

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, October 13th, 2015
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

[CA 1](#) Motion to approve minutes of September 28th, 2015

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District. The proposal also includes a private road on the south property boundary connecting Main Street to First Avenue.

New Business and Public Hearings

NB 1 ~~Consideration of a Design Review application from Carl and Kirsten Hjelm for a 746 square foot addition to a single family house and shed located at 212 Second Avenue South (S 10' of Lot 18, Lot 19 and the N 15' of Lot 20, Hailey Townsite Block 26) located in the Transitional (T) and Townsite Overlay (TO) zoning districts.~~
**No Documents. Noticed for next P&Z Commission meeting to be held November 9, 2015.*

[NB 2](#) Consideration of city initiated text amendment and accompanying ordinance to amend Zoning Ordinance 532 to amend Article 8.2.5, Exempt Signs, to allow flags of any state or nation which are located on properties owned by local government to be no larger than ninety-six (96) square feet and forty-five (45) feet tall. Current regulations allow such flags to be no larger than sixty (60) square feet and forty (40) feet tall.

NB 3 Notice of an amendment to the Hailey Comprehensive Plan, Part Five, Capital Improvement Plan to incorporate new text and description of the 2015 TischlerBise DIF analysis and Report, and to replace Section 1, Development Impact Fees with said report.
**No Documents. Staff recommends that P&Z Commission continue on record for next meeting to be held November 9, 2015.*

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: Monday, November 9th, 2015.
(no documents)

Adjourn

**MINUTES OF THE SPECIAL MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
HELD SEPTEMBER 28, 2015
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey Planning and Zoning Commission was called to order at 5:30 P.M. by Dan Smith. Present at the meeting was, Richard Pogue and Dan Smith. Attending via conference phone was Owen Scanlon.

[5:30:24 PM](#) call to order by Dan Smith.

[5:30:52 PM](#) The Planning and Zoning Commission bylaws state when the Chair and Vice-Chair are not present at the meeting. The Commission must nominate a Temporary Chair to run the meeting. Lisa Horowitz asks the Commission to nominate a temporary Chair.

Pogue nominates Smith to chair tonight's meeting, seconded by Scanlon. Motion passed unanimously.

No open session public comments.

CONSENT AGENDA:

[5:31:34 PM](#) Pogue moves to approve CA1, seconded by Scanlon, motion passed unanimously.

CA2 [5:32:07 PM](#) .Scanlon recuses himself from this discussion.

[5:32:29 PM](#) Smith asks a question about where snow will be stored, possibly in the right of way. Horowitz answers question. Scanlon comments as the designer for the project.

CA2 - [5:33:48 PM](#) Pogue moves to approve Findings of Fact Conclusions of Law for for a Design Review Modification for Evan's Plumbing, represented by Owen Scanlon, for a new commercial structure to be located at 1631 Lear Lane (Lot 4F, Block 4, Airport West Phase II), seconded by smith, motion passed with Scanlon recusing.

NEW BUSINESS:

NB 1 Continuation of a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District. The proposal also includes a private road on the south property boundary connecting Main Street to First Avenue.

[5:34:56 PM](#) Natural Grocers, Smith introduces this item.

[5:35:38 PM](#) Horowitz points to the staff report and reviews the previous requests of the Commission. Have a new color sample. Requested the dumpster detail to be redesigned.

Design team speaks:

[5:37:57 PM](#) David Grooms, Project Architecture presents for client. Grooms talks about the perspective drawings while it displays on projector. Grooms talks about the changes made after the commissions requests from the last meeting. Next viewed the landscaping plan. The existing transformer will be shielded with bushes and a bench.

[5:41:55 PM](#) Ben Young Landscape Architect, answers question from Smith, how many things were added. Young responded, he added 2 more pines and kept Meadow Grass on the side street. Possibly dwarf pines.

[5:43:39 PM](#) Horowitz asks a question about the power line which crosses Main Street close to the applicant's property.

[5:43:57 PM](#) Brian Yeager Engineer answers Horowitz's question.

[5:45:26 PM](#) Grooms comments on the brown color change as requested from commission in last meeting.

[5:46:39 PM](#) Groom discusses the dumpster changes, similar to color of awnings, a dark brown.

[5:49:04 PM](#) Scanlon likes the color changes appreciates the contrasting color.

[5:49:38 PM](#) Horowitz suggests to approve once the samples make it at the time of the acceptance of Findings of Fact.

[5:50:15 PM](#) Scanlon inquired about street trees, how far back are they from the street? Young answers, not sure exactly. Scanlon doesn't want the trees to impact the curb.

[5:52:13 PM](#) Smith asks about the sign changes from the comments in the last meeting. Grooms answers, planning to move forward with master sign plan. Horowitz asked a question of Grooms. Grooms answers they are going to plan on a total of 200 square feet allowed. Retain 150 square feet and the sub-tenant would be allowed 50 square feet for signage.

Public comments:

[5:53:42 PM](#) Jed Sidwell, Hailey resident asks a question about the car wash and parking. Groom answers.

[5:55:09 PM](#) Pogue asked to Horowitz to summarize the changes asked for in the last meeting. Horowitz covered the changes, including a redesign of the sidewalk, additional shrubs around transformer, 2 building facades, new brown color, dumpster detail, and sign modifications.

Horowitz goes through the conditions of approval, including that the future building site will be kept free of debris and weeds.

[5:57:02 PM](#) Grooms is not sure what type of weed barrier will be used, not sure if they will use weed cloth, they are discussing options now.

[5:57:51 PM](#) Smith asks about the street lights. They are showing on the new civil drawing set, Horowitz answers.

[5:58:18 PM](#) Horowitz, a lot line easement change, needs to be done.

[5:58:56 PM](#) Smith asks a question about the windows and a lowered area in NW corner of the building. Grooms answers, the drop down bulk head area is in the NW corner of the building, and it is an area for soaps, perfumes and similar retail items.

[6:00:39 PM](#) Smith appreciates the applicant's responses to the Commission's requests from the last meeting.

[6:01:20 PM](#) Scanlon one last question, delivery truck times? Smith discusses it with Scanlon.

[6:02:44 PM](#) Pogue recommends approval of a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District with conditions A-1, Smith wants to see color samples, add condition J to list, seconded by Scanlon, motion approved with roll call vote. Pogue, yes. Scanlon, yes. Smith, yes.

[6:05:13 PM](#) Grooms discusses the color samples.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

- SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)
- SR 2 Discussion of the next Planning and Zoning meeting: Tuesday, October 13th, 2015.
(no documents)

[6:05:53 PM](#) Horowitz for the next agenda flag poles on Government owned property. Hailey Ice wants a 2 foot taller pole and larger flag than what is currently allowed by our Ordinance. Asking for 42 feet, limit now is 40 feet. Flag size limit is 80 feet. They are requesting 96 square feet. Horowitz has asked where they want to place the flag, close to the front and close to the skate park. It will be an American Flag. Smith asked about the height of the city hall flag. Also, bring back DIF. One small design review item. [6:09:10 PM](#) Pogue comments on the flag request.

The next meeting will be Tuesday October 13, 2015.

Adjourn

6:10:21 PM Motion to adjourn made by Pogue, seconded by Scanlon, motion passed unanimously.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 11, 2015 the Hailey Planning & Zoning Commission considered a Design Review application by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District. The proposal also includes a private road on the south property boundary connecting Main Street to First Avenue. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

DESIGN REVIEW STAFF REPORT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on August 26, 2015 and mailed to property owners within 300 feet on August 26, 2015. ***The project was continued on the record from September 14, 2015 to September 28, 2015 with several revisions requested by the Commission. New staff comments in this report are shown in bold and italics.***

Application

The applicant is proposing a new 15,000 specialty retail store on Main Street. The store will be a Natural Grocers, which is a 60-year old brand of specialty grocer/vitamin stores in 13 states (www.naturalgrocers.com). In Idaho, stores are currently in Boise, Coeur D'Alene Idaho Falls.

The proposal is accessed from three locations: 1) shared drive with McDonalds on the north side of the site; 2) a new private road connecting Main Street to First Avenue; and 3) First Avenue via the new private road. One curb cut on Main Street serving the vacant lot will be consolidated to create the new street.

The new private road will be close to aligning with the new Kings/Good Motors private road on the other side of Main Street, but will have a slight offset due to property boundaries. Staff has suggested that the new private street have a 42' right of way profile, within which would be two 12' drive lanes, two 4' bike lanes and two 6' sidewalks on either side, identical to the

Kings/Goode Motor road profile. (Note that for Kings the Commission only required one of the two sidewalks to be constructed at the time of Design Review approval, allowing the sidewalk on the other side of the road to be constructed when the Goode Motors property redevelops). Details on the road have not yet been shown on the plans.

The site plan shows a future retail building of 7,500 square feet. Staff requested a timeline for this building, and/or a revised site plan showing the interim plans for this area. The applicant has stated that market conditions will dictate when the space will be built out, and that they plan in the interim to have a flat dirt pad-ready space surrounded by curb and gutter. This would be a similar solution to the business park in the north end of Bellevue, where several incomplete pads exist. ***The Commission discussed this matter at the September 14, 2015 hearing, and a condition of approval addresses this issue.***

On September 14, the Commission continued this project with the following specific changes requested:

- 1. Redesign the sidewalk adjacent to the private street to ensure adequate handicap access (sidewalk width), but to keep as close as possible to the Hailey Street Standards (not a suburban solution).***
- 2. Consider adding additional shrubs throughout.***
- 3. Re-examine visibility of the existing transformer from Main Street.***
- 4. Redesign north building façade to wrap the awning and add clerestory windows- additional detailing and fenestration.***
- 5. Redesign east building façade also with a combination of awning and clerestory windows- additional detailing and fenestration.***
- 6. Re-evaluate color on the non-brick façade areas to allow for greater shadow- a lighter color may be better.***
- 7. Re-submit a dumpster detail that is not boiler-plate.***
- 8. Re-design the monument sign to appear less suburban.***
- 9. Re-calculate signage to meet Hailey code requirements.***

Procedural History

The application was submitted on June 1, 2015 and certified complete on June 24, 2015. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on July 13, 2015, in the Hailey City Council Chambers. ***The project was continued on the record from September 14, 2015 to September 28, 2015 with several revisions requested by the Commission.***

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering:
				Life/Safety: No comments
				Water and Sewer: The project must maintain a 10' easement on each side of the sewer mainline (20' total). The two manholes should be accessible at all times with no landscaping or structures blocking access with a Hydro cleaning truck.
				For Pretreatment requirements there will need to be at least a 1000 gallon FOG (fats, oils, and grease) interceptor installed for Specialty Grocery. If there are future plans for any food preparation within the Retail building, that building may also have to have an interceptor.
				The Sewer service for Specialty Grocery needs to be connected differently to main line (saddle onto the mainline downstream of manhole instead of upstream as shown).
			All Sewer work needs to be to City Standards.	
			Building:	
			Streets: Crosswalk striping at the new private road near First Avenue should be thermoplastic and striped per City Standards.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	<i>The plans show one monument signs and signs mounted on the building faces as shown in the design package. Because there are two tenants, a Master Signage Plan is required. The signs will comply with the City's maximum sign area and other bulk regulations. Staff has suggested to the applicant that it would be helpful to see the actual sign designs and colors as part of the Design Review process. The monument sign has been modified to have a 7' brick base. Staff believes this design is more compatible with Main Street Hailey. Overall signage area of all signs has been reduced to meet City standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	See Section 9.4 for applicable code. 9.4.2- 1 parking space per 1,000 gross square feet
			Staff Comments	<i>The Zoning Code requires 1 parking space per 1,000 gross square feet. The project contains 15,000 gross square feet, and an additional future building of 7,500 square feet so 23 parking spaces are required. The site plan shows 44 parking spaces.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	8B.4.1 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. 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>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>
			Staff Comments	<p><i>A lighting plan has been submitted showing:</i></p> <p><i>Wall planes, wall security lights, recessed downlights, wall packs and six (6) parking lot poles lights. The Photometric plan submitted by the applicant indicates that the new private road will be much darker than the parking lot areas. Staff recommends that two City street lights be added, on near Main Street and one near First Avenue, similar to the street lighting for the Kings/Goode Motors private road. The two lights have been noted on the revised civil plans, and added as a condition of approval.</i></p> <p><i>Wall pack lighting is shown on the back of the building not planned for construction at this time. Staff recommends that the lighting plan be revised to show how the lighting plan functions in this area.</i></p> <p><i>All lighting is downcast and meets City standards.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>(Insert sections from applicable zoning district) Maximum Height: 35' Setbacks: 0 Lot Coverage: 0 Aggregate Maximum Floor Area: 15 ,000 gross square feet</p>
			Staff Comments	<p><i>The 27' tall building complies with all bulk requirements.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			Staff Comments	<p><i>Sidewalks are existing on Main Street, and are provided on the new Private Road on the north side. Sidewalks are an average of 6' in width (Existing Main Street sidewalk is 6' wide). The curb cuts connecting the Natural Grocer private parking lot with the private road have wide angles in several places to allow for truck turning radius. This makes for a large asphalt area that will need to be striped for pedestrian crossing.</i></p> <p><i>Community Development and Public Works staff are comfortable with the sidewalk widths proposed since, a) the new street is a private street, and bike lanes are provided; and b) the sidewalk adjacent to the private road is not a primary thoroughfare. The sidewalk along the private street has been modified per the Commission discussion: it has been moved to be adjacent to the parking, with a landscape strip between the sidewalk and the private street.</i></p> <p><i>A site drainage plan has been provided. Six catch basins are showed in the parking lot connecting to drywells in the landscape areas.</i></p>

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

1. Site Planning: 6A.8 (A) 1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i> Staff has requested that the primary building be fronted on to Main Street. Pedestrian areas out front of the building provide for solar access.</p>
<input type="checkbox"/>	?	<input type="checkbox"/>	6A.8(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.</p> <p><i>Staff Comments</i> .</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> The new proposed private street connecting from Main to First Avenue will greatly increase pedestrian and nonmotorized connections in a portion of town with above average block lengths. Proposed 6' wide sidewalks running east/west will connect pedestrians and bicyclists (via new 4' bike lanes) from Main St. to the new building entrance, and then to First Avenue. Crosswalks will be required where the new sidewalk is bisected by the parking lot entrances, and north/south along First Avenue. The sidewalk to the second building (not part of this application) is narrower, which may not be desirable. However, it is 5' wide, allowing for handicap access.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p> <p>e. 9.2.2 Loading Space Requirements and Dimensions. The following regulations shall apply to all commercial and industrial uses with on-site loading areas. A. One (1) loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of 4000 square feet, except</p>

				<p>grocery and convenience stores where one (1) loading space shall be provided for a floor area in excess of 1000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12 feet. B. Convenient access driveways to loading spaces from streets or alleys shall be</p>
			Staff Comments	<p>The unloading zone for the building's delivery of merchandise and the trash storage area is proposed along the north side of the building accessed via the shared access with McDonalds. This appears to be the most practical location for the delivery and dumpster locations. A letter from Clearcreek Disposal stating that the dumpster location and design is adequate will be required as a Condition. A screen wall for the primary dumpster is shown in plan, but no other details are shown; details will be brought to the meeting. Note that the primary dumpster is for the most part screened by the building. The applicant has submitted a revised dumpster enclosure detail.</p> <p>The site plan shows space 132' by 12' for truck loading (1,584 square feet). The loading area as designed can accommodate a large delivery truck, or several small trucks. 1,500 square feet is required (3 loading spaces of 500 square feet each).</p> <p>These locations will not impede with snow storage areas.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	<p>f. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	<p>g. Vending machines located on the exterior of a building shall not be visible from any street.</p>
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	<p>h. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <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	<p>The building presents a useable, prominent entrance on Main Street. Parking is proposed on the south side of the building. It is well buffered from the Main Street sidewalk by a variety of landscaping.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1h	<p>i. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p>
			Staff Comments	<p>A Main Street curb cut is being consolidated into a private road as part of this application, which will reduce vehicular/pedestrian conflicts. Additional buffering of the parking is shown on the south side adjacent to the new private street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	<p>j. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p>

			Staff Comments	<i>A snow storage plan has been submitted showing 8,564 square feet of snow storage areas in easily accessible locations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	k. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	<i>25% of the improved parking/vehicle and pedestrian circulation areas require 8,538 square feet of snow storage. The applicant has shown this amount of snow storage on site, plus a small amount in excess.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	l. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<i>Dimensional requirements have been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	<i>There appears to be adequate land area for snow storage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>None of the above are impeded by snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Snow storage areas are landscape ground cover or asphalt.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<i>The subject property is outside of the Townsite Overlay, in a portion of downtown with varied building sizes. The roofline height and form proposed are compatible.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	<i>The building design is within the range of corporate designs that staff viewed on the Natural Grocer web site. The design is responsive to the Hailey community on two of the four facades, as discussed further herein.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			Staff Comments	<i>The design of the proposed building on the south and west facades incorporates appropriately scaled covered walkways, architectural elements such as canopies covering the main entry with soffit above. The space outside of the main entry will incorporate benches, and landscaping.</i> <i>The east and north facades have very limited architectural detailing. While elements of these elevations will be blocked by vegetation to the north, these facades are not as complete as the south and west facades. The applicant has modified these two elevations</i>

				<p><i>per the discussion at the meeting. The north elevation now has a continuous bronze metal canopy over the back 2/3 of the building. A row of transparent glass windows covered by a canopy have been added within the brick portion of this north façade. The east elevation has a partial wrap of the canopy. A row of clerestory windows on this elevation within the brick section may be desirable, to match the north elevation.</i></p> <p><i>If the new proposed building is built, the east façade would be largely covered over. However, the applicant has not indicated a time frame for this second project. The Commission discussed this issue, and several changes noted above have been added.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(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>
			Staff Comments	<i>Design features on the street façade include covered walkways architectural elements such as bronze metal canopies, wooden columns, picture windows and two material changes. The site plan on the street side includes benches, and landscaping.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p>
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	<p>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p>
			Staff Comments	<i>The design of two of the four facades incorporates varying materials, texture and colors. The east and north facades show much more limited variation in materials, textures and colors. While elements of these elevations will be blocked by vegetation to the north, these facades are not as architecturally varied as the south and west facades. The applicant has provided additional architectural detailing on these facades in the resubmitted design package, attached to this report.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(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>
			Staff Comments	<i>The materials and color scheme is contemporary and suitable to the Hailey community. The applicant stated in the 9-14-15 Commission meeting that the proposed brick is real brick. The other primary material is fiber cement siding. The Commission suggested that the color for this façade element be lighter to allow for shadow and increased visual interest. The applicant has changed the color to a lighter shade, called "Gingerbread House". A color sample is in the packet, and an actual sample will be brought to the meeting.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(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>
			Staff Comments	<i>The existing building and addition are single-story.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative</p>

				<p>energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			Staff Comments	<p><i>Due to the location and orientation of the lot with respects to Main Street, incorporating passive solar techniques are limited. The new building has transparent glass double-glazed windows. The following elements are stated by the applicant to be incorporated into the design:</i></p> <p><i>100% LED lighting</i> <i>Bag free store</i> <i>Hot water heat reclaim</i> <i>Recycled content in tile and other finishes</i> <i>Low VOC paints and adhesives</i> <i>Insulated white roof</i> <i>De-stratification fans to reduce heating and cooling</i> <i>Occupancy sensors in offices and restrooms</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(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>
			Staff Comments	<p><i>Pedestrian areas are covered by a flat canopy. Parapets are used in other pedestrian areas to contain snow on the roof.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(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>
			Staff Comments	<p><i>Downspouts are located at the rear of the building.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(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>
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(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>
			Staff Comments	<p><i>A Master Signage Plan has not yet been provided, but will be required as part of the Design Review Approval.</i></p>

3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (A) 3, items (a) thru (i)					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).	
			<i>Staff Comments</i>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3b	b. Accessory structures shall be located at the rear of the property.	
			<i>Staff Comments</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.	
			<i>Staff Comments</i>	<i>Wood fencing is proposed on the front of the building for portions of the landscape areas. Fences appear to be about 6' tall, although that is an estimate. A material sample has not been submitted, but photos have.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.	
			<i>Staff Comments</i>	<i>Fences appear to be limited in scope, allowing for the building to be seen from the street. The applicant clarified in the meeting that the fences were in part to screen the existing transformer on the north edge of the property abutting Main Street.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.	
			<i>Staff Comments</i>	<i>All proposed roof-mounted equipment will be screened from ground level view by the proposed roof parapet walls.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.	
			<i>Staff Comments</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.	
			<i>Staff Comments</i>	<i>A condition of approval is included requiring that all proposed ground-mounted equipment will be screened from ground level view by the use of walls and/or landscaping.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	i. All service lines into the subject property shall be installed underground.	
			<i>Staff Comments</i>	<i>All proposed service lines into the addition will be underground.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3i	j. Additional appurtenances shall not be located on existing utility poles.	
			<i>Staff</i>	<i>No appurtenances are proposed on existing utility poles.</i>	

			Comments	
4. Landscaping: 6A.8 (A) 4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4a	<p>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</p> <p><i>Staff Comments</i> All proposed plant material is drought tolerant.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	<p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p><i>Staff Comments</i> All proposed plant materials are hardy to Zone 4.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	<p>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</p> <p><i>Staff Comments</i> The applicant responded to this standard at the meeting; in the opinion of the project landscape architect, drip irrigation is more effective than temporary irrigation.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4d	<p>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</p> <p><i>Staff Comments</i> The proposed landscaping incorporates a combination of one tree species, ornamental grasses and perennials. While shrubs are proposed in the Plant Key, only one shrub is shown on the site plan. Grasses are planned for 18' to 3' O.C., depending on the species.</p> <p>No existing trees are present along Main Street. The Commission requested that the applicant add a few additional shrubs, and that the two trees proposed in the sidewalk along the new private road be moved to a landscape strip. These changes have been shown on the revised landscape plans.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4e	<p>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</p> <p><i>Staff Comments</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4f	<p>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</p> <p><i>Staff Comments</i> The proposed landscaping incorporates a combination of trees, and ornamental grasses that have a variety of colors, textures, and forms.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p><i>Staff Comments</i> Strom water is managed via numerous catch basins in the parking lots that drain to a drywell system in the landscape areas.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	<p>h. A plan for maintenance of the landscaping areas is required to ensure that the</p>

				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>Maintenance is planned for all landscape areas.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>N/; the existing retaining wall on the east is not on the subject property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>See "l" above.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>See "l" above.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4l	m. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>No retaining walls are planned.</i>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>No retaining walls are planned.</i>
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	6A.8(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>No retaining walls are planned.</i>

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

1. Site Planning: 6A.8 (B) 1, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	<i>Sidewalks are planned on two of the four building fronts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			<i>Staff Comments</i>	<i>Sidewalk widths vary through the project; the applicant has stated that the sidewalk narrows towards the rear building (not part of this project) to allow an element of that rear building to pop further out, increasing visibility for a future tenant.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p>
			<i>Staff Comments</i>	<i>The existing building is oriented to the street. The new main entrance is located so as to serve both Main Street and the new Private Road accessing the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p>
			<i>Staff Comments</i>	<i>The back building is not designed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2d	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p>
			<i>Staff Comments</i>	<i>The design team has made efforts to bring a human scale to the design on the Main Street façade. Canopies are proposed the front entrance on two sides of the corner. Two of the facades were presented with limited human scale at the September 14 Commission hearing. Based on input from the Commission, the north elevation now has a continuous bronze metal canopy over the back 2/3 of the building. A row of transparent glass windows covered by a canopy have been added within the brick portion of this façade. The east elevation has a partial wrap of the canopy. A row of clerestory windows on this elevation within the brick section may be desirable, to match the north elevation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2e	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2f	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2g	<p>f. Fire department staging areas shall be incorporated into the design elements of the building.</p>
			<i>Staff Comments</i>	<i>The building will be fully sprinklered.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2h	<p>g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:</p> <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site’s edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns

			<i>Staff Comments</i>	<i>The project is surrounded by Business (B) zoning and nonresidential uses, with the exception of a small portion of the site that abuts First Avenue. The private road and site landscaping are located in this area.</i>
3. Landscaping: 6A.8 (B) 3, item (a)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)3a	<p>a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.</p> <p><i>Staff Comments</i> <i>The project is surrounded by Business (B) zoning and nonresidential uses, with the exception of a small portion of the site that abuts First Avenue. The private road and site landscaping are located in this area. The landscape area is 40' wide.</i></p>

6A.6 Criteria.

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

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

DECISION

The design review application submitted by submitted by Leadership Circle, LLC on behalf of 710 N Main, LLC and Lots of Lemon, LLC for a 15,000 square-foot commercial building housing a Specialty Retail Grocer to be located at 700-710 N. Main Street, Hailey (Lot 1, Block 1, North Hailey Business Center, Lots of Lemon Subdivision Lots 1 and 2 and Tax Lot 4451) within the Business (B) Zoning District,, and recommend to the City Council approval for a Private Road on the north property boundary connecting from Main Street to First Avenue, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (k) are met.

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - The Private Road, as shown on the design drawings dated June 26, 2015, with the addition of: striped bike lanes, two (2) city-standard street lights, and crosswalks at three (3) locations. Street trees and street lights will be required on the north side of the road at the time of substantial redevelopment of the northerly property.
 - Waste Water Department improvements as noted in the 9/08/15 memo from the Wastewater Department.
 - Water improvements as noted in the forthcoming memo from the Water Department.
- c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- d) All new lighting shall comply with the Outdoor Lighting Ordinance.
- e) Except as otherwise provided, all the required improvements shall be constructed and

- completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- f) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
 - g) The applicant shall submit a Master Signage Plan and sign permit for staff approval. Proposed sign(s) shall conform to City Zoning requirements, and shall be approved prior to installation.
 - h) A letter shall be provided from Clearcreek Disposal prior to issuance of a building permit stating that the design and location of the dumpster area is adequate for trash pickup.
 - i) All new ground-mounted utility equipment shall be located to the rear of the building(s) and screened from view.
 - j) The pad for the future building site shall be compacted gravel suitable for fire truck access. This area shall be kept free of weeds, debris or other items.
 - k) The revised materials sample with the modified colors presented on September 28, 2015 shall be received by the Community Development Department prior to the signing of the Findings of Fact.

Signed this ____ day of _____, 2015.

Janet Fugate, Chair

Attest:

Kristine Hilt, Community Development Coordinator

October 13, 2015

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Text Amendment to allow larger flags on property owned by government

Summary

The City is initiating a text amendment to amend Zoning Ordinance 532 to amend Article 8.2.5, Exempt Signs, to allow flags of any state or nation which are located on properties owned by local government to be no larger than ninety-six (96) square feet and forty-five (45) feet tall. Current regulations allow such flags to be no larger than sixty (60) square feet and forty (40) feet tall. This text amendment is being initiated on behalf of Hailey Ice, who wishes to have a larger American flag in front of their building.

The Hailey Zoning Ordinance allows for state or nation flags of certain sizes. Limiting the proposed increase to local government properties would limit the number of locations in town where such a flag might be located. Examples include City Hall, the Fire Station, Street Shops, etc. The City of Hailey does not have any plans to change the existing flags in place at City Hall.

Attached is a sketch of the proposed flag, and a proposed location.

Questions have arisen as to whether this sign approaches the scale of the very large American Flag in Twin Falls on the west side of Highway 75 just north of the interstate. That flagpole could be 120' tall when compared it to the trees and fire hydrant next to it and counting the steel sections (image attached to this report). An 80' tall flagpole should have a 20'x30' (600 square feet) flag and a 120' flagpole should have a 30'x60' (1,800 square feet) flag; according to flagpole manufacturers.

Standards of Evaluation

Note: Staff analysis is in lighter type,
Italicized words are words or phrases added by staff for clarification purposes.

14.6 Criteria for Review. When evaluating any proposed amendment under this Article, the Commission and Council shall make findings of fact on the following criteria:

a. The proposed amendment is in accordance with the Comprehensive Plan;

The Comprehensive Plan is not at the level of specificity that is applicable to this text amendment. Staff believes the change is modest, and is in accordance with the Comprehensive Plan.

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

No additional public costs are anticipated from this text change. This flag is to be installed by Hailey Ice. The city of Hailey has no additional plans for flags at any of their property locations.

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

The various sketches attached show how the flag pole would compare in scale to the building. Note that the lights on the Rodeo Arena to the east are over 60' tall.

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

The proposed amendment will allow for additional flag sizes in governmental locations, which is generally considered to promote the health safety and welfare.

Depending on the location, flag poles that affect runway approaches may need to be reviewed by FMAA to ensure that runway safety regulations are met. For example, the FMAA signed off on the lights at the Rodeo grounds. Similarly, lighting will need to be reviewed by FMAA. FMAA Airport Director has suggested language related to an FAA Air/Space Study which could be required in instances where FMAA staff determined that there is a potential issue.

Summary

The Planning and Zoning Commission shall hold a public hearing and determine whether the proposed amendments are in accordance with the applicable standards of evaluation.

The Planning and Zoning Commission shall make a recommendation to the City Council, with **findings on the four standards of evaluation** noted above. If the proposed changes are approved by the City Council, the Council shall pass an ordinance making said amendment part of Hailey Zoning Code Title 17. The draft ordinance is attached.

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE 532, BY AMENDING ARTICLE 8.2.5, EXEMPT SIGNS TO ALLOW FOR A LARGER SIZE ON FLAGS OF ANY STATE OR NATION WHEN SUCH FLAGS ARE LOCATED ON PROPERTIES OWNED BY LOCAL GOVERNMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Zoning Ordinance conforms to the Hailey Comprehensive Plan;

WHEREAS, there are instances when a larger state or nation flag may be appropriate and desirable;

WHEREAS, considerations such as flight path to and from Friedman Memorial Airport have been addressed; and

WHEREAS, the amendment will promote the public health, safety and general welfare.

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

Section 1. Section 8.2.5 of the Hailey Zoning Ordinance Title 17 is hereby amended by addition of the underlined language and by deletion of the stricken language, as follows:

A. The following Signs shall not be subject to the permit process as defined by Section 8.2.4 and are not included in the total aggregate sign area as defined in Section 8.2.7.3, provided the signs are not prohibited.

1. ~~Flags, symbols, or insignias either historic or official of any state or nation, providing the Flag is no larger than sixty square feet and is flown from a pole the top of which is no higher than forty feet (40') from natural grade.~~

2. Flags, symbols, or insignias either historic or official of any state or nation located on municipally-owned property, providing the Flag is no larger than ninety-six (96) square feet and is flown from a pole the top of which is no higher than forty-five feet (45') from natural grade. Proponent/applicant must submit documentation that the pole, flag and any proposed lighting will not adversely impact Friedman Memorial Airport fly zones, which may include preparation of an FAA Air/Space Study.

(Renumbered hereinafter)

3. Signs posted by a government entity.
4. Two Temporary Signs per building or if a multi-unit building one per Unit.
5. Signs with areas of four square feet or less.
6. Merchandise displayed in windows that does not involve

Copy.

7. Pennants and wind socks, which in no way identify or advertise a person, product, service, or business.
8. Any sign inside a building not visible from the exterior of the building.
9. Art located on private property which in no way identify or advertise a person, product, service, or business.
10. Historic Signs designated by the Hailey City Council as having historical significance to the City or replicas of historic Signs as approved by the Hailey Council.
11. Building identification Signs which identify the name of the building only. These Signs are separate from Signs which identify, advertise, or promote any person, entity, product, or service.
12. Signs on licensed and registered vehicles that are used for normal day-to-day operations of a business, regardless of whether the business is located within Hailey.
13. Window Signs.

(Ord. 1056 §1, 2010, Ord. 1112 §2, 2012; Ord. 1163 §3, 2014)

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

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

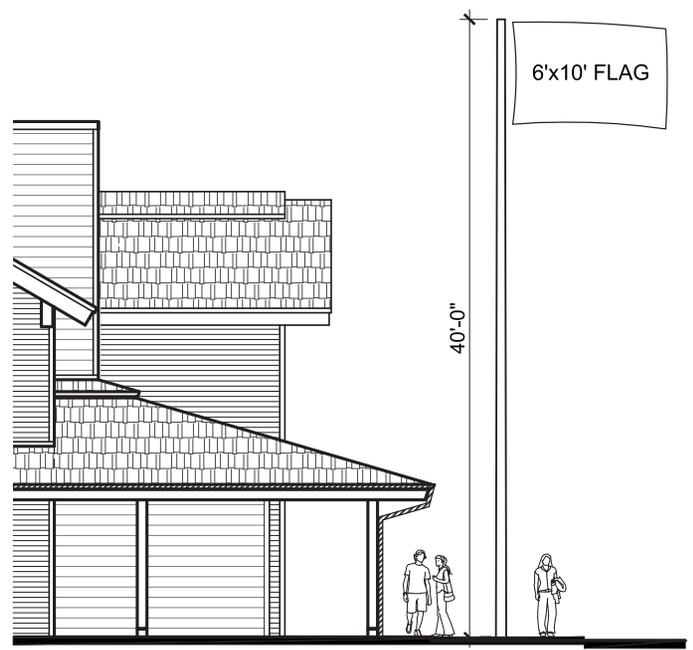
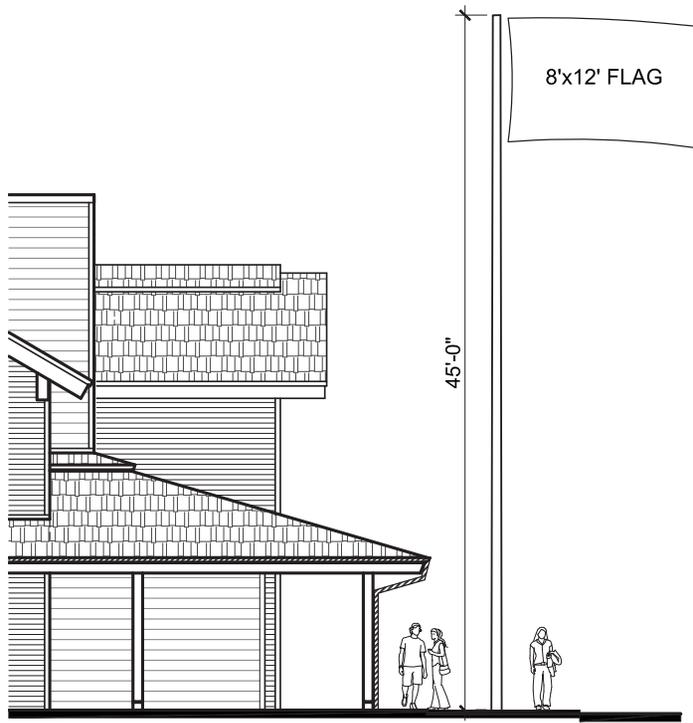
Section 4. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS__ DAY OF ___, 2015.

Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk
Published: Idaho Mountain Express ___, 2015

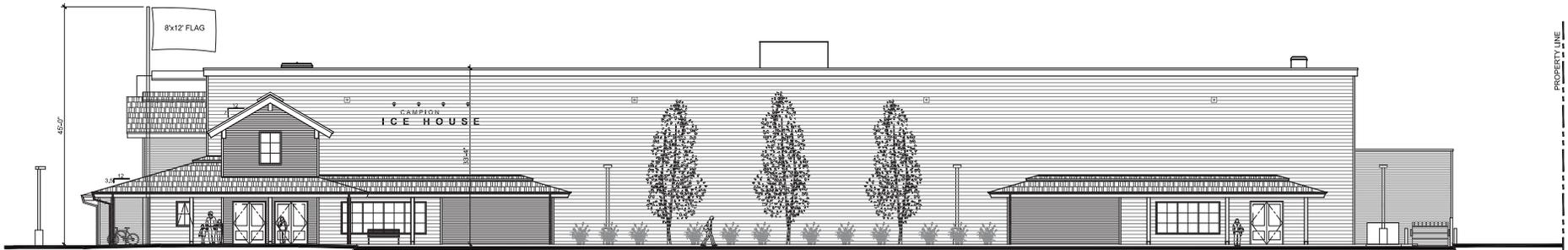


FLAGPOLE HEIGHT AND FLAG SIZE COMPARISON

OCTOBER 5, 2015

0' 2' 4' 8' SCALE : 1/8" = 1'-0"

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EAST ELEVATION - LOOKING WEST

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



SOUTH ELEVATION - LOOKING NORTH

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

PROPOSED FLAGPOLE LOCATION

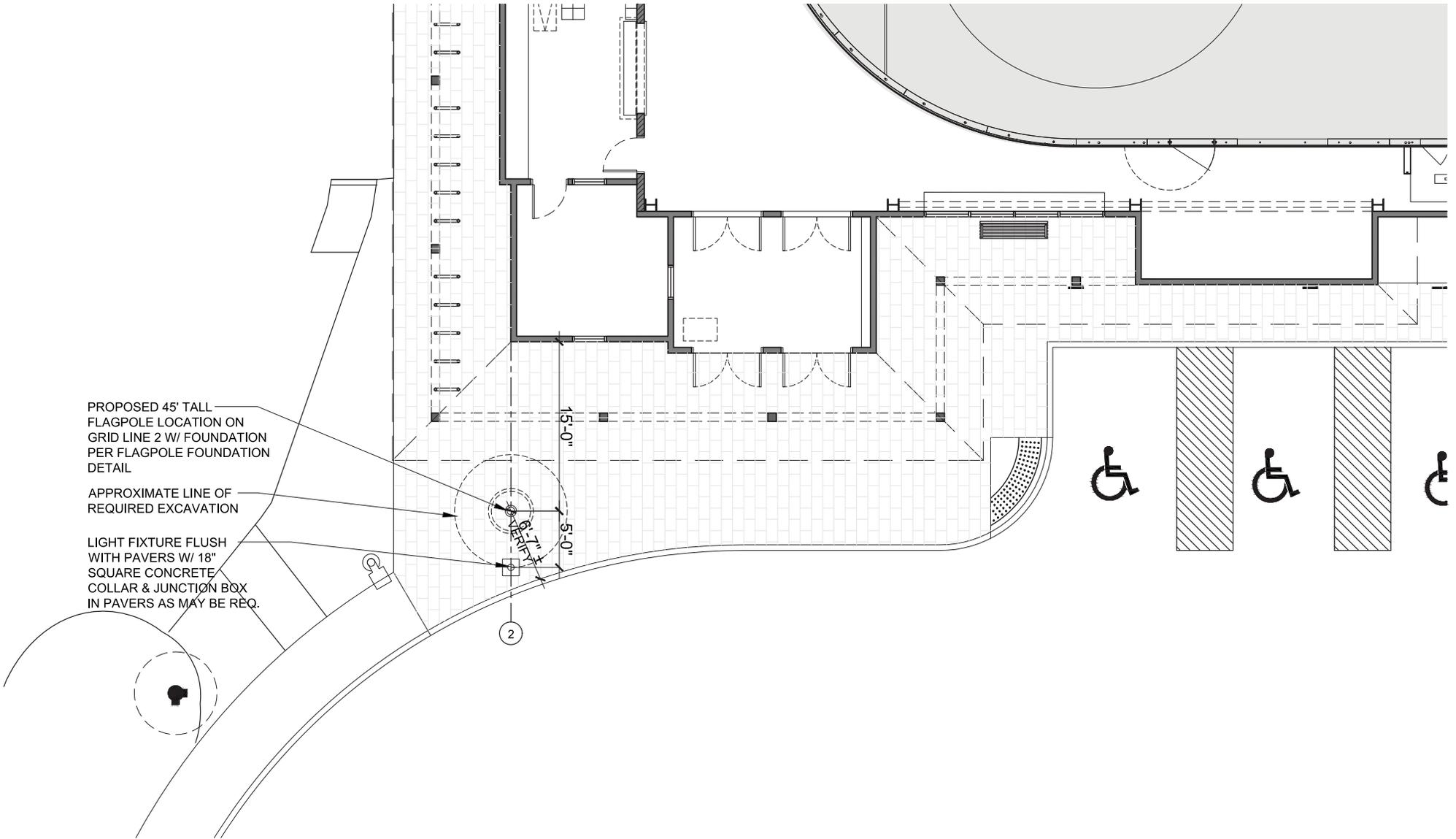
PROPOSED FLAGPOLE LOCATION, AUGUST 28, 2015
RUSCITTO/LACIAM/BLANTON ARCHITECTURE P.A.

RUSCITTO/LACIAM/BLANTON

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CAMPION ICE HOUSE

HAILEY ICE RINK FACILITY
HAILEY, IDAHO



PROPOSED 45' TALL
FLAGPOLE LOCATION ON
GRID LINE 2 W/ FOUNDATION
PER FLAGPOLE FOUNDATION
DETAIL

APPROXIMATE LINE OF
REQUIRED EXCAVATION

LIGHT FIXTURE FLUSH
WITH PAVERS W/ 18"
SQUARE CONCRETE
COLLAR & JUNCTION BOX
IN PAVERS AS MAY BE REQ.

2

CAMPION ICE HOUSE

SEPTEMBER 14, 2015

R/L/B

FLAGPOLE LOCATION

SCALE: 1/8" = 1'-0"

