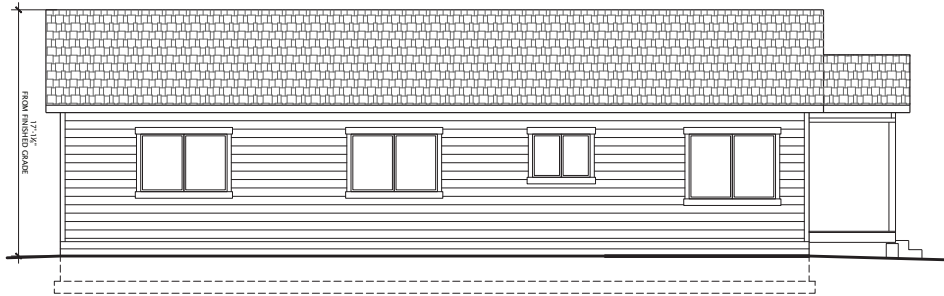
2 LEFT ELEVATION

A3.0 SCALE: 1/4" = 1'-0"



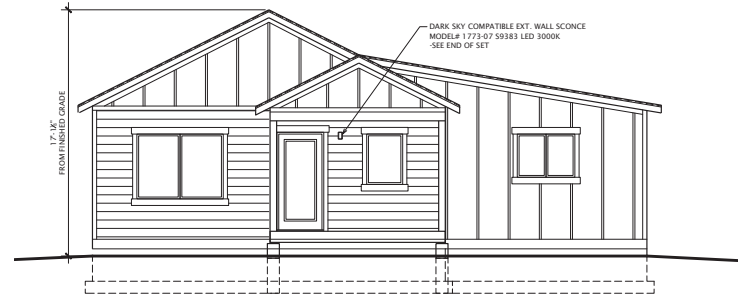
1 REAR ELEVATION

A3.0 SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION

A3.0 SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION

A3.0 SCALE: 1/4" = 1'-0"

HAILEY - A1
ASPEN MODEL
QUIGLEY FARMS
BLOCK 2 LOT 8
HAILEY, IDAHO

NO.	DATE	DESCRIPTION

BUILDING
ELEVATIONS

PROGRESS PLANS
NOT FOR
CONSTRUCTION
A3.0

Q 2000



LED Black Outside Wall Light Square Cylinder 3000K

By: [Design Classics Lighting](#)

Price: **\$74.31**
 QTY:
 Finish: **Matte Black**
 Availability: **IN STOCK & IN OUR WAREHOUSE**
 Ships in 3 Business Day

[Add Item to Cart](#)

ACQUATRACKER
[Design Board](#) [Email](#) [Print Specs](#)

Product #: 656766
 Model #: 1773-0759383 LED 3000K
 Dimensions: 4.5" W x 5.62" H
 Bulb Type: LED
 Total Wattage: 7 Watts
 Voltage Type: Line Voltage
[View Specifications](#)
[View Description](#)
[View Collection](#)
[About Manufacturer](#)
[Write A Review](#)



Shown in **Matte Black** finish

Specifications	Description	The Endnotes	Manufacturer
Product Specifications			
The following are standard specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available 24/7 between 7am and 6pm PST. Please call 1-800-489-7300 for any additional information that is not listed on our website.			
Product Number:	656766	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Sky:	Yes
Model Number:	1773-0759383 LED 3000K	EnergyStar Compliant:	No
Collection:	Jaco and Jo	Shade Material:	Heat-Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Regular
Total Wattage:	7w	Certification Agency:	ETL
Voltage Type:	Line Voltage	Maximum Dimensions:	4.5
Average Rated Life:	25,000 hrs	Wet Location:	Yes
Dimmable:	With Standard Dimmer	Damp Location:	Yes
Height:	5.62 in.	Marine Environment:	No
Width:	4.5 in.	Weight:	1.8 lbs
Depth:	3.50 in.	Max. Temperature:	100
Weight:	4.5	Lumen:	100
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	MS 56	Made In America:	No
Base Type:	Tuck Lock (E17)	Dark To Dawn:	No
Number of Bulbs:	1	Motion Sensor:	No
Bulb Included:	No	Time On:	No
Beam Spread:	Fixed		

California Proposition 65 Warning

A1

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 7004 Snowbound
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 7047 Porpoise
Windows	Jones	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 7015 Repose Gray

Q Zoom



Shown in **Matte Black** finish

LED Black Outside Wall Light Square Cylinder 3000K

By: [Design Classics Lighting](#)

Price: \$74.31
QTY:
Finish: Matte Black
Availability: **IN STOCK & IN OUR WAREHOUSE**
 Ships in 3 Business Day

[Add Item to Cart](#)

ACQUATRACKER

[Design Board](#) [Email](#) [Print Specs](#)

Product #: 656766
Model #: 1773-0759383 LED 3000K
Dimensions: 4.5" W x 5.62" H
Bulb Type: LED
Total Wattage: 7 Watts
Voltage Type: Line Voltage
[View Specifications](#)
[View Description](#)
[View Collection](#)
[About Manufacturer](#)
[Write A Review](#)

Specifications	Description	The Endnotes	Manufacturer
Product Specifications			
The following are detailed specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available 24/7 between 7am and 6pm PST via email. Please call 1-800-489-7300 for any information that is not listed on our website.			
Product Number:	656766	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Stop:	Yes
Model Number:	1773-0759383 LED 3000K	EnergyStar Compliant:	No
Collection:	Jedi and Jai	Shade Material:	Heat Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Regular
Total Wattage:	7w	Certification Agency:	ETL
Voltage Type:	Line Voltage	Maximum Dimensions:	4.5
Average Rated Life:	25,000 hrs	Wet Location:	Yes
Dimmable:	With Standard Dimmer	Damp Location:	Yes
Height:	5.62 in.	Hardwired/Control:	No
Width:	4.5 in.	Weight:	1.8 lbs
Depth:	3.50 in.	Match Temperature:	1000
Weight:	4.5	Lumen:	100
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	MS 56	Made In America:	No
Base Type:	Tuck Lock (E17)	Dark To Dawn:	No
Number of Bulbs:	1	Shade Sensor:	No
Bulb Included:	No	Warranty:	No
Beam Spread:	Fixed		

California Proposition 65 Warning

A2

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 7066 Gray Matters
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 9163 Tin Lizzie
Windows	Jones	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 7066 Gray Matters

Q Zoom



Shown in **Matte Black** finish

LED Black Outside Wall Light Square Cylinder 3000K

By: [Design Classics Lighting](#)

Price: **\$74.31**
 QTY:
 Finish: **Matte Black**
 Availability: **IN STOCK & IN OUR WAREHOUSE**
 Ships in 3 Business Day

[Add Item to Cart](#)

ACCUTRACKER

[Design Board](#) [Email](#) [Print Specs](#)

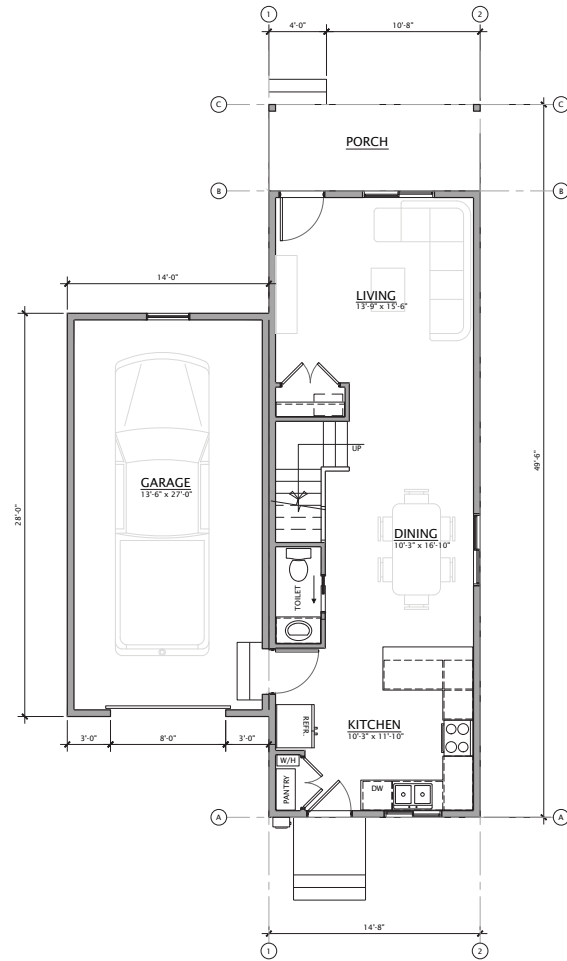
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 Model #: 1773-0759383 LED 3000K
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 Bulb Type: LED
 Total Wattage: 7 Watts
 Voltage Type: Line Voltage
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[View Description](#)
[View Collection](#)
[About Manufacturer](#)
[Write A Review](#)

Specifications	Description	The Endnotes	Manufacturer
Product Specifications			
The following are standard specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available 24/7 between 7am and 6pm PST. Please call 1-800-489-7300 for any information that is not listed on our website.			
Product Number:	656766	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Stop:	Yes
Model Number:	1773-0759383 LED 3000K	Shatter-Resistant:	No
Collection:	Jaco and Jo	Shade Material:	Heat-Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Regular
Total Wattage:	7w	Certification Agency:	ETL
Voltage Type:	Line Voltage	Adjustable Dimensions:	4.5
Average Rated Life:	25,000 hrs	Wet Location:	Yes
Demovote:	With Standard Owner	Damp Location:	Yes
Height:	5.62 in.	Hardwired/Control:	No
Width:	4.5 in.	Weight:	1.8 lbs
Depth:	3.50 in.	Max. Temperature:	1000
Weight:	4.5	Lumen:	100
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	H85 S8	Made In America:	No
Base Type:	Toggle Lock (E17)	Dark To Dawn:	No
Number of Bulbs:	1	Black Sensor:	No
Bulb Included:	No	Time On:	No
Beam Spread:	Fixed		

California Proposition 65 Warning

A3

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 7048 Urbane Bronze
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 7047 Porpoise
Windows	Jones	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 7047 Porpoise



1 | MAIN LEVEL FLOOR PLAN

A2.0 | SCALE: 1/4" = 1'-0"

FLOOR AREA: 638 SQ. FT.
 GARAGE AREA: 392 SQ. FT.
 DECK AREA: 88 SQ. FT.
 TOTAL: 1,118 SQ. FT.

**HAILLEY - B1
 BERKELEY MODEL
 QUIGLEY FARMS
 HAILLEY, ID**

DATE	DESCRIPTION
10/27/2020	ISSUED FOR PERMITS
10/27/2020	REVISIONS
10/27/2020	REVISIONS
10/27/2020	REVISIONS
10/27/2020	REVISIONS
10/27/2020	REVISIONS
10/27/2020	REVISIONS
10/27/2020	REVISIONS
10/27/2020	REVISIONS

FLOOR PLANS

LED Black Outside Wall Light Square Cylinder 3000K
By: [Design Classics Lighting](#)

Price: **\$74.31**
QTY:

Finish: **Matte Black**
Availability: **IN STOCK & IN OUR WAREHOUSE**
Ships in 1 Business Day

[Add to Cart](#)

ACCU TRACKER
[Design Board](#) [Email](#) [Print Specs](#)

Product #: 656786
Model #: 1773-07-89393-LED-3000K
Dimensions: 4.5" W x 5.62" H
Bulb Type: LED
Total Wattage: 7 Watts
Voltage Type: Line Voltage
[View Specifications](#)
[View Description](#)
[View Collection](#)
[About Manufacturer](#)
[Write A Review](#)

Shown in **Matte Black** finish

Specifications

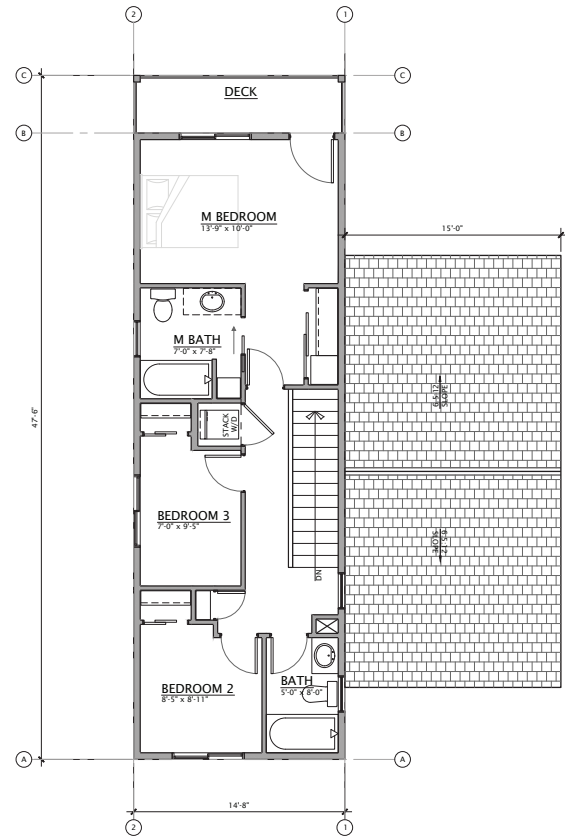
This listing provides specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available M-F between 9am and 5pm Pacific Time at 1-800-489-7500 to provide any information that is not listed on our website.

Product Number:	656786	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Sky:	Yes
Model Number:	1773-07-89393-LED-3000K	Energy Star Compliant:	No
Collection:	Jack and Jill	Shade Material:	None / Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Reg Air
Rated Voltage:	74	Certification Agency:	ETL
Voltage Type:	Line Voltage	Enclosure Dimensions:	4.5
Average Rated Life:	25,000 hrs	Wet Location:	Yes
Enclosure:	With Standard Driver	Damp Location:	Yes
Height:	5.62 in.	Harsh Environments:	No
Width:	4.5 in.	Weight:	1.5 lbs
Depth:	2.26 in.	Operating Temperature:	3000
Wattage:	4.3	Lumens:	300
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	M8 S4	Made in America:	No
Base Type:	Fast Lock E26/29	Shade To Glass:	No
Number Of Bulbs:	1	Shade Screen:	No
Bulb Included:	Yes	Tile Set:	No
Beam Spread:	Fixed		

California Proposition 65 Warning

B1

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 6256 Serious Gray
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 6257 Gibraltar
Windows	Jones	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Railings	Trex	Enhanced Composite Railing	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 6257 Gibraltar



1 | UPPER LEVEL FLOOR PLAN

A2.1 | SCALE: 1/4" = 1'-0"

FLOOR AREA: 638 SQ. FT.
 DECK AREA: 58 SQ. FT.
 TOTAL: 697 SQ. FT.

1/10/2024
 2/15/2024
 3/10/2024
 4/15/2024
 5/10/2024
 6/15/2024
 7/10/2024
 8/15/2024
 9/10/2024
 10/15/2024
 11/10/2024
 12/15/2024

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 6/15/2024
 7/10/2024
 8/15/2024
 9/10/2024
 10/15/2024
 11/10/2024
 12/15/2024


HAILLEY - B2
BERKELEY MODEL
 QUIGLEY FARMS
 HAILLEY, ID

DATE	DESCRIPTION
10/10/2024	ISSUED FOR PERMIT
10/15/2024	REVISIONS
11/10/2024	REVISIONS
12/15/2024	REVISIONS
1/10/2025	REVISIONS
2/15/2025	REVISIONS
3/10/2025	REVISIONS
4/15/2025	REVISIONS
5/10/2025	REVISIONS
6/15/2025	REVISIONS
7/10/2025	REVISIONS
8/15/2025	REVISIONS
9/10/2025	REVISIONS
10/15/2025	REVISIONS
11/10/2025	REVISIONS
12/15/2025	REVISIONS

FLOOR PLANS

A2.1

Q Zoom



LED Black Outside Wall Light Square Cylinder 3000K
By [Design Classics Lighting](#)

Price: **\$74.31**
QTY:


Finish: **Matte Black**
Availability: **IN STOCK & IN OUR WAREHOUSE**
Ships in 3 Business Days

[Add Item to Cart](#)

Product #: 656786
Model #: 1773-0759583 LED 3000K
Dimensions: 4.5" w x 5.62" h
Bulb Type: LED
Total Wattage: 7 Watts
Voltage Type: Line Voltage
[View Specifications](#)
[View Description](#)
[About Manufacturer](#)
[Write A Review](#)

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Shown in **Matte Black** finish

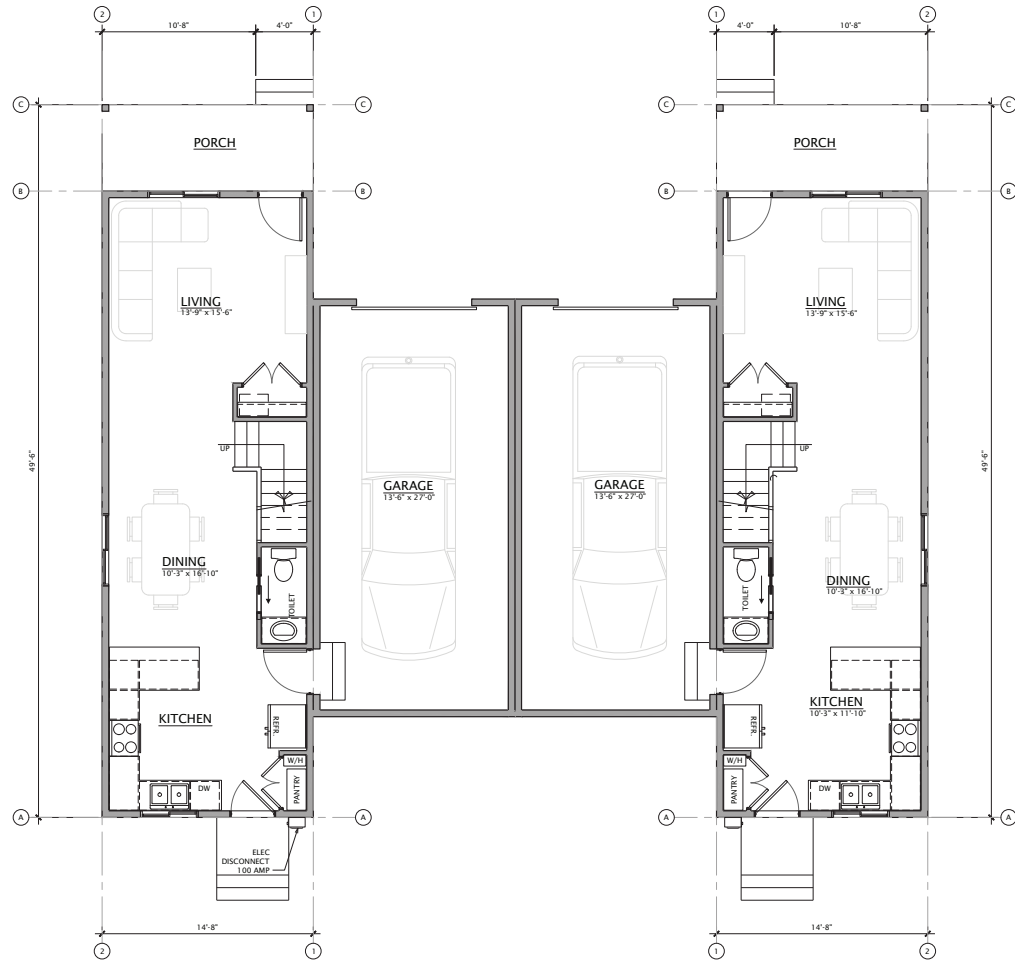


Specifications	Description	The Customer	Manufacturer
Product Specifications			
The following are detailed specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available 24/7 between 9am and 5pm Pacific Time at 1-800-489-7333 to provide any information that is not listed on our website.			
Product Number:	656786	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Sky:	Yes
Model Number:	1773-0759583 LED 3000K	EnergyStar Compliant:	No
Collection:	Jack and Jill	Shade Material:	Metac Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Retailer
Total Wattage:	7w	Certification Agency:	ETL
Voltage Type:	Line Voltage	Shelflife Dimension:	4.5
Average Rated Life:	25,000 hrs	Wet Location:	Yes
Dimmable:	With Standard Dimmer	Damp Location:	Yes
Height:	5.62 in.	Harsh Environments:	No
Width:	4.5 in.	Wing:	1.1 in.
Depth:	3.36 in.	Maxin Temperature:	3000
Warranty:	6.5	Lumen:	500
Bulb Type:	LED	Color Rendering Index:	80
Bulb String:	N/A N/A	Made in America:	No
Beam Type:	Track Lock (3000)	Dark To Brown:	No
Number Of Bulbs:	1	Motion Sensor:	No
Bulb Included:	Yes	Wire 24:	No
Beam Spread:	Fixed		

California Proposition 65 Warning

B2

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 9161 Dustblu
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 6257 Gibraltar
Windows	Trex	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Railings	Trex	Enhanced Composite Railing	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 6257 Gibraltar



1 | MAIN LEVEL FLOOR PLAN

A2.0 | SCALE: 1/4" = 1'-0"

LIVABLE AREA: 1,276 SQ. FT.
 GARAGE AREA: 786 SQ. FT.
 DECK AREA: 176 SQ. FT.
 TOTAL: 2,238 SQ. FT.

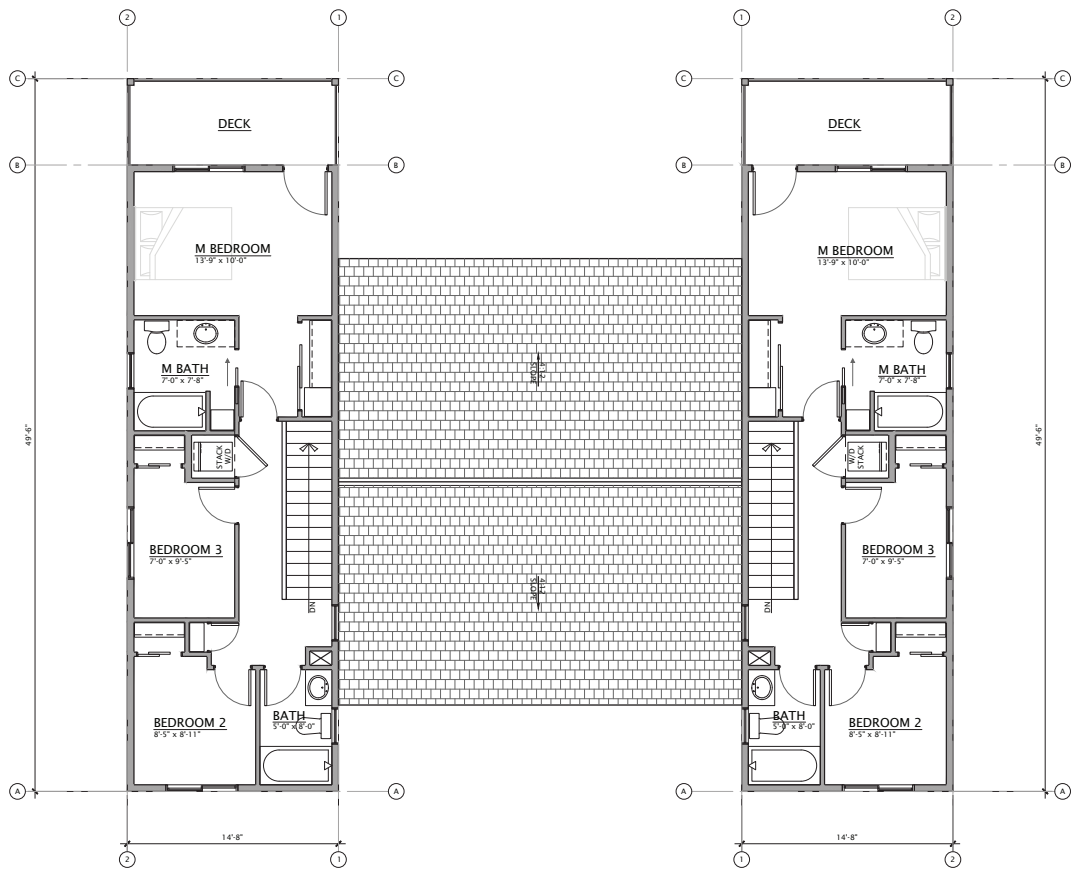
11/20/2022
 10/27/2022
 10/27/2022

397 NORTH CAMPBELL DRIVE
 SPANISH CANYON, CA 92060
 (818) 798-9003

HATLEY - B3-B4
BERKELEY MODEL
 QUIGLEY FARMS
 HATLEY, ID

DATE	DESCRIPTION
10/27/2022	ISSUED FOR PERMITS
10/27/2022	REVISED PER COMMENTS
10/27/2022	REVISED PER COMMENTS

FLOOR PLANS



1 | UPPER LEVEL FLOOR PLAN

A2.1 SCALE: 1/4" = 1'-0"

LIVABLE AREA: 1,276 SQ. FT.
 DECK AREA: 116 SQ. FT.
 TOTAL: 1,492 SQ. FT.

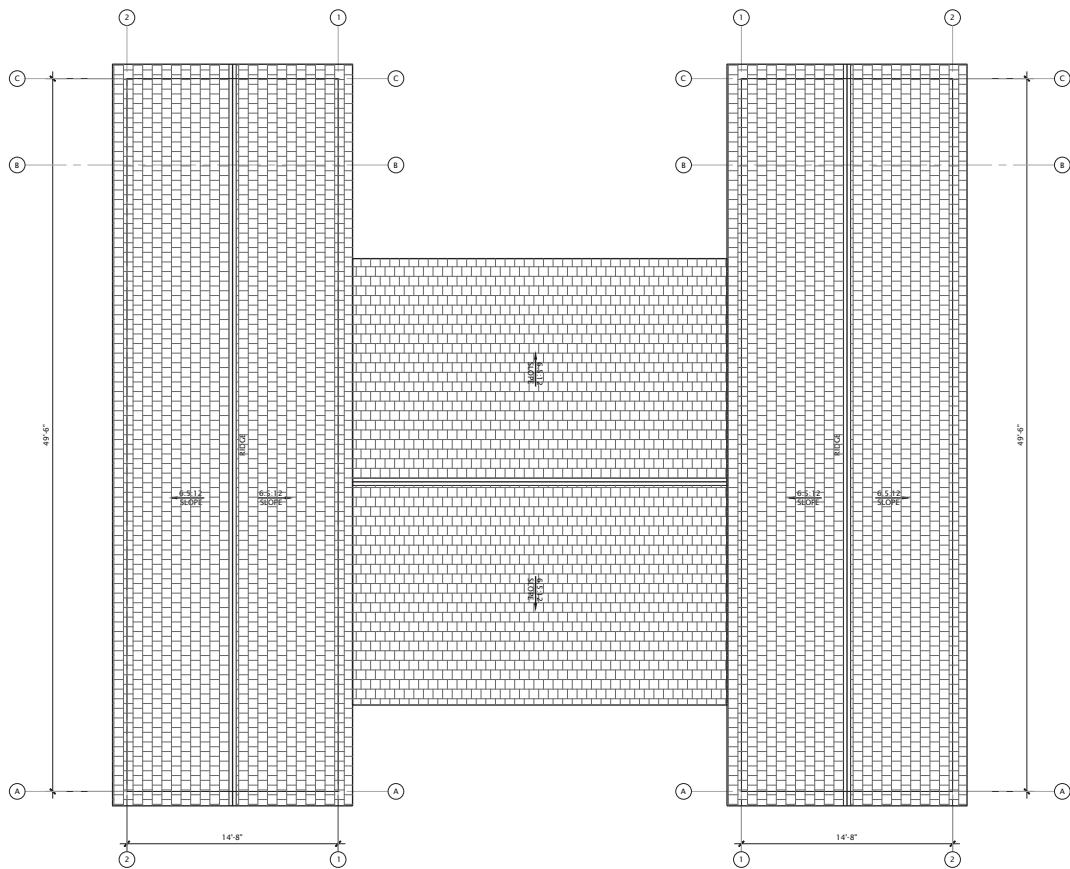
1/10/2024
 897 NORTH CAMDEN DRIVE
 SPANISH LAKE, MO 64486
 (816) 798-8003

HATLEY - B3-B4
BERKELEY MODEL
 QUIGLEY FARMS
 HATLEY, ID

DATE	DESCRIPTION
10/22/2023	ISSUED FOR PERMITS
10/27/2023	REVISED PER PERMITS

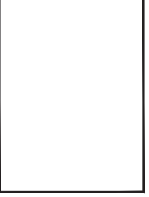
FLOOR PLANS

A2.1



1 ROOF PLAN
 A2.2 SCALE: 1/4" = 1'-0"

\\pwwww\shubur_jagp_Plan_09
 897 NORTH CAMPBELL DRIVE
 SPAIN, ID 83450
 (861) 798-9001

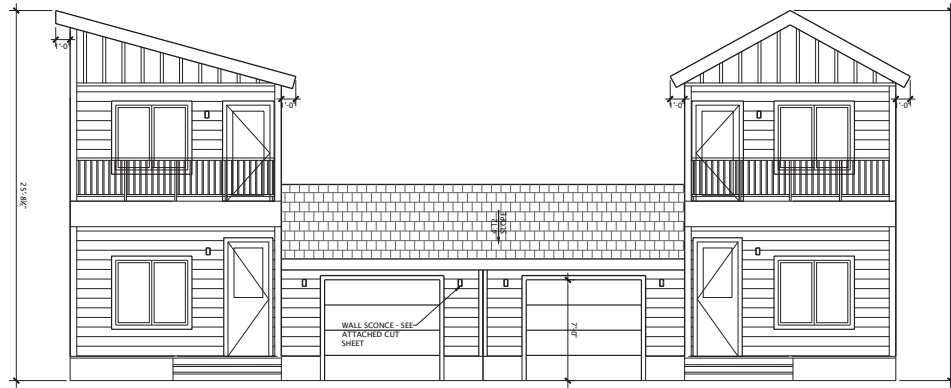


HATLEY - B3-B4
 BERKELEY MODEL
 QUIGLEY FARMS
 HAILEY, ID

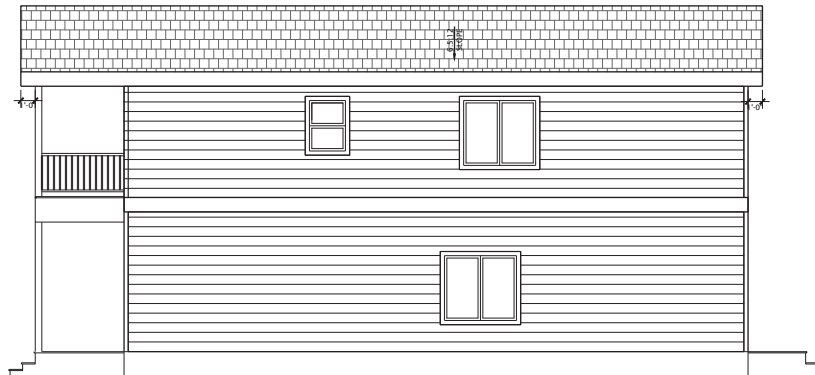
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REVISION	DATE
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2	10/27/2025
3	10/27/2025
4	10/27/2025
5	10/27/2025
6	10/27/2025
7	10/27/2025
8	10/27/2025
9	10/27/2025
10	10/27/2025

FLOOR PLANS

A2.2



1 REAR ELEVATION - THREE BEDROOM
 A3.1 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - THREE BEDROOM
 A3.1 SCALE: 1/4" = 1'-0"

1/10/2024
 2/10/2024
 3/10/2024
 4/10/2024
 5/10/2024
 6/10/2024
 7/10/2024
 8/10/2024
 9/10/2024
 10/10/2024
 11/10/2024
 12/10/2024

HATLEY - B3-B4
 BERKELEY MODEL
 QUIGLEY FARMS
 HAILEY, ID

3 BED
 BUILDING
 ELEVATIONS

Q, Zoom



Shown in Matte Black finish

LED Black Outside Wall Light Square Cylinder 3000K

By: [Design Classics Lighting](#)

Price: **\$74.31**

QTY:

Finish: **Matte Black**

Availability: **IN STOCK & IN OUR WAREHOUSE**
Ships in 3 Business Day

[Add Item to Cart](#)

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[Design Board](#) [Email](#) [Print Specs](#)

Product #: 656786
 Model #: 1773-07-99383 LED 3000K
 Dimensions: 4.3" w x 5.62" h
 Bulb Type: LED
 Total Weight: 7 Wt/Lbs
 Voltage Type: Line Voltage
[View Specifications](#)
[View Description](#)
[View Collections](#)
[About Manufacturer](#)
[Write A Review](#)

Specifications	Description	File Contents	Manufacturer
Product Specifications			
The following are included specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available 24/7 between 9am and 5pm Pacific Time at 1-800-488-7700 to provide any information that is not listed on our website.			
Product Number:	656786	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Sky:	No
Model Number:	1773-07-99383 LED 3000K	Emergency Compliant:	No
Collection:	360-488-80	Shock Material:	Heat-Resistant
Manufacturer Finish:	Matte Black	Material:	Aluminum-Clad
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Regular
Total Weight:	7 lb.	Certification Agencies:	ETL
Voltage Type:	Line Voltage	Backplate Dimension:	4.5
Average Rated Life(L):	25,000 hrs	Wet Location:	No
Dimmable:	With-Remote/Dimmer	Temp Location:	No
Height:	5.62 in.	Harsh-Environ/Coastal:	No
Width:	4.3 in.	Weight:	1.6 lb
Depth:	3.38 in.	Maxim Temperature:	3000
Weight:	6.5	Lumen:	300
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	M8-16	Made In America:	No
Base Type:	Toggle Lock (E10)	Push To Down:	No
Number Of Bulbs:	1	Motion Sensor:	No
Bulb Included:	No	Title 24:	No
Beam Spread:	Fixed		
California Proposition 65 Warning			

B3-B4

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 7015 Repose Gray
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 9163 Tin Lizzie
Windows	Jones	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Railings	Trex	Enhanced Composite Railing	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 9163 Tin Lizzie

894 NORTH CAMBER DRIVE
SAN JOSE, CA 95128
(415) 798-9000

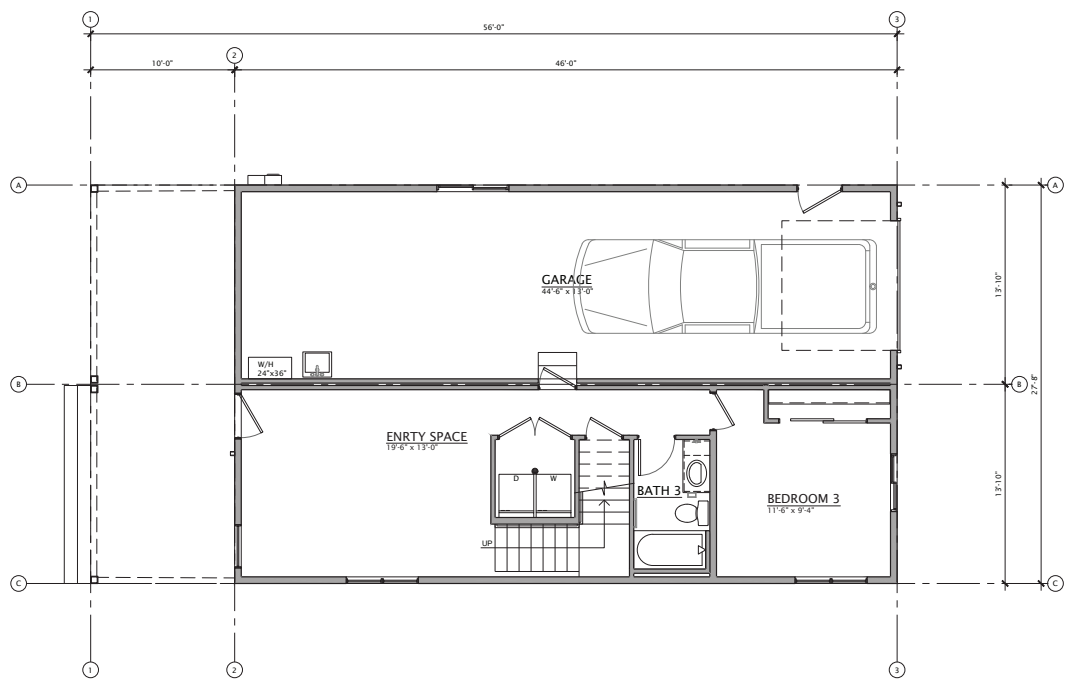
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HAILEY - C1 SAN CONEJO MODEL

DATES

NO.	DATE	DESCRIPTION

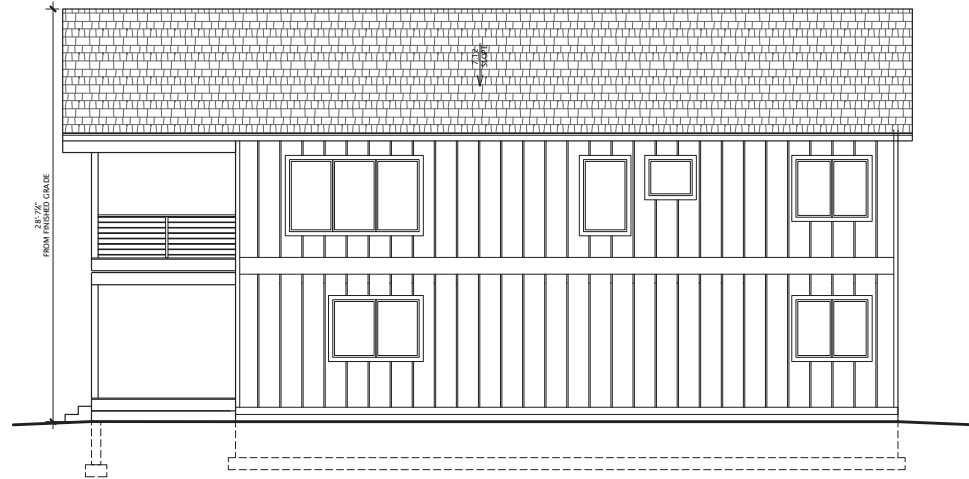
**PRELIMINARY
NOT FOR
CONSTRUCTION**





1 FRONT ELEVATION

A3.0 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION

A3.0 SCALE: 1/4" = 1'-0"

991 NORTH CAMPBELL DRIVE
SPAINIA, IDAHO 83450
(861) 798-9000

1111 GARDEN BLVD., SUITE 200, CHICAGO, IL 60642
TEL: 312.329.1000 FAX: 312.329.1001
WWW.HOMESOURCE.COM

HAILEY - C1
SAN CONEJO MODEL
QUIGLEY FARMS
BLOCK 2 LOT 8
HAILEY, IDAHO

DATES

PRELIMINARY
NOT FOR
CONSTRUCTION

A3.0

Q Zoom



Shown in **Matte Black** finish

LED Black Outside Wall Light Square Cylinder 3000K

By: [Design Classics Lighting](#)

Price: **\$74.31**

QTY:

Finish: **Matte Black**

Availability: **IN STOCK & IN OUR WAREHOUSE**
Ships in 3 Business Day

[Add Item to Cart](#)

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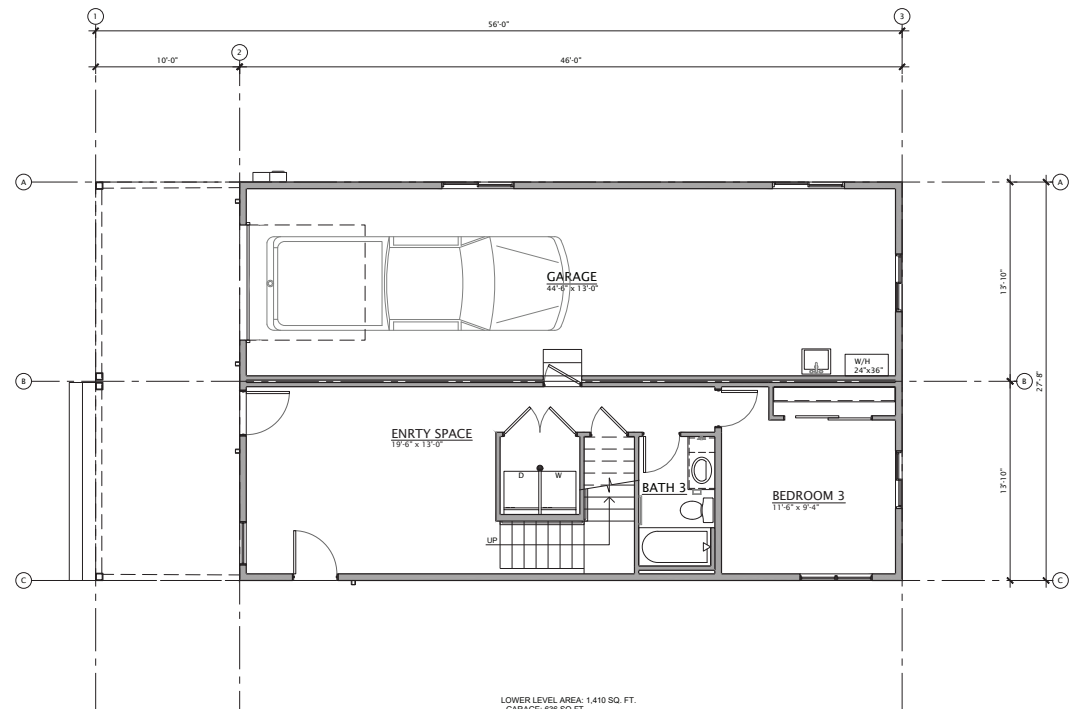
Product #: 656766
Model #: 1773-0759383 LED 3000K
Dimensions: 4.5" W x 5.42" H
Bulb Type: LED
Total Wattage: 7 Watts
Voltage Type: Line Voltage
[View Specifications](#)
[View Description](#)
[View Collection](#)
[About Manufacturer](#)
[Write A Review](#)

Specifications	Description	The Endnotes	Manufacturer
Product Specifications			
The following are standard specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available 24/7 between 7am and 6pm PST. Please call 1-800-489-7300 for any information that is not listed on our website.			
Product Number:	656766	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Stop:	Yes
Model Number:	1773-0759383 LED 3000K	EnergyStar Compliant:	No
Collection:	Jedi and Jai	Shade Material:	Heat Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Regular
Total Wattage:	7w	Certification Agency:	ETL
Voltage Type:	Line Voltage	Recyclable Components:	4.5
Average Rated Life:	25,000 hrs	Wet Location:	Yes
Demovise:	With Standard Downer	Damp Location:	Yes
Height:	5.42 in.	Harsh Ambient Corrosion:	No
Width:	4.5 in.	Weight:	1.8 lbs
Depth:	3.50 in.	Max. Temperature:	1000
Weight:	4.5	Lumen:	100
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	H85 S8	Made In America:	No
Base Type:	Tuck Lock (E10)	Dark To Dawn:	No
Number of Bulbs:	1	Moisture Sensor:	No
Bulb Included:	No	Time On:	No
Beam Spread:	Fixed		
California Proposition 65 Warning			

C1

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 7048 Urbane Bronze
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 7047 Porpoise
Windows	Jones	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Railings	Trex	Enhanced Composite Railing	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 7048 Urbane Bronze

OCCUPANCY: R3
CONSTRUCTION: 5B



LOWER LEVEL AREA: 1,410 SQ. FT.
- GARAGE: 636 SQ. FT.
- LIVABLE AREA: 638 SQ. FT.
- COVERED DECK: 138 SQ. FT.

1 LOWER LEVEL FLOOR PLAN
A2.0 | SCALE: 1/4" = 1'-0"

99 NORTH CAMDEN DRIVE
SPAINIA, IDAHO 83450
(861) 798-9000

1011 CHURCH BLVD., SUITE 200, HAILEY, IDAHO 83422

HAILEY - C2
SAN CONEJO MODEL

QUIGLEY FARMS
BLOCK 2 LOT 8
HAILEY, IDAHO

DATE

LOWER LEVEL
FLOOR PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION
A2.0

Q Zoom



Shown in **Matte Black** finish

LED Black Outside Wall Light Square Cylinder 3000K

By: [Design Classics Lighting](#)

Price: **\$74.31**
 QTY:
 Finish: **Matte Black**
 Availability: **IN STOCK & IN OUR WAREHOUSE**
 Ships in 3 Business Day

[Add Item to Cart](#)

ACCUTRACKER

[Design Board](#) [Email](#) [Print Specs](#)

Product #: 656766
 Model #: 1773-0759383 LED 3000K
 Dimensions: 4.5" W x 5.62" H
 Bulb Type: LED
 Total Wattage: 7 Watts
 Voltage Type: Line Voltage
[View Specifications](#)
[View Description](#)
[View Collection](#)
[About Manufacturer](#)
[Write A Review](#)

Specifications	Description	The Endnotes	Manufacturer
Product Specifications			
The following are standard specifications about the LED Black Outside Wall Light Square Cylinder 3000K. Our customer service team is available 24/7 between 7am and 6pm PST. Please call 1-800-487-7303 for any information that is not listed on our website.			
Product Number:	656766	Beam Spread Degree:	40
Manufacturer:	Design Classics Lighting	Dark Stop:	Yes
Model Number:	1773-0759383 LED 3000K	Energy Star Compliant:	No
Collection:	Jedi and Jai	Shade Material:	Heat-Glass
Manufacturer Finish:	Matte Black	Material:	Aluminum, Glass
Manufacturer Shade Color:	Matte Black	Shipping:	UPS Regular
Total Wattage:	7w	Certification Agencies:	ETL
Voltage Type:	Line Voltage	Maximum Dimensions:	4.5
Average Feet/Life:	25,000 hrs	Wet Location:	Yes
Dimmable:	With Standard Dimmer	Damp Location:	Yes
Height:	5.62 in.	Hardwired/Control:	No
Width:	4.5 in.	Weight:	1.8 lbs
Depth:	3.50 in.	Warm Temperature:	1000
Weight:	4.5	Lumen:	100
Bulb Type:	LED	Color Rendering Index:	80
Bulb Shape:	M8 S8	Made In America:	No
Base Type:	Tuck Lock (E17)	Dark To Dawn:	No
Number of Bulbs:	1	Motion Sensor:	No
Bulb Included:	No	Time On:	No
Beam Spread:	Fixed		

California Proposition 65 Warning

C2

Exterior Materials			
Material	Manufacturer	Model	Finish Color
Roofing	IKO	Cambridge Architectural	Weatherwood
Fascia/Trim	MiraTEC	Treaded Exterior Composite Trim	SW7075 Web Gray
Siding #1	Hardie	Panel Select Cedarmill	SW 7015 Repose Gray
Siding #2	Hardie	8-1/4" Select Cedarmill Lap	SW 7004 Snowbound
Windows	Jones	6000 Series Low-E Double Glazed	Black
Garage Door	Overhead Door	1500 - Galvanized Steel Door	Black
Railings	Trex	Enhanced Composite Railing	Black
Decking	Trex	Select Grooved	Pebble Grey
Doors	Therma-Tru	Smooth Star Fiberglass 2 Panel	SW 7015 Repose Gray



PLANT LEGEND

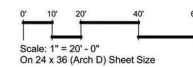
symbol	quan	description	planted size
	10	Street Tree - Class II (Per Street Tree List) Norway Spruce - <i>Abies nordmanniana</i>	2" Cal.
	7	Deciduous Trees Thornless Honeylocust - <i>Gleditsia triacanthos</i>	3" Cal.
	3	Medium Sized Deciduous Trees Cottonwood - <i>Populus alba</i>	2" Cal.
	3	Evergreen Trees Black Hills Spruce - <i>Picea pungens</i>	10' Height or 2" Cal.
	16	Small Evergreen Trees Rocky Mountain Juniper - <i>Juniperus scopulorum</i> White Weeping Spruce - <i>Picea glauca 'Pendula'</i> Brittlecone Pine - <i>Pinus contorta</i>	6' Height or 1-1/2" Cal.
	23	Shrub Massing Felling Cotoneaster - <i>Cotoneaster scidus</i> Diablo Minibark - <i>Physocarpus opulifolius 'Diablo'</i> Snowmound Spirea - <i>Spiraea alpinicola 'Snowmound'</i> Tor Birchleaf Spirea - <i>Spiraea betulifolia 'Tor'</i> Common Snowberry - <i>Gymnadiocarpus albus</i>	5 Gal.
	192	Ornamental Grasses & Perennials Reed Grass - <i>Calamagrostis x A. 'Karl Foerster'</i> Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i> Black Eye Susan - <i>Rudbeckia hirta</i> Lavender - <i>Lavandula</i> Salvia - <i>Salvia divinatorum</i>	1 Gal.
		Bark / Mulch	3" Thick
		Decorative Rock	3" Thick
		Maintained Grass Fescue Blend	Sod
		Low Maintenance Grass Scottish Links Blend	Hydroseed

LEGEND

	Parcel Line (Per Site Plan)
	New Wood Screen Fence
	New Walkway
	Asphalt Driveway

SNOW STORAGE

Driveways:	7,375 sq.ft.
Walks From Driveways:	300 sq.ft.
	7,675 sq.ft.
Snow Storage Areas:	3,250 sq.ft.
	42% Provided Snow Storage



NS
CONSULTING, PLLC

landscape architecture & drone mapping
Nathan Schutte, ASLA
P: 208.320.2911
E: nathanwschutte@gmail.com



The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT
QUIGLEY FARMS
BLOCK 2 LOT 8
City of Hailey, Blaine County, Idaho

DOCUMENT DATE
February 18, 2026

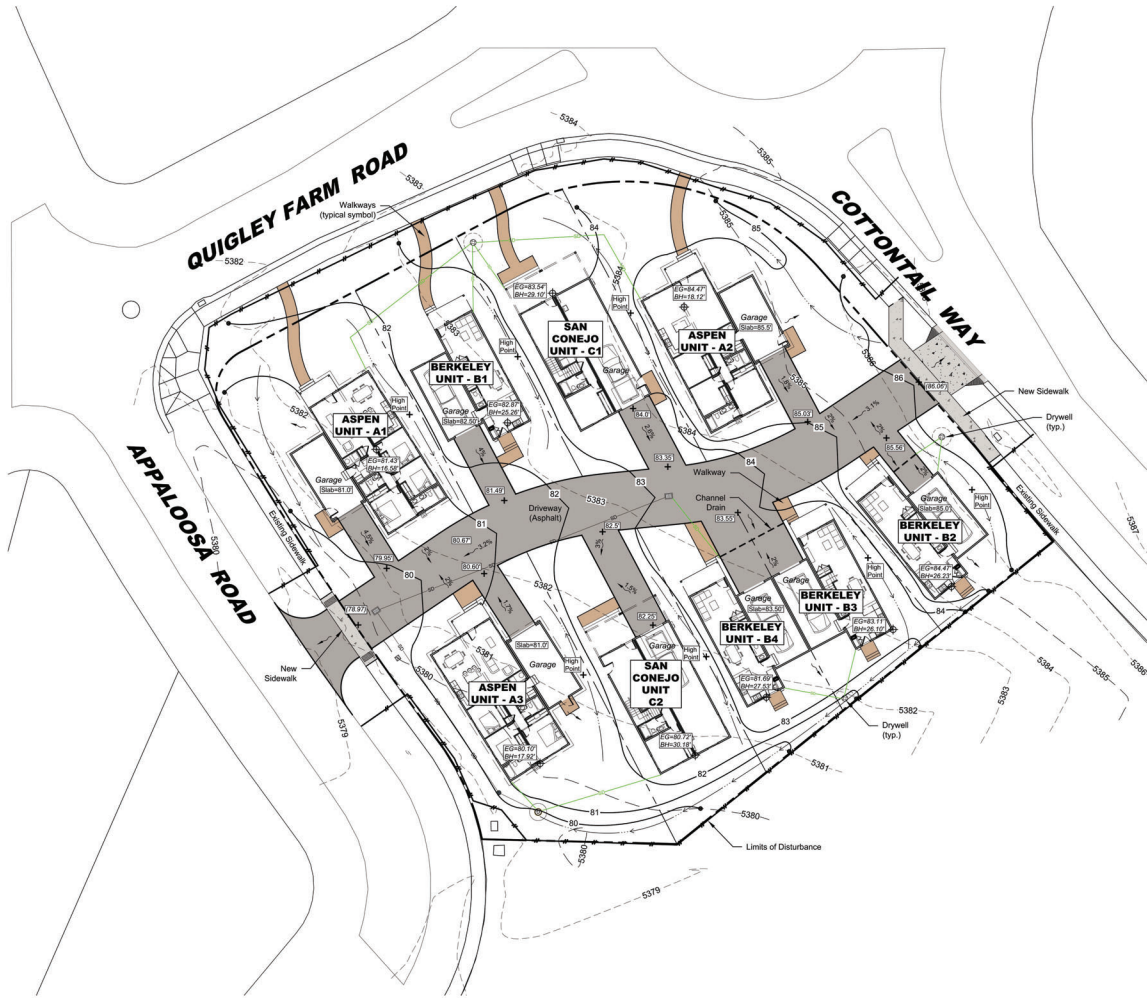
DRAWN BY
Nathan Schutte

REVISION
No. Date Remark
Revision 03/03/26

DESIGN REVIEW
LANDSCAPE
PLAN

L1





GRADING LEGEND

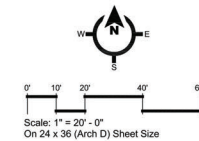
	Approximate Property Line (Per Survey)
	Existing 1' Contour (Per Survey)
	Proposed 1' Contour (0.95 Acres Of Disturbance)
	Proposed Drainage Swale
	Proposed Drainage (Slope Percentage And Direction)
	Proposed Spot Elevation
	Proposed Drywell (24" x 8')
	Proposed Channel Drain (Connected To Drywell)
	Drain Line
	New Walkway
	Asphalt Driveway

GRADING NOTES

- Landscape architect shall review grading on site prior to completion.
- Existing topsoil shall be retained with vegetation and stockpiled for use in reestablishing revegetated areas.
- The site is under 1 acre of disturbance so a SWPPP Plan is not required. The project will utilize erosion control Best Management Practices (BMP) as needed.

GRADING ABBREVIATIONS

SLAB	SHOP SLAB ELEVATION
RIM	RIM ELEVATION
FG	FINISHED GRADE
HP	HIGH POINT
EG	EXISTING RECORD GRADE
BH	MAXIMUM BUILDING HEIGHT FROM RECORD GRADE



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PROJECT
QUIGLEY FARMS
BLOCK 2 LOT 8
City of Hailey, Blaine County, Idaho

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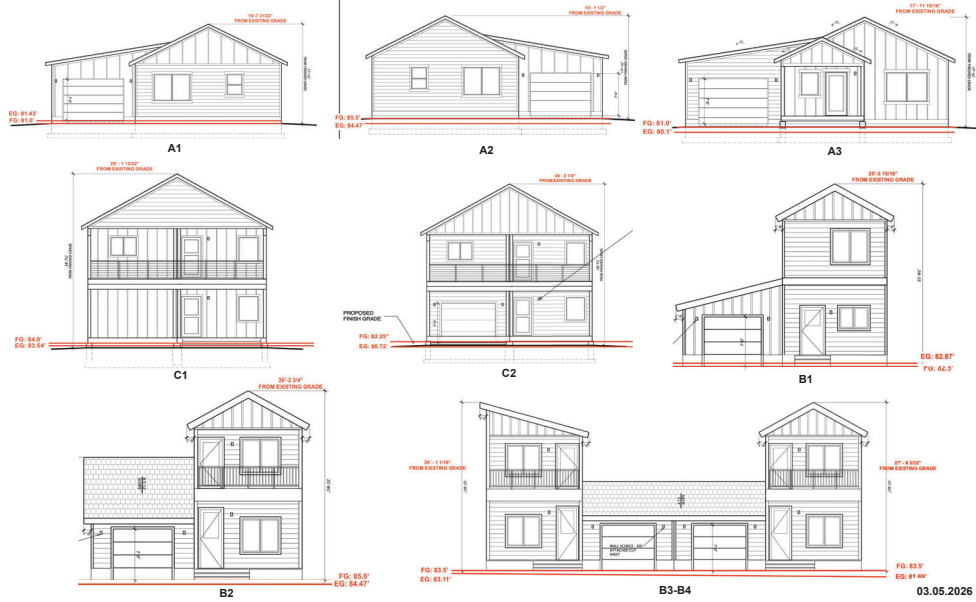
DRAWN BY
Nathan Schutte

REVISION
No. Date Remark
Revision 03/06/26

DESIGN REVIEW
LANDSCAPE
GRADING &
DRAINAGE PLAN

L2

BUILDING HEIGHT EXHIBIT - RECORD GRADE



03.05.2026

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of March 16, 2026

To: Hailey Planning & Zoning Commission
From: Emily Brooks, City Planner/Resilience Planner

Overview: Consideration of a Preliminary Plat Application submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District.

Hearing: March 16, 2026

Applicant: SLWRF, LLC
Location: Quigley Farm Subdivision, Lot 8, Block 2
Size & Zoning: 0.96 acres (41,756 square feet); General Residential (GR)

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on February 25, 2026. No public comments were received during the commenting period.

Application: The Quigley Farms Subdivision Large Block Plat for Blocks 1-17 received Final Plat approval in June 2018. Phase I consisted of the Preliminary Plat for Blocks 1, 2, 3, 4, 10, 11 and 15, which included 36 lots comprising of 41 residential units (including eight community housing units), and commercial space. This approval included the provision that individual blocks may be approved for Preliminary and Final Plats, so long as each block supply separate infrastructure to stand on its own. The Block 2 Final Plat received approval from the Hailey City Council on November 9, 2020, and final infrastructure improvements were complete in July 2025.

Now, the Applicant has approached the City of Hailey with a joint application for both Design Review and Preliminary Plat, specifically proposing a nine (9) unit detached townhome subdivision on Lot 8 of Block 2 of the Quigley Farms Subdivision. The housing units created by the proposed subdivision will benefit St. Lukes Healthcare employees through the St. Lukes Wood River Foundation. While the original approved plat for Quigley Farms, Block 2 called for "...up to ten (10) residential units, to include two (2) community housing units" on Lot 8, the Applicant submitted a request for a plat note correction in 2025, removing the community housing clause from Note 6 on the plat for Quigley Farm Block 2, Lots 1-8. According to the submitted affidavit (Instr. No. 712174) capturing this request for change, Note 6 is amended to read:

"6. Lot 8 may include up to ten (10) residential units, ~~to include two (2) community housing units~~". . . The two (2) community housing units originally planned for Lot 8 will be dedicated elsewhere in Quigley Farms subdivision as replatting continues to occur. This affidavit and lot designation adjustment was not reflected on the submitted Preliminary Plat Map; however, Staff have placed a Condition of Approval on

this proposed Preliminary Plat Application for Appaloosa Townhomes: Prior to Final Plat submittal, Plat Note 5 shall be amended to remove reference to the originally proposed community housing units and refer instead to the ten (10) units now allocated to Lot 8, per Instrument No. 712174. The submitted preliminary plat map shows nine (9) sublots, ranging in size from 2,645 square feet to 6,103 square feet. The parking access lane has been shown as “Parcel A”, separately platted area of 4,337 square feet.

A ten foot (10’) wide public snow storage easement and a five foot (5’) wide public utility easement extend around the full property’s perimeter. An additional five-foot (5’) wide snow storage and public utility easement has been placed around the perimeter of Parcel A as well. Plat note #11 indicates a party wall agreement for sublots 7 and 8, which will be recorded with Blaine County as well (garage areas of townhouse units on sublots 7 and 8 are the only attached elements of the proposed subdivision). Public right-of-way infrastructure such as sidewalks, pedestrian crossings, and grading and drainage features have already been installed for Block 2. The Applicant is proposing to install remaining right-of-way landscaping and street trees.

Procedural History: The Applicant submitted concurrent applications for both Design Review and Preliminary Plat on February 18, 2026. The Applications were certified complete on March 2, 2026. A Public Hearing with the Hailey Planning and Zoning Commission for both applications will be held on March 16, 2026 in the Hailey City Hall Council Chambers and virtually via Microsoft Teams

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and 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>The Wastewater Division Manager has requested that the sewer service line for sublots 5 and 6 shift closer to the middle of the subplot. At the connection of these sewer service lines to the existing mainline, a manhole shall be installed for access and cleaning purposes.</i> <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> <i>These have been made Conditions of Approval.</i>	
			Building: <i>No comments</i>	

				Streets: <i>No comments</i>
				City Arborist: <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			<i>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i>
16.04.020: Streets:				
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"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			<i>Staff Comments</i>	<i>The project will connect to Appaloosa Road, Quigley Farm Road, and Cottontail Way. These streets are public streets, and all are 60-70 feet in width. These streets are adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. The proposed streets were contemplated in the Large Block Plat approval for the Quigley Farms Subdivision with careful attention to safe and efficient access from and to adjacent developments and properties, and for further integration within the existing street pattern.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			<i>Staff Comments</i>	<i>N/A, as no cul-de-sac or dead-end streets are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			<i>Staff Comments</i>	<i>Access to the sublots can be achieved from a 20'-wide parking access lane, of which will connect to Appaloosa Road and Cottontail Way. Pedestrian access to sublots 1-4 may be achieved via proposed walkways connecting to Quigley Farm Road. No additional access points are required nor requested by Staff at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part

				<p>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>	<i>All streets located near/around Appaloosa Townhomes intersect via an existing roundabout. Additionally, existing streets are separated by the recommended distances, and other nearby traffic calming measures include pedestrian islands and meandering road sections.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	<i>All surrounding streets exist and have been designed and reviewed to adhere to this standard. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.</p>
			<i>Staff Comments</i>	<i>No new streets are proposed.</i>
<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>
			<i>Staff Comments</i>	<i>The only newly proposed roadway feature is the interior parking access lane, which is twenty feet (20') in width. Hailey Public Works Director, Streets Division Manager, and the Hailey Fire Marshall have reviewed the proposed design and do not request any changes.</i>
<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 there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p>
			<i>Staff Comments</i>	<i>The proposed grade of the interior parking access lane does not exceed 6%.</i>
<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>
			<i>Staff Comments</i>	<i>The sidewalk and right-of-way drainage improvements were constructed in Phase I of the Quigley Farms Subdivision. The Applicant is proposing four (4) landscape drywells across the project site, as well as two on-site (2) catch basins. While three (3) catch basins in the public right-of-way are labeled as</i>

				<p><i>“Proposed” on submitted civil plans, analysis of GIS aerial imagery shows these public catch basins as already installed. Trench drains across driveway areas of sublots 7-9 are also proposed.</i></p> <p><i>The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	<p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p> <p><i>Staff Comments</i> N/A. No new street or traffic control signs are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	<p>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.</p> <p><i>Staff Comments</i> N/A. No new public streets or alleys are proposed.</p>
			L.	<p>Private Streets:</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	<p>Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner’s association.</p> <p><i>Staff Comments</i> N/A, as no private streets are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	<p>Private streets, wherever possible, shall provide interconnection with other public streets and private streets.</p> <p><i>Staff Comments</i> N/A, as no private streets are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	<p>The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.</p> <p><i>Staff Comments</i> N/A, as no private street are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	<p>Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.</p> <p><i>Staff Comments</i> N/A, as no private street are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	<p>Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.</p> <p><i>Staff Comments</i> N/A, as no private streets are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	<p>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</p>

				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>N/A, as no private streets are proposed.</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>Sublots 7 and 8 will share a driveway area in a physical sense, although the preliminary plat designates a property line as bisecting the shared driveway area. All other sublots are proposed to have their own driveway with direct connection to the commonly-shared – but separately platted – parking access lane (Parcel A).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths: a) Accessing one residential unit: twenty feet (20') b) Accessing two residential units: thirty feet (30') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>Driveways accessing units on sublots 1-4,5,6, and 9 have widths ranging from ten (10) to eighteen (18) feet. The driveway accessing units on sublots 7 and 8 is proposed at twenty-seven (27) feet in width. The required fire lane width of the driveway is not obstructed by any means.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.
			<i>Staff Comments</i>	<i>N/A. No driveways longer than 150 feet are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
			<i>Staff Comments</i>	<i>The driveway area accessing sublots 7 and 8 is platted as providing distinct property boundaries respective to each subplot, although there is no physical separation over the area. The Applicant may wish to confirm if the party wall agreement referenced in proposed Plat note #11 will address the maintenance of the driveway as well.</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>Please refer to Section 16.04.020(M)4 for further details.</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 should be compatible with existing and planned residential units.</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>The proposed parking access lane complies will all regulations set forth in the IFC and other applicable codes and ordinances.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
			<i>Staff Comments</i>	<i>N/A</i>

16.04.030: Sidewalks and Drainage Improvements

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.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>Public right-of-way infrastructure such as sidewalks, pedestrian crossings, and grading and drainage features have already been installed for Block 2. The Applicant is proposing to install remaining right-of-way landscaping and street trees around the proposed subdivision of Lot 8, Block 2.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</i>
<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.
			<i>Staff Comments</i>	<i>N/A</i>

16.04.040: Alleys and Easements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			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.
			<i>Staff Comments</i>	<i>N/A, as no alleys are proposed.</i>
			A. 2.	The minimum width of an alley shall be twenty-six (26') feet.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staff Comments	<i>N/A, as no alleys are proposed.</i>
<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	<i>N/A, as no alleys are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			Staff Comments	<i>N/A, as no alleys are proposed. All infrastructure will be installed in the five foot (5') wide platted public utility easement.</i>
<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	<i>N/A, as no alleys are proposed and this project is within a residential area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	<i>N/A, as no alleys are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	<i>The Applicant is proposing a five-foot (5') utility easement at the front and rear of each subplot and around the entirety of larger parcel that is proposed for subdivision. The Applicant may wish to describe the adequacy of the proposed utility easement, as it relates to size and access.</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.
			Staff Comments	<i>Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat:</i> <ol style="list-style-type: none"> 1. A 10'-wide public snow storage easement around Lot 8's perimeter 2. A 5'-wide public utility easement around both Lot 8's perimeter, as well as around the interior parking access lane and adjacent to each subplot.
<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

				<p>or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			<i>Staff Comments</i>	<i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<i>Staff Comments</i>	<p><i>Snow storage easements have been delineated on the Plat Plans. 7,675 square feet of snow removal area exists on site. Required snow storage is 1,919 square feet, and 3,250 square feet is provided.</i></p> <p><i>Snow storage dimensions are not provided within the landscaping plan. The snow storage areas are of varying sizes, some of which appear to possibly be less than 10 feet in width/length.</i></p> <p><i>The Commission may wish to confirm snow storage dimensions with the Applicant and request any necessary clarification and/or adjustments.</i></p>

16.04.050: Blocks

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	<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>	<i>N/A. No new blocks are proposed.</i>

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>
<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>	<i>The proposed lots meet the minimum size required for townhouse sublots and are not more than double the minimum size required.</i>
<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</p>

				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).
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>The parking access lane is proposed to be platted as “Parcel A” and will remain unbuildable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>The proposed townhouse development has frontages on Appaloosa Road, Cottontail Way, and Quigley Farms Road.</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) Zoning District.</i>

16.04.070: Orderly Development

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A. No phasing is proposed or required for this townhouse subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A. See Section 16.04.070(A) for details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the

				<p>Developer provides for the mitigation of 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.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. <i>N/A</i> b) Provision of other off-site improvements. <i>Several off-site improvements have and will be made in conjunction with the larger Quigley Farms Large Block Plat, which include, but are not limited to: vehicular/bike lane improvements and Toe of the Hill Trail Connections.</i> c) Dedications and/or public improvements on property frontages. <i>N/A</i> d) Dedication or provision of parks or green space. <i>Please refer to Section 16.04.110 for further details.</i> e) Provision of public service facilities. <i>All public utilities and services proposed will be developed as part of the subdivision.</i> f) Construction of flood control canals or devices. <i>The construction and/or incorporation of the parking access lane and drywells are anticipated to improve drainage conditions onsite.</i> g) Provisions for ongoing maintenance. <i>A plan for ongoing maintenance was addressed in the Annexation Agreement and associated documents.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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> <ul 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, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>These issues have been covered in the full development of the project through the Annexation Agreement, as well as Large Block Plat.</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	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A, as it appears no perimeter walls, gates or landscape berms are proposed within Block 2, Lot 8.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>No floodplain exists and the parcel is currently vacant.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: <ul style="list-style-type: none"> 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>	<i>Preliminary grading was developed for the proposed streets within the larger Quigley Farms subdivision.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			<i>Staff Comments</i>	<i>The grading has been developed for the proposed streets within the larger Quigley Farms subdivision. Grading for dwelling units shall meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			<i>Staff Comments</i>	<i>N/A, as none exist within Lot 8, Block 2.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and

				established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			<i>Staff Comments</i>	<i>Erosion control and re-vegetation shall be included in final design.</i>
<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. 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). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. 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. 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.
			<i>Staff Comments</i>	<i>Grading and drainage have been reviewed by the City Engineer, and no further changes are requested.</i>
<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>	<i>The Applicant has proposed necessary improvements for containing runoff. See Section 16.04.020(I) for details.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</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 17.04N, of the Hailey Municipal Code.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is not located within the Hillside Overlay District.</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>	<i>Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.).</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: $.0277 \times 176 = 4.8752$ acres</p> <p><i>The above calculation was discussed at length during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Park Space was conveyed during this process and the Hailey City Council found that the amount of permanent open space protected by the project greatly exceeds</i></p>

				<i>the required amount. Furthermore, Lot 8, Block 2 is within the Large Block Plat of the Quigley Farm Subdivision, and as an individual plat, is not required to provide separate park space.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			<i>Staff Comments</i>	<i>N/A, as the proposed subdivision is located in the General Residential (GR) Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			<i>Staff Comments</i>	<i>Pathways were also conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Numerous other open space parcels and pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Lot 8 Block 2 specifically was not required to provide additional pathways.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly: <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, as these issues were covered in the full development of the project through the Annexation Agreement, as well as within the Large Block Plat. This does not apply specifically to the subject parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<i>The Parks and Lands Board reviewed the full project in September 2016 and again in December 2017. In September 2016, the Parks and Lands Board</i>

			<p>reviewed the plan to develop Quigley Farm. The discussion included the relocation of ball fields and the addition of sports fields. It also included future cross-country skiing trails, biking trails and connections to the existing Toe of the Hill Trail. The addition of paved bike paths, parking, a pavilion and restroom, mountain bike and hand-cycling trails and other connections to existing trails were also discussed.</p> <p>At the December 2017 meeting, the Parks and Lands Board unanimously voted to approve Quigley Farm Subdivisions open space dedication as proposed, with the following conditions:</p> <ol style="list-style-type: none"> 1) A bike path be added between Quigley Road and Fox Acres Road, east of the dedicated parcel to BCSD; 2) A public process to take place to determine the future of the berms on the west side of the parcel dedicated to the BCSD; and 3) Wayfinding and dog pot station to be added at the end of Antler Drive where the bike path begins. <p>These conditions were covered in the full development of the project through the Large Block Plat. They are a work in progress and will see completion through the ongoing development of Quigley Farm Subdivision.</p>	
			D.	Minimum Requirements:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			<i>Staff Comments</i>	<i>No private green space specifically for Lot 8, Block 2 is being proposed at this time. Numerous open space parcels have been delineated on the Large Block Plat, which is protected from redevelopment, and will be managed by the Homeowner's Association.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			<i>Staff Comments</i>	<i>N/A, as no neighborhood park is proposed within Lot 8, Block 2 at this time. Open space dedications to the BCRD (Block 10) and BCSD (Block 1) were conveyed at the time of the Large Block Preliminary Plat. The block, if fully developed, will satisfy this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
			<i>Staff Comments</i>	<i>N/A, as no mini park is proposed within Lot 8, Block 2 at this time.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			<i>Staff Comments</i>	<i>N/A, as no park/cultural space is proposed within Lot 8, Block 2 at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			<i>Staff Comments</i>	<i>Pathways were conveyed during the Preliminary Plat process of the Quigley Farm Subdivision Large Block Plat. Other pathways have been delineated on the Large Block Plat, creating the feel of a pedestrian-oriented development. Pathways have also been set aside for certain areas within the Quigley Farm Subdivision (i.e., extension of the Toe-of-the-Hill Trail, asphalt pathway to Quigley Road from Fox Acres, multiuse pathways planned in collaboration with BCRD, etc.); however, Lot 8, Block 2 specifically was not required to provide additional pathways.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	<i>No gates or restricted access are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of 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.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.

			Staff Comments	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			Staff Comments	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	<i>Please refer to Section 16.040.110.D for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			Staff Comments	<i>Please refer to Section 16.040.110.A for further details.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			Staff Comments	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			Staff Comments	<i>Please refer to Section 16.04.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			Staff Comments	<i>Please refer to Section 16.04.110 for further details.</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.
			Staff Comments	<i>Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.</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.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	<i>N/A</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	N/A

16.05: Improvements Required:

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"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>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>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>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>	<i>All public infrastructure shall meet City specifications. No streetlights are proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Utility stubouts exist on the site, eliminating the need for street cuts. If for any reason street cuts are deemed necessary as construction proceeds, any and all street cuts shall be per this standard and approved by the Streets Division prior to construction.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>No new streets are proposed.</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 shown and/or proposed.</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 at this time and will be further reviewed by Staff at final design. As part of the Annexation, Services and Development Agreement for Quigley Farm, the design of a Small Diameter Collection System, utilizing a STEP/STEG (septic tank effluent pumping/septic tank gravity tanks), or local system, is underway. The Idaho Department of Environmental Quality (IDEQ) has approved the overall system concept, as well as the collection/distribution system in detail. The Council approved a Wastewater Discharge Agreement on October 14, 2025. This Agreement accounts for the details associated with sewer connections/collections/discharge/maintenance/expense, and more.</i>

16.05.040: Water Connections			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A.</p> <p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p> <p><i>Staff Comments</i></p> <p>Water connections are shown at this time and will be further reviewed by Staff at final design. Water connection compliance, per code, per IDEQ, and per the Annexation Agreement, shall be met as development occurs.</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> <p><i>Staff Comments</i></p> <p>N/A, as this project is not within the Townsite Overlay (TO) District.</p>
16.05.050: Drainage			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.05.050</p> <p>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)</p> <p><i>Staff Comments</i></p> <p>This matter has been previously addressed. See Section 16.04.020(I) for details.</p>
16.05.060: Utilities			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.05.060</p> <p>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.</p> <p><i>Staff Comments</i></p> <p>Utilities will be constructed and installed underground. Additional utility company comment, and engineering details will be required at final design.</p>
16.05.070: Parks, Green Space			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.05.070</p> <p>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.</p> <p><i>Staff Comments</i></p> <p>Please refer to Section 16.04.110 for further detail.</p>
16.05.080: Installation to Specifications; Inspections			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.05.080</p> <p>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.</p> <p><i>Staff Comments</i></p> <p>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</p>

				<p>compliance with the Hailey Municipal Code. This has been made a Condition of Approval.</p> <p>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</p>
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16.05.090: Completion; Inspections; Acceptance

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p>
			Staff Comments	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p>
			Staff Comments	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>

16.05.100: As Built Plans and Specifications

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	<p>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)</p>
			Staff Comments	<i>As built drawings will be required. This standard will be met.</i>

16.08: Townhouses:

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"/>	16.08.010	<p>Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)</p>
			Staff Comments	<i>The Applicant has referenced a party wall agreement and homeowner’s association with proposed plat notes of the Preliminary Plat. The townhome subdivision’s party wall agreement and documentation establishing a homeowner’s association shall be provided at time of Final Plat submittal This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	<p>Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)</p>

			<i>Staff Comments</i>	<i>All proposed garages are attached to their respective individual townhouse int. Garages are shown within the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. Each townhouse subplot proposes a single-car garage, plus at least one (1) driveway parking space, for a total minimum of two (2) spaces per unit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>All townhouse development will occur in accordance with the IBC, IRC, and IFC. Each townhouse unit is proposed to have its own utilities which do no pass through another building or unit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The proposed townhouse development complies with applicable ordinances, rules, and regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A Cottage townhouse units are not proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use

				of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			<i>Staff Comments</i>	N/A

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

The following are suggested Conditions of Approval for the Preliminary Plat Application for Appaloosa Townhomes (Lot 8, Block 2) of Quigley Farm Subdivision:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- 2) 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.
- 3) 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.
- 4) The townhome subdivision’s party wall agreement and documentation establishing a homeowner’s association shall be provided at time of Final Plat submittal.
- 5) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- 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) Prior to Final Plat submittal, Plat Note 5 shall be amended to remove reference to the originally proposed community housing units and refer instead to the ten (10) units now allocated to Lot 8, per Instrument No. 712174.

Streets and Right-of-Ways:

- 9) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to:
 - i. Drywell and other construction details shall be provided for at final design.
 - ii. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction.

Water and Wastewater:

- 10) 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.

- i. All manholes shall be relocated to be wholly in the road or public access easement, and not near and/or on the edges of the public right-of-ways.
- ii. The sewer service line for sublots 5 and 6 shall shift closer to the middle of the subplot. At the connection of these sewer service lines to the existing mainline, a manhole shall be installed for access and cleaning purposes.
- iii. 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.

Motion Language:

Approval: Motion to recommend the approval of the Preliminary Plat Application submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet, located at 1600 Appaloosa Road and within the General Residential (GR) Zoning District, finding that the application meets all City Standards, and that Conditions (1) through (10) are met.

Denial: Motion to recommend the denial of the Preliminary Plat Application submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet, located at 1600 Appaloosa Road, finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

A PRELIMINARY PLAT SHOWING
APPALOOSA TOWNHOMES
 LOCATED WITHIN T.2N., R.18E., SECTION 10, B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 WHEREIN QUIGLEY FARM SUBDIVISION, BLOCK 2, LOT 8 IS AMENDED
 FEBRUARY 2026

LEGEND

- PROPERTY LINE
- - - ADJOINER'S LOT LINE
- - - EASEMENT, TYPE AND WIDTH AS SHOWN
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- PROPOSED 5' CONTOUR INTERVAL
- PROPOSED 1' CONTOUR INTERVAL
- ASPHALT
- CURB & GUTTER
- CONCRETE SIDEWALK
- SEWER MAIN
- SEWER MAIN (PROPOSED)
- SEWER SERVICE (PROPOSED)
- WATER MAIN
- WATER MAIN (PROPOSED)
- WATER SERVICE
- WATER SERVICE (PROPOSED)
- STORM DRAIN PIPE (PROPOSED)
- JOINT UTILITY TRENCH (PROPOSED)
- FOUND 1-1/2" ALU. CAP (ILLEG.) ON 5/8 REBAR
- FOUND 5/8" REBAR (PLS 13764, UNLESS OTHERWISE SHOWN)
- TO BE SET 5/8" REBAR (PLS 22869)
- WATER METER (PROPOSED)
- WATER VALVE
- SIGN
- GAS MARKER
- CABLE TV RISER
- TELEPHONE RISER
- POWER BOX
- POWER MARKER
- SEWER MANHOLE
- SEWER MANHOLE (PROPOSED)
- CATCH BASIN (PROPOSED)
- DRYWELL (PROPOSED)
- CATCH BASIN
- STORM DRAIN MANHOLE

SURVEY NARRATIVE & NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE EXISTING QUIGLEY FARM, BLOCK 2, LOT 8, INTO 9 TOWNHOUSE SUBLOTS AND A PARKING ACCESS LANE PARCEL AS SHOWN HEREON. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. EXTERIOR LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
2. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID 18) DATUM UTILIZING SMARTNET CORS STATION IDKM.
3. REFERENCES (RECORDS OF BLAINE COUNTY, IDAHO):
 A. PLAT OF QUIGLEY FARM, BLOCK 2, INST. NO. 677228.
 B. THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL PROPERTY: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE ZONES/POTENTIAL FLOOD PLAIN INFORMATION, RIPARIAN, RIVERINE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS, DEED RESTRICTIONS AND EXCEPTIONS CONTAINED WITHIN A CURRENT TITLE POLICY.
5. PER PLAT NOTE 6, INST. NO. 677228, LOT 8 MAY INCLUDE UP TO TEN (10) RESIDENTIAL UNITS, TO INCLUDE TWO (2) COMMUNITY HOUSING UNITS.
6. UNDERGROUND UTILITY LOCATIONS ARE BASED ON SUBDIVISION DESIGN DRAWINGS, ABOVE GROUND APPURTENANCES AND UTILITIES VISIBLE AT THE TIME OF THE SURVEY. UTILITIES SHOULD BE LOCATED PRIOR TO ANY EXCAVATION.
7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
8. REFER TO THE ORIGINAL PLAT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIGLEY FARM SUBDIVISION, BLOCK 2, LOTS 1-8, INST. NO'S 653825 & 653826 FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
9. ZONING: "GR-GENERAL RESIDENTIAL"
10. THE DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS FOR APPALOOSA TOWNHOMES HAVE BEEN RECORDED UNDER INST. NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
11. A PARTY WALL AGREEMENT FOR SUBLOTS 7 & 8 HAS BEEN RECORDED UNDER INST. NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
12. A 5 FOOT WIDE PUBLIC UTILITY AND SNOW STORAGE EASEMENT IS DEDICATED HEREON ADJACENT TO PARCEL A (PARKING LANE) AS SHOWN HEREON.
13. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING & FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, MECHANICAL VAULTS, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER, AND ACROSS THEIR TOWNHOUSE SUBLOTS FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.

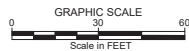
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	41.70	995.00	002°24'05"	S39°50'24"E	41.70
C2	37.97	85.00	025°33'46"	N24°08'56"W	37.66
C3	135.55	1205.00	006°26'43"	N33°36'28"W	135.48
C4	39.17	1205.00	001°51'45"	N35°53'57"W	39.17
C5	10.00	1205.00	000°28'32"	S34°43'49"E	10.00
C6	10.00	1205.00	000°28'32"	S34°15'17"E	10.00
C7	76.38	1205.00	003°37'55"	N32°12'04"W	76.37
C8	25.35	16.00	090°45'47"	N16°38'47"E	22.78
C9	120.65	90.00	076°48'28"	S79°33'24"E	111.82
C10	21.65	90.00	013°46'48"	N68°55'46"E	21.59
C11	99.00	90.00	063°01'40"	S72°40'00"E	94.09
C12	53.85	110.00	028°02'59"	N70°13'35"E	53.32
C13	42.32	110.00	022°02'29"	N67°13'20"E	42.06
C14	11.53	110.00	006°00'29"	N81°14'49"E	11.53
C15	58.75	120.00	028°02'59"	N70°13'35"E	58.16
C16	63.64	130.00	028°02'59"	N70°13'35"E	63.01
C17	31.00	130.00	013°39'40"	N68°21'12"E	30.92
C18	20.57	130.00	009°04'02"	N79°43'03"E	20.55
C19	51.87	105.00	028°18'15"	N70°06'31"E	51.34
C21	21.86	105.00	011°55'35"	N61°55'12"E	21.82
C22	58.81	115.00	028°18'15"	N70°06'31"E	58.23
C23	61.75	125.00	028°18'15"	N70°06'31"E	61.12
C24	40.27	125.00	018°27'30"	N71°31'53"E	40.10
C25	13.84	125.00	006°20'44"	N59°07'46"E	13.84

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, are in force. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

Date: _____

South Central Public Health District, REHS



OWNER/SUBDIVIDER:
 SLWRF I LLC
 PO BOX 7005
 KETCHUM, ID 83340

SURVEYOR:
 MARK W. VAN DUSER
 GALENA-BENCHMARK ENGINEERING
 PO BOX 733
 KETCHUM, ID 83340



APPALOOSA TOWNHOMES

GALENA-BENCHMARK ENGINEERING
 KETCHUM, IDAHO

SHEET 1 OF 1
 Job No. 25248

Return to Agenda

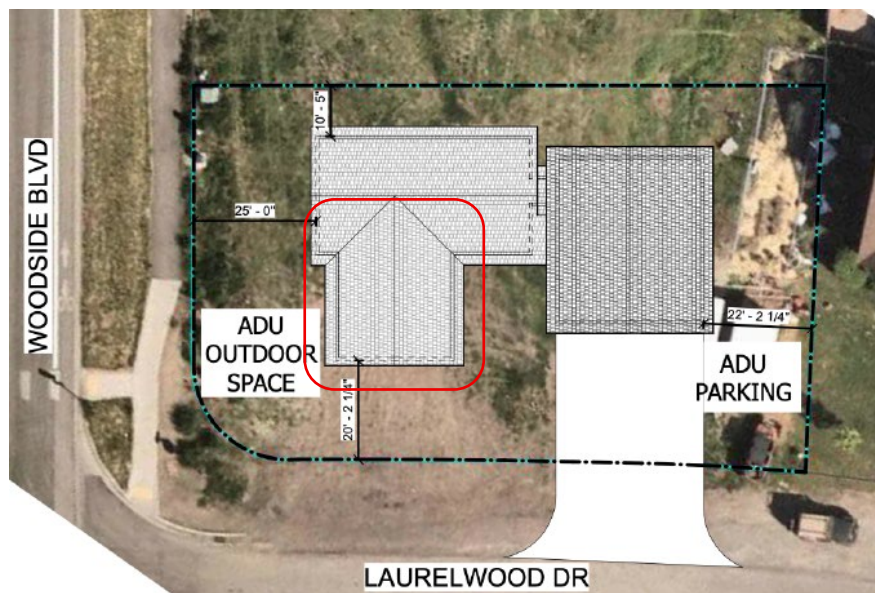
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 16, 2026, the Planning and Zoning Chair and Administrator considered an Accessory Dwelling Unit (ADU) Application by Scott Goitiandia for the conversion of 528 square foot attached ADU within the existing structure. This project is located at 2171 Laurelwood Drive (Lot 3, Block 6, Woodside Subdivision #27), within the General Residential (GR) Zoning District.

FINDINGS OF FACT

Notice: Notice for the ADU Application was mailed to property owners within 300 feet on February 25, 2026. The Public Comment period was open from February 25, 2026, to March 12, 2026. During this time no public comment was received.

Application: The Applicant is proposing to convert a portion of the existing home to a 528 square foot attached ADU, located toward the front of the property. The Applicant intends to use the ADU for long-term occupancy, and reside in the existing primary residence. Access to the proposed ADU will be located off the primary public street, Laurelwood Drive.



Procedural History: The Accessory Dwelling Unit Application was submitted on February 10, 2026, and certified complete on February 20, 2026.

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

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

Type of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential of 3 or more units			X
All zones other than Townsite Overlay District: Accessory Dwelling Units	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures (including Accessory Dwelling Units)			X

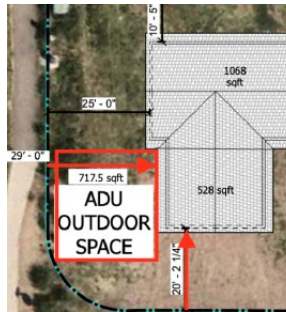
The proposed Application is to convert a portion of an existing structure into an attached ADU, to be located at 2171 Laurelwood Drive (Lot 3, Block 6, Woodside Subdivision #27 within the General Residential (GR) Zoning District.

General Requirements for Accessory Dwelling Units				
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"/>	17.08D.020	Applicability. A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	General Provisions. A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			<i>Staff Comments</i>	<p>The 528 square foot attached, single story ADU is proposed to be converted into the existing structure onsite. The existing asphalt driveway will service both the primary residence, as well as the ADU. Parking for the primary residence and the ADU are provided via the driveway located off Laurelwood Drive.</p> <p>Regarding setbacks, this parcel is located within the General Residential (GR) Zoning District. In said district, the required minimum setbacks are as follows:</p> <ul style="list-style-type: none"> - Front: 20' - Sides: 8' is the base setback plus an additional one (1) foot of setback for every two (2) feet of building height that exceeds 20' in height (building height based on ADU). In addition, the side yard setback along the street of a normal corner lot (not reverse corner lot) shall be not less than two-thirds ($\frac{2}{3}$) the front yard setback requirement. - Rear: 10'. - Building Height: 35' - Lot Coverage: 40%

			<p><i>The proposed setbacks for the ADU are as follows:</i></p> <ul style="list-style-type: none"> - Front: 20'.2; Side (N): 25' Side (S): 22.2'; Rear: 10.5' - Height: 14.9" - Lot Coverage: 16% <p><i>The proposed ADU is a reflection of other ADU building types in Hailey, where an attached ADU unit creates a secondary dwelling with onsite parking. The ADU is positioned towards the front of the lot and appears subordinate in scale and size to the primary dwelling building portion. Additionally, all bulk requirements with respect to setbacks, lot coverage, building height, and density comply with Hailey's Municipal Code.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Only one (1) Accessory Dwelling Unit is permitted on a lot.</p>
			<p><i>Staff Comments</i> <i>Only one (1) ADU is proposed onsite.</i> <i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.</p>
			<p><i>Staff Comments</i> <i>The proposed ADU is in conjunction with an existing single-family residence, and both are located within the General Residential (GR) Zone District.</i> <i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</p>
			<p><i>Staff Comments</i> <i>The proposed ADU is not located within the Special Flood Hazard Area, this standard does not apply. Based on the above, the Chair and Administrator found that this standard is not applicable.</i></p>

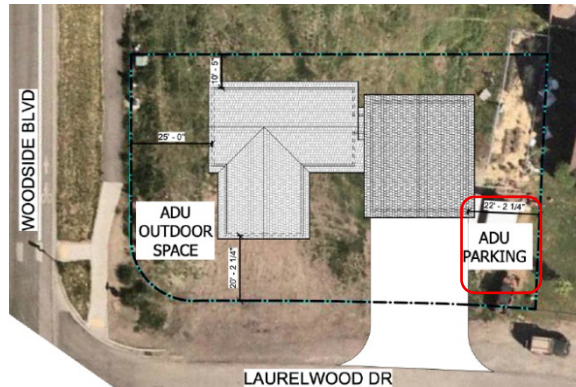
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08D.040: Registration of Accessory Dwelling Units Required</p>	<p>A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</p>												
			<p><i>Staff Comments</i></p>	<p><i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued. Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08D.050: Occupancy Restrictions - Short Term Occupancy</p>	<p>A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;</p>												
			<p><i>Staff Comments</i></p>	<p><i>At this time, the Applicant intends to utilize the ADU as a long-term rental, while occupying the primary living space. This standard shall be met and has been made a Condition of Approval. Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</p>												
			<p><i>Staff Comments</i></p>	<p><i>At this time, the Applicant intends to utilize the ADU as a long-term rental, while occupying the primary living space. This standard shall be met and has been made a Condition of Approval. Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08D.060: Subordinate Scale and Size</p>	<p>A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.</p>												
			<p><i>Staff Comments</i></p>	<p><i>Pursuant Hailey’s Municipal Code, Gross Floor Area is defined as:</i></p> <ul style="list-style-type: none"> - <i>The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:</i> <ul style="list-style-type: none"> - <i>The basement of a single- or multiple-family dwelling is not included as floor area; and</i> - <i>The basement of any other building is included as floor area.</i> <p><i>The gross floor area, excluding the garage for the principal building, is approximately 1,080 square feet in size, and sixty-six percent of this would be 713 square feet. The lot size is 9,652 square feet, which would allow for a maximum gross floor area of 1,000 square feet. That said, the Applicant is proposing a 528 square foot ADU which complies with this standard.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size (square feet)</th> <th style="text-align: left;">Minimum Gross Floor Area (square feet)¹</th> <th style="text-align: left;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <tr> <td>Up to 7,000</td> <td>300</td> <td>900</td> </tr> <tr> <td>7,001 – 8,000</td> <td>300</td> <td>950</td> </tr> <tr> <td>Lots 8,001 and greater</td> <td>300</td> <td>1,000</td> </tr> </tbody> </table> <p>Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹														
Up to 7,000	300	900														
7,001 – 8,000	300	950														
Lots 8,001 and greater	300	1,000														
			<p><i>Staff Comments</i></p>	<p><i>Please refer to Section 17.08D.060A, noted above, for further details.</i></p>												

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.
			<i>Staff Comments</i>	<i>The proposed ADU has one (1) bedroom. Based on the above, the Chair and Administrator found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.070: Livability	A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.
			<i>Staff Comments</i>	<i>The Applicant is proposing 717.5 square feet of outdoor space for the ADU unit. The Applicant shall clearly delineate the ADU's outdoor space by providing fencing, landscaping or similar treatment to provide private enjoyment. This has been made a Condition of Approval. Based on the above, the Chair and Administrator found that this standard has been met.</i>



Chapter 17.09: Parking and Loading

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.
			<i>Staff Comments</i>	<i>Access for the primary residence and the ADU is provided via the existing driveway. The primary residence provides parking in the two car garage, as well as several onsite parking spaces within the driveway. The one (1) parking space required for the ADU is located on the southeastern side of the driveway along the side of the garage. Based on the above, the Chair and Administrator found that this standard has been met</i>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
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			<i>Staff Comments</i>	<i>The proposed onsite parking for the ADU is located along the existing driveway. Based on the above, the Chair and Administrator found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
			<i>Staff Comments</i>	<i>The one (1) parking space required for the ADU is located on the south side of the existing driveway/parking area along the side of the garage. Based on the above, the Chair and Administrator found that this standard has been met.</i>

CONCLUSIONS OF LAW AND DECISION

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

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

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Municipal Code at the time of the new use.
- c) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- d) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term occupancy, the other unit shall be owner-occupied or utilized as a long-term rental (31 days or longer).
- e) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) The Applicant shall clearly delineate the ADU’s outdoor space by providing fencing, landscaping or similar treatment to provide private enjoyment.

Signed this _____ day of _____, 2026.

Janet Fugate, Chair

Robyn Davis, Community Development Director

PROJECT INFORMATION

BUILDING CODES: International Residential Code 2018
 International Building Code 2018
 City of Hailey Municipal and Adopted Code

PROJECT ADDRESS: 2171 Laurelwood Drive

LEGAL ADDRESS: WOODSIDE SUB #27-PHASE 2 LOT 3 BLK 6

ZONING: GR, GENERAL RESIDENTIAL

SQUARE FOOTAGE:

ADU	528 SF
1st LEVEL	1068 SF
GARAGE	1026 SF
Total	2622 SF

DRAWING INDEX

A0.0 COVER SHEET

A1.0 ARCHITECTURAL SITE PLAN

A2.0 1ST LEVEL FLOOR PLAN

CONTACTS

Owner: Scott Goitiandia
 PO Box 3190
 Hailey, Idaho 83333

ISSUE DATE	
PERMIT SET:	AUGUST 6, 2025

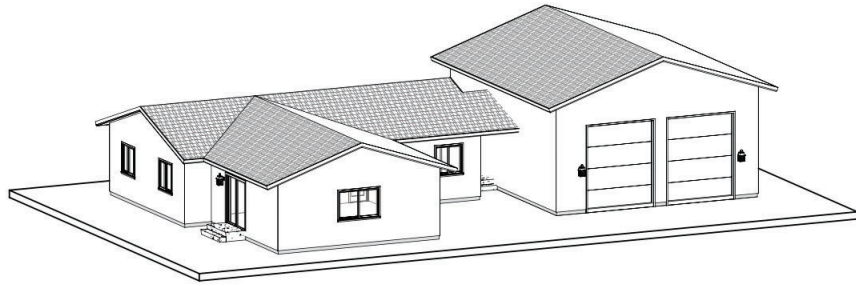
2171 Laurelwood ADU
 WOODSIDE SUB #27-PHASE 2 LOT 3 BLK 6 HAILEY, ID



MAXWELL DESIGN STUDIO
 CRAIG MAXWELL, P.E.
 105 E. WOODS ST. UNIT 205 - KETCHUM, IDAHO 83340
 P.O. Box 1911 - Sun Valley, Idaho 83353
 Craig@maxwellids.com - 208.721.2171
 www.maxwellids.com

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A0.0



PROJECT 3D VIEW



VICINITY MAP
 1 1/2" = 1'-0"

CODE COMPLIANCE

PARCEL #: RPH04170160130
LEGAL: WOODSIDE SUB #27-PHASE 2 LOT 3 BLK 6
ACRES: 0.24
ZONING: GR
CLIMATE ZONE: 6B
TYPE OF CONSTRUCTION: VB
OCCUPANCY: SINGLE FAMILY RESIDENCE
OCCUPANCY GROUP: R3
MAX BUILDING HEIGHT: 35'
LOT COVERAGE: 0.25
MAX LOT COVERAGE: 0.40

SETBACK REQUIREMENTS:
FRONT (LAURELWOOD DR): 20'

SIDE: SETBACK FROM ADJACENT PROPERTY SHALL BE 1' FOR EVERY 2'-6" OF BUILDING HEIGHT, MINIMUM OF 8'

REAR: 10'

***ALL EXISTING LIGHTING THAT IS NOT DARKSKY COMPLIANT SHALL BE REPLACED WITH NEW DARKSKY COMPLIANT LIGHTING**

SOREN

88907-TBK

This timeless silhouette, which is made of DPA material and is part of the Top Elements collection, can withstand a multitude of outdoor elements in style. The Soren family offers a sleek yet familiar silhouette in wall scones, lanterns, and post configurations. *SKUs 88905-TBK, 88906-TBK, 88907-TBK, and 88908-TBK are Dark Sky Compliant and feature integrated LED.

FINISHES

TEXTURED BLACK (TEXTURED BLACK)

DIMENSIONS

Height: 23"
 Width / Diameter: 9"
 Canopy / Backplate: 9"
 Hanging Type:
 Product Weight: 7.99lb

GLASS

Attachment:
 Glass 1: Glass
 Glass 2:

LAMPING

Bulb 1:
 Socket: Integrated LED
 Bulb: 1 - 9 Watt max.
 Voltage: 120V
 UL Rating: ETL Wet

CRF: 90

Color Temp.: 2700K
 Lumens: 275
 Tilt: 24° No
 Field Serviceable: Yes

SHIPPING

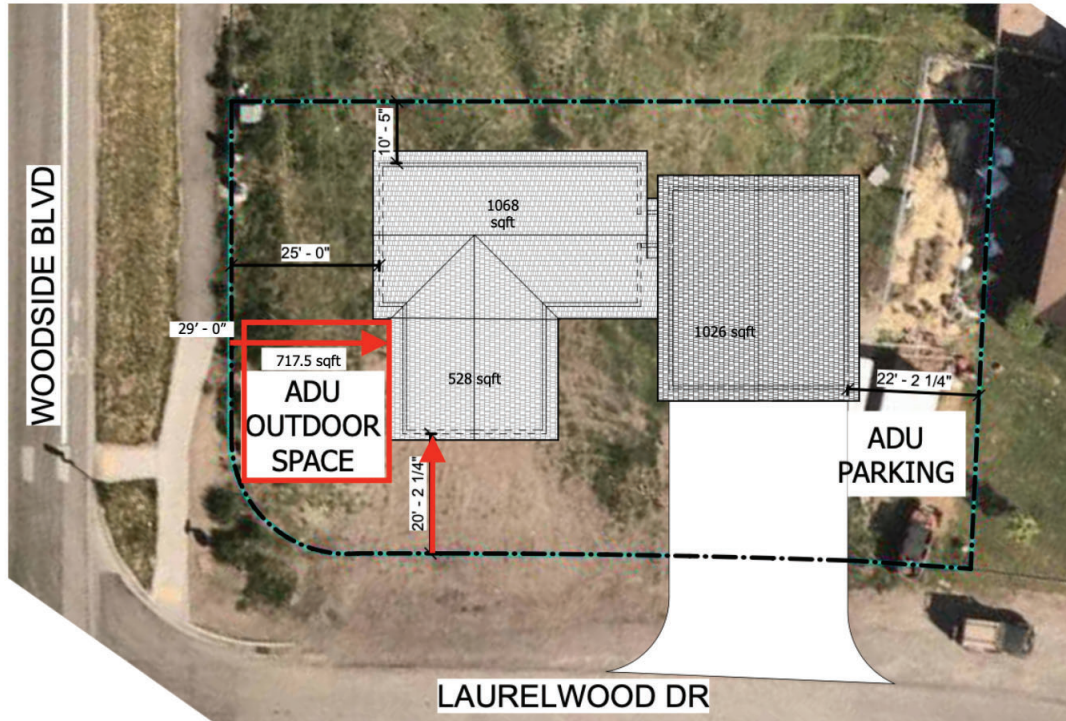
Carton 1: 17" x 17" x 21"
 Carton 1 Weight: 52lb
 Shipping Method: Ground



HUDSON VALLEY LIGHTING GROUP | hvgroup.com | 1.800.814.3993

REVISED 5.11.2025

(OR EQUIVALENT SPECIFICIAION)



ARCHITECTURAL SITE PLAN

1" = 10'-0"

ISSUE DATE

PERMIT SET: AUGUST 6, 2025

2171 Laurelwood ADU
 WOODSIDE SUB #27-PHASE 2 LOT 3 BLK 6
 HAILEY, ID



MAXWELL
 STRUCTURAL DESIGN STUDIO
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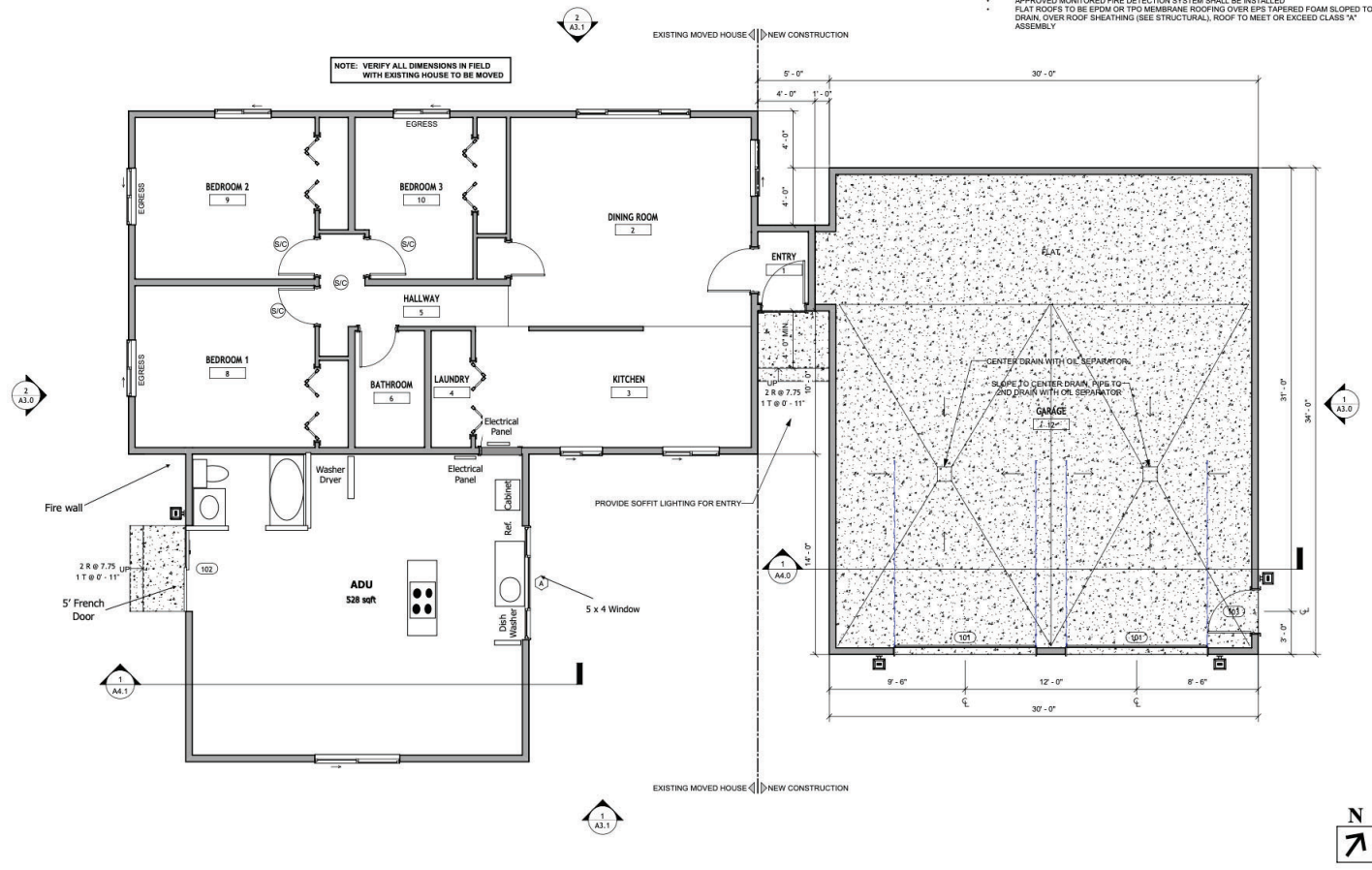
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NEW DOORS			
Mark	Size	Count	Comments
101	10'-0" x 12'-0"	2	GARAGE DOOR
102	6'-0" x 6'-0"	1	SLIDING GLASS DOOR
103	3'-0" x 6'-8"	1	

Window Schedule				
Type Mark	Type	Sill Height	Count	Type
A	8'-0" x 4'-0"	2'-8"	1	KOOL SLIDING WINDOW

- GENERAL NOTES**
- GLAZING SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION R308, R310, & R612.
 - EGRESS WINDOWS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION 310.
 - STAIRS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION 311.
 - GUARDRAILS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION 312.
 - SMOKE ALARMS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION R314.
 - CARBON MONOXIDE DETECTORS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION R315.
 - CHIMNEY AND FIREPLACE SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE CHAPTERS 10 & 18.
 - EXHAUST FANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION R314.
 - SEE ELEVATIONS FOR OPERABLE ELEVATIONS.
 - ALL DIMENSIONS ARE FROM GRIDLINE OR FACE OF STUD.
 - FURNITURE IS FOR REFERENCE AND SCALE ONLY.
 - ALL INTERIOR AND EXTERIOR WALLS ARE FRAMED w/ 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
 - LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
 - VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR TO REPORT ANY DISCREPANCIES.
 - DO NOT SCALE FROM DRAWINGS, USE CALCULATED DIMENSIONS ONLY.
 - ADD GAS STUB OUT FOR BBQ & FIRE PITS PER CODE.
 - ADD HOBBIES PER OWNER.
 - MECHANICAL SYSTEMS AND VENTING TO COMPLY WITH 2018 INTERNATIONAL BUILDING CODE AND INTERNATIONAL ENERGY CONSERVATION CODE AND INTERNATIONAL MECHANICAL CODE.
 - PLUMBING VENTING TO COMPLY WITH 2018 INTERNATIONAL BUILDING CODE AND INTERNATIONAL ENERGY CONSERVATION CODE.
 - ALL ELECTRICAL SHALL COMPLY WITH 2018 INTERNATIONAL BUILDING CODE AND INTERNATIONAL ENERGY CONSERVATION CODE.
 - ROOF TO COMPLY WITH 2018 IRC R606 WITH INSULATION TO BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. INSULATION TO MEET MINIMUM R-VALUES PER 2018 IRC TABLE R605.6.
 - ALL GUTTERS AND DOWNSPOUTS SHALL BE MADE OF NONCOMBUSTIBLE MATERIALS.
 - INSTALL RADON ABATEMENT SYSTEM AS MAY BE REQUIRED TO MEET PROVISIONS OF 2018 IRC, APPENDIX F.
 - SPARK ARRESTORS ARE REQUIRED ON CHIMNEYS ATTACHED TO ALL SOLID FUEL BURNING INSTALLATIONS.
 - MINIMUM OF ONE FIRE EXTINGUISHER PER GARAGE AND EACH KITCHEN AREA.
 - ALL EXTERIOR VENTS SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER PENETRATION AND ALL EXTERIOR MESH SHALL HAVE OPENINGS THAT DO NOT EXCEED 1/8" APPROVED ADDRESS NUMBERS SHALL BE PLACED IN A PLAINLY VISIBLE AND LEGIBLE POSITION FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE MINIMUM 4" TALL AND BE PLACED A MINIMUM OF 48" ABOVE FINAL GRADE.
 - APPROVED MONITORED FIRE DETECTION SYSTEM SHALL BE INSTALLED.
 - FLAT ROOFS TO BE EPDM OR TPO MEMBRANE ROOFING OVER EPS TAPERED FOAM SLOPED TO DRAIN, OVER ROOF SHEATHING (SEE STRUCTURAL), ROOF TO MEET OR EXCEED CLASS 'A' ASSEMBLY.



1 PROPOSED 1ST LEVEL
1/4" = 1'-0"

ISSUE DATE

2171 Laurelwood ADU
WOODSIDE SUB #27-PHASE 2 LOT 3 BLK 6

HAILEY, ID

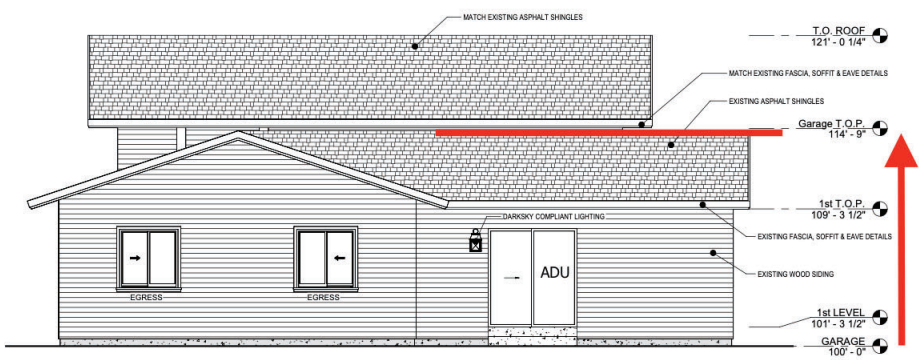
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NOT FOR
CONSTRUCTION**

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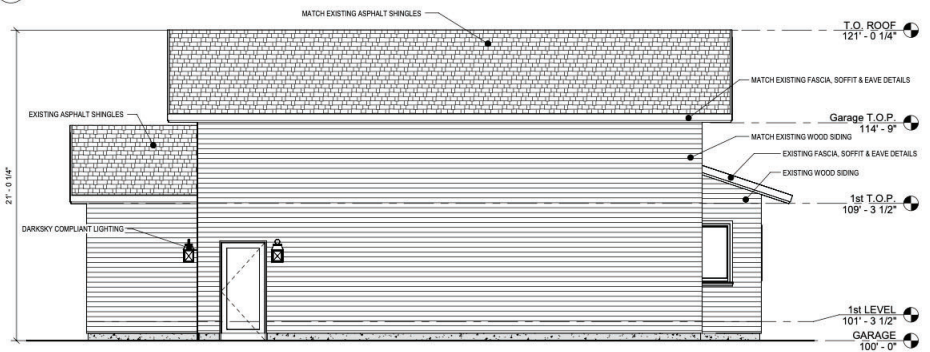
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- GENERAL NOTES**
- GLAZING SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION R308, R310, & R612.
 - EGRESS WINDOWS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION 310.
 - STAIRS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION 311.
 - GUARDRAILS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION 312.
 - SMOKE ALARMS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION R314.
 - CARBON MONOXIDE DETECTORS SHALL COMPLY WITH THE 2018 INTERNATIONAL CODE SECTION R315.
 - CHIMNEY AND FIREPLACE SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE CHAPTERS 10 & 16.
 - EXHAUST FANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE SECTION R314.
 - SEE ELEVATIONS FOR OPERABLE ELEVATIONS.
 - ALL DIMENSIONS ARE FROM DROPLINE OR FACE OF STUD.
 - FURNITURE IS FOR REFERENCE AND SCALE ONLY.
 - ALL INTERIOR AND EXTERIOR WALLS ARE FRAMED w/ 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
 - LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
 - VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR TO REPORT ANY DISCREPANCIES.
 - DO NOT SCALE FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY.
 - ADD GAS STUB OUT FOR BBQ & FIRE PITS PER CODE.
 - ADD HOSEBIBS PER OWNER.
 - MECHANICAL SYSTEMS AND VENTING TO COMPLY WITH 2018 INTERNATIONAL BUILDING CODE AND INTERNATIONAL ENERGY CONSERVATION CODE AND INTERNATIONAL MECHANICAL CODE.
 - PLUMBING VENTING TO COMPLY WITH 2018 INTERNATIONAL BUILDING CODE AND INTERNATIONAL ENERGY CONSERVATION CODE.
 - ALL ELECTRICAL SHALL COMPLY WITH 2018 INTERNATIONAL BUILDING CODE AND INTERNATIONAL ENERGY CONSERVATION CODE.
 - ROOF TO COMPLY WITH 2018 IRC R806 WITH INSULATION TO BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. INSULATION TO MEET MINIMUM R-VALUES PER 2018 IRC TABLE R805.
 - ALL GUTTERS AND DOWNSPOUTS SHOULD HAVE HEAT TAPE AND DRAIN TO DRYWELLS.
 - ALL GUTTERS AND DOWNSPOUTS SHALL BE MADE OF NONCOMBUSTIBLE MATERIALS.
 - INSTALL RADON ABATEMENT SYSTEM AS MAY BE REQUIRED TO MEET PROVISIONS OF 2018 IRC, APPENDIX K.
 - SPARK ARRESTORS ARE REQUIRED ON CHIMNEYS ATTACHED TO ALL SOLID FUEL BURNING INSTALLATIONS.
 - MINIMUM OF ONE FIRE EXTINGUISHER PER GARAGE AND EACH KITCHEN AREA.
 - ALL EXTERIOR VENTS SHALL BE DESIGNED AND APPROVED TO PREVENT FLAME OR EMBER PENETRATION AND ALL EXTERIOR MESH SHALL HAVE OPENINGS THAT DO NOT EXCEED 1/8".
 - APPROVED ADDRESS NUMBERS SHALL BE PLACED IN A PLAINLY VISIBLE AND LEGIBLE POSITION FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE MINIMUM 4" TALL AND BE PLACED A MINIMUM OF 4" ABOVE FINAL GRADE.
 - APPROVED MONI-CORED FIRE DETECTION SYSTEM SHALL BE INSTALLED.
 - FLAT ROOFS TO BE EPDM OR TPO MEMBRANE ROOFING OVER EPS TAPERED FOAM SLOPED TO DRAIN OVER ROOF SHEATHING (SEE STRUCTURAL), ROOF TO MEET OR EXCEED CLASS "A" ASSEMBLY.



2 PROPOSED WEST ELEVATION
 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION
 1/4" = 1'-0"



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