

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, September 26, 2016
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 12, 2016

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for an application submitted by Benny Rod Shop, represented by Susan Scovell, for a new 3,685 square foot addition to be located at 1131 Airport Way (Lot 2A, Block 1, Friedman Park Subdivision) in the Light Industrial (LI) Zoning District.

[CA 3](#) Motion to approve the Findings of Fact and Conclusions of Law of an application for a Subdivision of Lot 2, Block 4, Old Cutters, by creating seven (7) sublots, to be known as Sonitalena Cottages. Sublot 1 consists of 0.06 acre, Sublot 2 consists of 0.04 acre, Sublot 3 consists of 0.04 acre, Sublot 4 consists of 0.03 acre, Sublot 5 consists of 0.04 acre, Sublot 6 consists of 0.04 acre and Sublot 7 consists of 0.07 acre. The total development comprises of 0.89 acre. Current zoning is General Residential (GR).

New Business and Public Hearings

[NB 1](#) Consideration of a Design Review Application by Terence and Kim Hayes for a new 2,400 square foot Detached Accessory Building, which consists of a 1,200 square foot garage, a 900 square foot Accessory Dwelling Unit and 300 square feet of storage for an existing residence, located at 313 South Second Avenue (Lots 5-7, Block 22, Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[NB 2](#) Request for Reconsideration, pursuant to Hailey Municipal Code 17.03.050(D), by Wise Guy Pizza, of a decision of the Hailey Planning and Zoning Commission regarding a condition of approval to retain a City street tree located at 411 North Main Street (S. ½ of Lot 3, and Lots 4 & 5, Block 56) in the Business (B) and Townsite Overlay (TO) Zoning Districts.

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)

- **Design Review Exemption:** A request for exemption was submitted by Michael and Jennifer DeNitto, located on Lots: 1-4. Block 62, Hailey Townsite (523 North 3rd Avenue) for approval of an 80.5 square foot rear entry addition, new window and door placements, and new deck locations. This parcel is located within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts. The Chair and Administrator, having been presented with all information and testimony in

favor and in opposition to the proposal, hereby determine that the project is minor, will not conflict with the design review standards, will not adversely impact adjacent properties, and is not an addition of floor area equal to or greater than 50% of the original structure.

SR 2 Discussion of the next Planning and Zoning meeting: Tuesday, October 11, 2016.
(no documents)

Adjourn

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING
Monday, September 12, 2016
5:30pm**

Present: Richard Pogue, Janet Fugate, Dan Smith, Jeff Engelhardt, Owen Scanlon

Staff: Lisa Horowitz, Robyn Davis, Brian Yeager

Call to Order

[5:28:04 PM](#) Chair Fugate called meeting to order.

Public Comment

No public comments

Consent Agenda

[CA 1](#) Motion to approve minutes of August 22, 2016

[CA 2](#) Motion to approve FF for D.L. Evans Bank

[CA 3](#) Motion to approve FF for UPS.

[5:28:49 PM](#) Horowitz informed the Commissioners that the Conditional Use Permit for UPS regarding its temporary structure must have a time limit and therefore, cannot be 'in perpetuity'. Horowitz noted that the language was removed from the Findings of Fact and will be presented again to the Commissioners in 12 months, assuming UPS wishes to reapply.

[5:30:40 PM](#) Dan Smith noted a few changes from the August 22, 2016 meeting. Smith informed the Commission that the current trees on the D.L. Evans lot are *not compliant* with the *new* topography of the lot, as elevations will rise.

[5:31:51 PM](#) Smith also clarified that Jessica Aguilar, from D.L. Evans Bank, was *not aware* that the banner pole and street light were *not city expenses* and that the Applicant would be responsible for purchasing the new pole.

[5:32:28 PM](#) **Jeff Engelhardt motioned to approve the August 22, 2016 Meeting Minutes as amended. Dan Smith seconded and all were in favor.**

New Business and Public Hearings

[NB 1](#) *Consideration of a Request for Reconsideration pursuant to Hailey Municipal Code 17.03.050(D) by Wise Guy Pizza, located at 411 Main Street (S. ½ of Lot 3, Lots, 4, 5, Block 56 Hailey Townsite). The applicant is requesting reconsideration of a condition imposed by the Commission. That condition states that a City street tree located in the City right-of-way should remain.*

[5:33:05 PM](#) Horowitz explained that the City of Hailey hasn't had an appeal since 2009 and informed the Commissioners that when an appeal is filed, a Request for Reconsideration is discussed first. Horowitz informed the Commissioners that when an appeal is filed, only the information on the record is considered. However, Horowitz also explained that if the Commissioners choose to review the new information, then no information shall be discussed during this meeting and the appeal would be noticed as a public hearing for the September 26, 2016 meeting.

[5:35:09 PM](#) Owen Scanlon believed the information to be relevant and would like to consider the appeal by Wise Guy regarding the removal of one City street tree. Richard Pogue agreed.

5:36:15 PM Richard Pogue moved to consider a Request for Reconsideration pursuant to Hailey Municipal Code 17.03.050(D) by Wise Guy Pizza, located at 411 Main Street (S. ½ of Lot 3, Lots, 4, 5, Block 56 Hailey Townsite) to the September 26, 2016 Planning and Zoning meeting to consider the new information prepared by the applicant. Owen Scanlon seconded and all were in favor.

NB 2 *Consideration of the Design Review Application submitted by Benny Rod Shop, represented by Susan Scovell, for a new 3,685 square foot addition to an existing 4,352 square foot building located at 1131 Airport Way (Lot 2A, Block 1, Friedman Park Subdivision) in the Light Industrial (LI) Zoning District.*

5:37:39 PM Rebecca Bundy, representing Susan Scovell, introduced the project, informing the Commissioners that the proposed addition to Benny Rod Shop is approximately 3,700 square feet and would wrap around the existing building on the north and the west sides. Bundy noted that all required setbacks would be met as well as lighting standards, per City Ordinance. Bundy explained that details will be added to the addition to create warmth to the building. These included: a gabled roof, horizontal wood siding and hanging baskets. Hanging baskets will be the only addition to the landscape plan and all existing trees will remain. Bundy also noted that the applicant is proposing to pay a fee in lieu of installing sidewalks.

5:43:25 PM Dan Smith inquired about the space and the areas that would be heated. Bundy noted that only the restroom and office would be heated, as the rest of the space would be utilized for storing vehicles not actively being worked on.

5:44:24 PM Chair Fugate opened the item for public hearing.

5:44:40 PM Chair Fugate closed the item for public hearing. Owen Scanlon believes proposed addition is a continuation of what is already there. Pogue agreed.

5:45:28 PM Dan Smith motioned to approve Design Review Application submitted by Benny Rod Shop, represented by Susan Scovell, for a new 3,685 square foot addition to an existing 4,352 square foot building located at 1131 Airport Way (Lot 2A, Block 1, Friedman Park Subdivision) in the Light Industrial (LI) Zoning District, finding that the project does not jeopardize the health, safety and 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 (g) are met. Richard Pogue seconded and all were in favor.

NB 3 *Consideration of an application for a Subdivision of Lot 2, Block 4, Old Cutters, by creating seven (7) sublots, to be known as Sonitalena Cottages. Sublot 1 consists of 0.06 acre, Sublot 2 consists of 0.04 acre, Sublot 3 consists of 0.04 acre, Sublot 4 consists of 0.03 acre, Sublot 5 consists of 0.04 acre, Sublot 6 consists of 0.04 acre and Sublot 7 consists of 0.07 acre. The total development comprises of 0.89 acre. Current zoning is General Residential (GR). Design review was approved for this project on July 11, 2016.*

5:47:51 PM Horowitz presented the proposed subdivision and informed the Commissioners that a few issues were noted in the Staff Report: 1) snow storage locations are different than what was presented in Design Review. Horowitz has asked the applicant to modify the plat to match the Design Review, and 2) there is a ¾" water main on adjacent lot that will service property (three units) and a second ¾" main that will service the rest of the property (four units). The applicant is requesting that an easement be placed over one lot for the benefit of Sonitalena Cottages.

5:49:39 PM Horowitz also informed the Commissioners that a sewer main was put in place years ago and as part of the Sonitalena Cottages, a garage will be built over it. The options at this time are to cap the sewer main off in the common area and have a man hole elsewhere, or to have an agreement between the City of Hailey and the applicant about said line and that the applicant

would be responsible for its repair if anything were to happen.

[5:50:55 PM](#) Dan Smith questioned whether or not sewer line would service all buildings in subdivision. Horowitz confirmed that the sewer line would service all buildings in subdivision and have already been tapped off farther back.

[5:54:59 PM](#) Bruce Smith, from Alpine Enterprises, questioned whether or not it is necessary to complete another easement on top of an existing one. Horowitz confirmed the necessity and explained that this particular water meter was developed to serve adjacent lot.

[5:57:58 PM](#) Chair Fugate opened the item for public hearing.

[5:58:15 PM](#) Chair Fugate closed the item for public hearing. Chair Fugate inquired about the modified condition and how it should read. Horowitz read the revised condition: An easement, of a minimum of ten feet (10') in width, shall be placed over the water meter and line, located on the duplex sublots to the south.

[6:02:19 PM](#) Owen Scanlon believes the sewer line is fine where it is and agreed that the applicant will maintain it.

[6:02:49 PM](#) Owen motioned to approve application for a Subdivision of Lot 2, Block 4, Old Cutters, by creating seven (7) sublots, to be known as Sonitalena Cottages, finding that the project does not jeopardize the health, safety and 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 (h) are met. Dan Smith seconded and all were in favor.

[NB 4](#) *Continuation of a Planned Unit Development (PUD) and Subdivision Preliminary Plat, the Quigley Farm PUD. This is an application to Blaine County by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects for a 51-unit mixed use project consisting of:*

- 7 Large Lot Dwellings
- 9 Medium Lot Dwellings
- 10 Cottage Unit Dwellings (4 of which are identified for community housing)
- 6 Town House Sublot Dwellings (2 of which are identified for community housing)
- 9 Live/Work Mixed Use Dwellings
- 10 Multi-Family Dwellings (2 of which are identified for community housing)
- Future hospitality site of 1.38 acres
- Future Sage School site of 6.17 acres
- Open Space and common area
- Bike/pedestrian pathways and trails
- Working Agriculture

[6:04:40 PM](#) Horowitz summarized the background information on the project and noted the project as being located within the Area of City Impact. Horowitz also summarized the joint agreement the City of Hailey and Blaine County have in that the City of Hailey's Rules and Regulations regarding Subdivisions will be applied to the project, with the exception of Floodplain and Hillside, in which Blaine County Rules and Regulations will apply. Horowitz also noted that though this project has no intentions of annexing, the purpose of Area of City Impact is to anticipate that lands will annex and integrate in to the City. Horowitz reminded the Commissioners that Blaine County is the decision maker on this project and the City of Hailey is the recommending agency.

[6:07:42 PM](#) Lisa Horowitz and Brian Yeager reviewed the most salient points of the Staff Report. First, because Quigley Canyon is a neighborhood service center, any commercial uses shall be subordinate to residential uses, as well as to the downtown or larger activity areas of Hailey.

[6:08:15 PM](#) Brian Yeager presented the primary concerns regarding sewer and water. Yeager noted that projects located within the Area of City Impact are required to connect to municipal water and sewer. Yeager also noted the exception to the ordinance: the alternative method must be clearly superior in design and effectiveness.

[6:09:07 PM](#) Yeager presented three components to sewer systems: 1) the collection system, 2) the treatment system, and 3) the disposal system, and explained how each fit under the City Development or Subdivision Ordinance Standards.

[6:09:40 PM](#) Yeager explained the proposed Collection System and noted its viability; however, informed the Commissioners that it does not meet City Standard. Yeager also noted that the proposed system may require increased operating resources, effort and costs over a conventional gravity system.

[6:12:36 PM](#) Yeager went on to explain the proposed Treatment System and noted that the Subdivision Ordinance Standards do not address treatment; therefore, by default, the City would be required to provide treatment. Yeager summarized staff comments and noted that staff does not believe the system to be superior to what is currently in place.

[6:15:42 PM](#) Yeager explained the final component to the sewer system: the Disposal System. Yeager compared proposed project to City Subdivision Ordinance and noted that there is still much to be explored in this area utilizing the proposed system. Yeager suggested that all three components of the sewer system would need to be considered to best determine whether or not the proposed system is a superior system.

[6:18:31 PM](#) Yeager went on to explain the water system. The Applicant has proposed on site potable wells and irrigation system, and fire system (which would be coming off of irrigation system). Yeager noted that there is no objection from Staff regarding water system; however, Staff would like to see fire hydrants operate from potable water. More information can be found in the attached PowerPoint.

[6:22:28 PM](#) Lisa Horowitz went on to review the summary of the Staff Report:

Orderly Development: Horowitz noted that project would impact City services, as City streets would be utilized. Future phases would also be anticipated and square footages have been provided by Applicant. In terms of off-site improvements, Staff has suggested bike lanes connecting to Wood River Trail (striped lanes on asphalt), as well as organization of the parking and drive lanes on Fox Acres Road, and completing the Toe-of-the-Hill Trail.

Streets, Sidewalks, Drainage, Alleys: Horowitz noted that Staff suggested connecting to Quigley Road, an all-season, all-weather road, as well as connecting further down near Sage School (when school has been built). Staff also agreed that they would like the Applicant to either a) meet the alley standards or b) meet the private street standards. Currently, roads are functioning as private streets; however, are not currently meeting private street standards.

Blocks, Lots, Perimeter Walls, Berms, Cuts and Fills: Staff suggested that the berm between sports fields should be removed when sports fields are developed. Berm behind Buckhorn properties would remain. Staff also believes the cut along Huckleberry Road is unnecessary and suggested relocating the road and reconfiguring the parcel to avoid cut.

Parks, Pathways and other Green Spaces: Staff suggested full development of open spaces, which include: landscaping, irrigation, restrooms, additional parking, and non-motorized connection through Antler.

[6:28:07 PM](#) Owen Scanlon inquired about dedicating one of the potable wells for the fire system and whether or not it would connect to the City system or if it would complement pressure of City system.. Yeager noted that it would complement the supply of the City system. Dan Smith questioned whether or not it would be preferable to have the Applicant provide wells, specifically dedicated to the City to augment City water supply. Yeager agreed and noted that it would be ideal to have fire hydrants connect to potable water supply.

[6:30:47 PM](#) Dan Smith also commented on the existing treatment system and its capability of handling additional loads without modifications or updating. Brian Yeager agreed and noted that further exploration would be needed with the collection system. More information can be found in the attached PowerPoint.

[6:34:00 PM](#) Jeff Engelhardt questioned how the wastewater treatment system would be managed. David Hennessy informed the Commission that the system would be managed by an HOA. Engelhardt disagreed with concept. Engelhardt also questioned whether or not overhead lines would be removed or buried. Hennessy noted that all power in that area is underground (to the barn; well will be serviced from the same side). Engelhardt also inquired about the Quigley Road and controlling public use. Hennessy noted that siren-operated gates or alarms would be put in place to keep vehicular traffic from utilizing it.

[6:38:42 PM](#) Jeff Roberts spoke to the treatment system and believes a gravity system is not necessarily superior, but equivalent. Roberts noted his objective: getting communities in greater touch with whole living systems, in food and in waste. Roberts believes system to be cheaper and simpler. Roberts also noted that treatment system is at a superior level, as it keeps it on site, and utilizes native plant material from ecosystem – connecting people back to place. Finally, Roberts noted that the disposal system is running back in to the building and would be utilized to flush toilets, etc.

[6:41:54 PM](#) Chair Fugate opened the item for public hearing. Frank Andrews noted his concerns and worries that having a sewer disposal system located in his backyard will be a detriment to his family when, and if, they try to sell their home. Andrews was also concerned with current wildlife patterns and lights on the playing fields.

[6:44:07 PM](#) John Wiese doesn't believe proposed project will affect the wildlife. Wiese doesn't completely agree with wastewater treatment system, as he believes some infiltration will occur. Wiese also believes safety should outrank educational benefits of project.

[6:49:04 PM](#) Peter Lobb believes that the odds of the City annexing project are slim. Lobb noted that expanding sewer plants is expensive and believes the proposed system is the future, and would like to see the City of Hailey embrace proposal. Lobb reminded the Commission that current sewer system is not a perfectly clean system and supports the proposed sewer system.

[6:51:41 PM](#) Chair Fugate closed item for public hearing. David Hennessy clarified that the systems proposed are infiltration fields for treated wastewater, which will be used for irrigation. Hennessy noted that solids would be treated in a septic tank. Jeff Roberts also noted that no lights will be placed on ball field.

[6:56:16 PM](#) Owen Scanlon inquired about the pressurized collection system and noted his concerns with regard to putting a disposal system right next to a neighborhood. Scanlon questioned whether or not it could be moved somewhere else that would be more compatible. Jeff Roberts noted that gravity is used as much as possible with proposed system, as they would prefer not to use more energy than what is needed.

[6:57:32 PM](#) Chair Fugate inquired about the exact distance from drain fields to neighborhood. Roberts noted that it would approximately be 60 to 80 feet.

[7:09:17 PM](#) Chair Fugate called the meeting back to order. Chair Fugate questioned whether or not a recommendation could be made that the Applicant annex and as a result, have financial advantages for doing so. Chair Fugate also inquired about formulating a process that would ensure the City would be protected if issues were to arise. Richard Pogue noted that the ordinance doesn't agree with project proposal and as a PZ Commissioner, is responsible for upholding standards. Scanlon agreed.

[7:15:46 PM](#) Chair Fugate questioned whether or not there is a way to make this work. Dan Smith noted that he would like to see a win-win for the developer and the City. Chair Fugate agreed. Scanlon inquired about annexation and the main issue when converting treatment center over to the City. Yeager noted that the City is not configured to maintain pressurized lines, pumps or septic tanks. Yeager noted the

system is an alternative system, which may or may not be clearly superior to what's currently in place. Yeager reiterated that City Staff has no interest in maintaining or operating system.

[7:19:47 PM](#) Yeager explained why he separated the treatment system into three components. Chair Fugate inquired about the ideal separation distance be. Yeager believes something greater than zero and currently, it's immediately adjacent.

[7:23:54 PM](#) David Hennessy noted that the LSAS System is a system that has a similar concept of irrigation water. Engelhardt expressed his uncomfotability with having an HOA oversee and operate the system. Sam Stahlnecker, from Benchmark Associates, noted that DEQ will conduct site visits and evaluate the success of the system. Stahlnecker believes this to be twice annually and a yearly permit would be issued. Chair Fugate inquired about how issues would be addressed. Stahlnecker noted that the operator would work with DEQ to ensure accuracy and correct any issues. Chair Fugate inquired about whether or not a dedicated person would be assigned to manage and maintain system.

[7:28:07 PM](#) Yeager noted that there will be a person that will specifically maintain system; however, there will be periods of time where system will not be monitored by a person; remotely at all times. Owen Scanlon would like to see the developer responsible for the sewer system until an agreed upon occupancy of the subdivision. Scanlon would like to have some assurance that money is available if something were to go wrong with the proposed system. Hennessy believes this can be accomplished; however, tying it to a certain level of occupancy would be difficult.

[7:30:02 PM](#) Yeager noted that, in his discussion with City staff, this type of system would become an obstacle for future city annexation, if ever a consideration. Scanlon agreed and noted that all applicants may propose varying systems and it would be difficult to integrate within the City. Pogue questioned whether or not all three portions of development would be tied to the same system. Jeff Roberts confirmed this and clarified that there will be additional constructed wetlands for the remaining phases.

[7:33:18 PM](#) Dan Smith believes system is constrained by the ordinance. Smith noted that system is equivalent; however, doesn't feel it meets the standard of being superior. Chair Fugate believes current treatment plant is sufficient. Yeager agreed and questioned the capacity and efficiency of the collection system.

[7:35:05 PM](#) In terms of water, Brian Yeager noted that there is value to connecting to City supply (certain and adequate) for fire protection and would meet the fire department criteria. Yeager believes the issue is whether or not the infrastructure is compatible with future growth to the City, should annexation ever happen. Yeager doesn't believe City would want to take over or maintain system.

[7:38:18 PM](#) Brian Yeager presented staff concerns regarding the Quigley tank. Staff is concerned with having several people near and around tank and would like to see some security measures put in place. Staff would also like to have access to maintain tank during any time of day. Staff is also concerned with drain from overflow. If tank ever needs to be drained, it currently overflows into ravine and gradually infiltrates in to ground. Staff would like to see a modified easement for infiltration area. More information can be found in the attached PowerPoint.

[7:43:55 PM](#) Yeager presented information on re-vegetation and roads. Yeager noted that any and all construction would disturb current vegetation and staff recommended that there be some type of post construction re-vegetation and establishment plan in place.

[7:44:54 PM](#) Yeager went on to explain the secondary emergency access. Staff suggested that the road from the roundabout be connected back to Quigley Road, to provide an all-season, all-weather travel surface for emergency services to circulate to site in an emergency. More information can be found in the attached PowerPoint.

[7:48:49 PM](#) Horowitz noted that along with an all-season, all-weather road, staff would like to see a bike path connect back through existing neighborhoods, down Quigley Road to the Wood River Trail.

[7:50:35 PM](#) Yeager commented on the private alley and noted that per the City Subdivision Ordinance, all lots shall front on a city public street. In the proposed project, lots open toward an alley, rather than

a street. This private alley does not meet the city private or city public street criteria. Lisa Horowitz and Brian Yeager included all information in the attached PowerPoint. Please reference for more information.

[8:00:30 PM](#) David Hennessy noted that the emergency access connection and other conditions from the Staff Report would be completed by Applicant.

[8:01:07 PM](#) Owen Scanlon questioned the state of the wildlife corridors. David Hennessy reminded the Commission that a Wildlife Report and a letter from Fish and Game was submitted for the first meeting. Horowitz noted that because county regulations apply to this particular matter, the County staff will analyze matter. Scanlon also believes the sewer system proposed by the Applicant is superior, in that it returns gray water; however, doesn't like where the drain field is nor that an HOA will manage and be responsible for system.

[8:03:46 PM](#) David Hennessy offered a possible modification in that it would be a hybrid system where it's a constructed wetland system – the water is reused on site for irrigation, and instead of drain fields, it would be tied in to the City system when not being reused on site; a secondary system. The drain field would be removed.

[8:07:35 PM](#) Jeff Engelhardt noted his uncertainty with the system and would prefer to not have project located right next to the City.

[8:09:02 PM](#) Richard Pogue noted that the roads, and sewer and water area all major issues and that he would like to see them addressed prior to project approval. Pogue also noted that fire and police would likely provide services without being paid for their time. Pogue would also like to see this addressed.

[8:10:06 PM](#) Dan Smith noted that the City Subdivision Ordinance Standards brought up pertinent issues and believes that, even if the capability is equivalent or potentially superior, the operational issues need to be hooked up to the City to provide the confidence and robustness that a system, like the proposed, should have.

[8:11:12 PM](#) Chair Fugate believes the proposed project is superior and would like to see a duplication system put in place. Chair Fugate would also like to see that fire and police be compensated for their time, as well as the City Subdivision Standards upheld.

[8:14:48 PM](#) Dan Smith noted that a recommendation could be made to the City Council with a request to specifically address larger issues discussed by Planning and Zoning.

[8:17:08 PM](#) Chair Fugate suggested that the financial burden on the Applicant be reduced by waiving or reducing annexation fees, especially if project were to be annexed and/or become part of the City. Chair Fugate believes that if project becomes part of the City, the fees generated from lots will benefit City and reducing the financial burden on Applicant could be advantageous.

[8:18:08 PM](#) Dan Smith noted that if the development is profitable at this density, a negotiated understanding could be developed to provide benefit to the developer and the City long term.

[8:18:32 PM](#) Owen Scanlon believes he doesn't have enough information to make an approval and noted that loose ends need to be tied up before making a recommendation to City Council. Pogue agreed.

[8:23:10 PM](#) David Hennessy noted that this is a recommendation for a recommendation, not an approval. Hennessy would like to see a recommendation to City Council to continue to keep the process moving forward. Lisa Horowitz suggested that a recommendation be made unless the Commissioners believe it would be advantageous to continue this project in another meeting. Yeager agreed noted the motion language could be altered to better reflect what the Commissioners like and don't like. Scanlon would like the language to be changed and read: the motion to approve the concept... Pogue agreed and would like to see a list concerns written in letter to the City Council. Jeff Roberts added that he would also like the Commissioners to note the positive elements of project in letter to City Council. Chair Fugate agreed.

[8:28:38 PM](#) John Wieze inquired about the setback from the athletic fields to the drainage site. Chair Fugate reiterated that project will no longer utilize drainage site

[8:30:15 PM](#) Horowitz and Brian Yeager read the additions to the conditions and noted that consideration of an alternative disposal area and wetlands would remain intact. Dan Smith understood that rather than utilizing a drain field, a tank system would be used, which would then feed through the City. Yeager's understanding was that the wetlands would remain intact, as well as the reuse and environmental component of the project.

[8:32:06 PM](#) Horowitz inquired about a consensus regarding annexation fees. Richard Pogue doesn't believe we can force the developer to annex in to the City; however believes the applicant should consider doing so. Dan Smith would like to see a win-win for Applicant and City, and would like to recommend that City Council look for one. Pogue noted that if the Applicant expends the money to annex and attach to City water and sewer, credit should be given. Chair Fugate agreed.

[8:37:00 PM](#) Owen Scanlon motioned to approve a concept of a Planned Unit Development (PUD) and Subdivision Preliminary Plat, the Quigley Farm PUD. This is an application to Blaine County by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects for a 51-unit, mixed use project, because it works in many ways, but we have a list of concerns that accompany this motion, finding that the project does not jeopardize the health, safety and 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 that the concerns of the Planning and Zoning Commission are addressed. Richard Pogue seconded and Chair Fugate, Dan Smith, Owen Scanlon and Richard Pogue were in favor. Jeff Engelhardt opposed.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR1 Discussion of current building activity, upcoming projects, and zoning code changes.
(No documents)

- **Design Review Exemption:** On August 18, 2016, a Design Review Exemption Application was submitted by Thomas and Ann Helms, represented by Errin Bliss of Bliss Architecture, for a 96 square foot addition, to be located at 213 North 4th Avenue (Hailey Townsite, Lots 6, 7, 8, Block 48), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts. The Chair and Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby determine that the project is minor, will not conflict with the design review standards, will not adversely impact adjacent properties, will not alter any structural or architectural elements of the building, and is not an addition of floor area equal to or greater than 50% of the original structure.

SR2 Discussion of the next Planning and Zoning Meeting: Monday, September 26, 2016.
(No documents)

Adjourn

[8:40:41 PM](#) Jeff Engelhardt motioned to adjourn. Owen Scanlon seconded and all were in favor.

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On June 22, 2016, the Hailey Planning & Zoning Commission considered a Design Review application submitted by Benny Rod Shop, represented by Susan Scovell, for a new 3,685 square foot addition to be located at 1131 Airport Way (Lot 2A, Block 1, Friedman Park Subdivision) in the Light Industrial (LI) Zoning District.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on 8/24/16 and mailed to property owners within 300 feet on 8/24/16.

Application

The applicant is requesting a 3,685 square foot addition to an existing business, Benny Rod Shop. The addition consists of a new shop/storage space, an office and a restroom. The site is 18,600 square feet (.427 acres).

Procedural History

The existing 4,352 square foot building was built in 1987.

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	<i>Complete Application</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: 1. No comments received 2.
				Life/Safety: <i>All Fire Department requirements shall be met.</i>
				Water and Sewer: <i>No comments from water/sewer</i>
				Building: <i>No comments</i> Streets: <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>No new signs are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-	See Section 9.4 for applicable code.

			site Parking Req.	Require 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.
			Staff Comments	<i>Existing building: 4,352 sq. feet. Addition: 3,685 square feet. 8,037 total requires 8 parking spaces. Five parking spaces are shown in front of the building, and three angled spaces are shown on the east side for a total of eight. Required parking has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>8B.4.1 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>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	<i>Existing lighting meets City standards. New exterior lighting will be provided over the exit doors, and will be dark sky compliant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>LI Zone District:</p> <ul style="list-style-type: none"> - Minimum Lot Size: 6,000 square feet - Maximum Lot Width: 60 - Maximum Building Height: 35 - Front Setback: 10 ft. <p>Side and Rear Yard Setback: 10 feet</p>
			Staff Comments	<i>Front: 43' N. Side: 11' S. Side 16' Rear: 10'-6"</i>
<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	<i>The existing property has a continuous asphalt vehicular access along Airport Way, similar to existing neighboring properties, that serves the existing auto repair use well. There are no sidewalks in the immediate vicinity. The applicant requests to provide an in-lieu fee instead of constructing a sidewalk that would not be connected to a system of sidewalks. Staff concurs with this request.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i> The proposed project is an addition to an existing building located at approximately the center of the lot. The existing front yard is used by the current business for parking and storage of cars being repaired. The rear yard will allow safe access to the proposed office space at the rear of the proposed addition. Both the proposed office and associated restroom will be provided with natural light and ventilation with windows facing the site's yards. The building design (and the design of the entire site) is very functional in nature. The addition is planned to tie in with the existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> The existing property contains virtually no landscaping with the exception of a large deciduous tree located along the northern property line at the front of the lot. No change to the landscaping is proposed, except for the addition of seasonal hanging baskets.</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><i>Staff Comments</i> The existing building is accessed via the parking area at the front through two man doors. The proposed addition will include another man door at the front of the building, as well as one along the south façade at the west end of the building and a pedestrian walkway to a door serving the office on the west façade. The existing property has a continuous asphalt vehicular access along Airport Way, similar to existing neighboring properties, that serves the existing auto repair use well. (</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>

			<i>Staff Comments</i>	<i>The dumpster is located along the access easement on the south side of the property will remain in place. It does not interfere with snow storage/removal. It is not visible from the street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	<i>No alley exists, but the site is served by a twenty-five foot wide access/utility easement along the southern property line. The proposed rear addition will be accessed from that easement, and utilities to serve the addition will come from that easement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<i>The existing building and related parking and loading arrangement have been in place since 1987, and pre-dates design review. A prominent entry does exist.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>The existing head-in parking is nonconforming, and is in place for much of Airport Way. Staff recommends that it be allowed to remain.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>Snow is currently hauled from the site to provide work area for the existing auto repair business. That will continue to be the case.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>The snow is currently hauled off site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>N/A</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>Snow is currently hauled from the site to provide work area for the existing auto repair business. That will continue to be the case.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	a. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	The existing building with the proposed addition is one story in height and has man doors, windows and relatively low eave heights that emphasize the human scale. The building is pedestrian in scale at one story.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	The existing building with the proposed addition faces Airport Way and contains design features such as windows, pedestrian entrances, building offsets, projections, architectural detailing and change in materials to create human scale and break up large building surfaces and volumes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2e	d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	The proposed changes are compatible with the design and scale of the existing building. Proposed horizontal wood siding will add visual interest and complement the existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	e. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	The existing building utilizes blue vertical metal siding, white doors and trim and a white metal roof. The proposed addition will utilize the same materials, but adds horizontal wood trim at the pedestrian level to add visual interest while complementing the existing building. An actual material sample will be brought to the meeting.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	f. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	The colors are planned to match the existing colors. The design and colors are similar to other buildings in the vicinity. The existing building utilizes blue vertical metal siding, white doors and trim and a white metal roof. The proposed addition will utilize the same materials, but adds horizontal wood trim at the pedestrian level to add visual interest

				<i>while complementing the existing building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	g. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>No change to existing; addition will use high efficacy light fixtures and will be insulated as per code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>The building does not drain towards walkways. Site drainage is shown on the drainage plan, and gutters are shown on the elevations. The applicant plans to relocate exterior material sample out of the drainage area.</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 new roof section is shown to drain to a 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>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.
			<i>Staff Comments</i>	<i>No change to the existing signage</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>	N/A.
<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>	N/A.
<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>	N/A
<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>	N/A
<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>	N/A
<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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
<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>	No change- lines are underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	No change

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	All changes are to hardscape, with the exception of seasonal hanging baskets.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	See above.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	<i>This zone is excluded from this requirement</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Seasonal planter baskets on either side of the front doors are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>No pedestrian areas exist.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>A drainage plan is in the submittal packet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	N/A
<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>No retaining walls are proposed.</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>	
<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>	
<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>	
<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>	
<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>	
			17.06.080(C)	Nonresidential Building Located Within LI, SCI, TI or A Districts: In addition to the standards applicable to any nonresidential, multi-family or mixed use building located within the city of Hailey described in subsection A of this section, the following design standards also apply to any nonresidential building located within the LI, SCI, TI or A

				zoning districts:
			<i>Staff Comments</i>	
			17.06.080(C)1	1. Site Planning:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C)1a	a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking and drainage.
			<i>Staff Comments</i>	The current building configuration, vehicular circulation and access parking and drainage work well with the adjoining parcels. All roof run-off will be directed to drywells on site to avoid impact on neighboring properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C)1b	b. Reciprocal vehicular ingress and egress, circulation and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.
			<i>Staff Comments</i>	The property is served along its southern property line by a utility/access easement granted by Lot 2B to the west.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C)1c	c. Vehicle circulation, parking and loading shall not block pedestrian access ways.
			<i>Staff Comments</i>	The property contains no defined pedestrian access ways, but pedestrian access is fully adequate.

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

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

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

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

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements

within a period of one (1) year from the date the security is provided.

- 1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
- 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

DECISION

The Design Review application submitted by Benny Rod Shop, represented by Susan Scovell, for a new 3,685 square foot addition to be located at 1131 Airport Way (Lot 2A, Block 1, Friedman Park Subdivision) in the Light Industrial (LI) Zoning District is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (g) are met.

- a. All applicable Fire Department and Building Department requirements shall be met.
- b. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c. All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. 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 includes, but will not be limited to, the following requirements and improvements: a

payment in lieu for the required sidewalk along the Airport Way street frontage shall be made prior to issuance of the building permit.

- d. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e. All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- 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. 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.

Signed this _____ day of _____, 2016.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 11, 2015 the Hailey Planning & Zoning Commission considered an application by Old Cutters, Inc. for a seven-unit cottage-style residential subdivision called Sonitalena Cottages located at 621-681 CD Olena, (Lot 2, Block 4, Old Cutters). The property is currently zoned General Residential (GR). 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.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on August 24, 2016; the notice was mailed to public agencies and to property owners within 300 feet on August 15, 2016.

Application

Old Cutters, Inc. has submitted an application for Preliminary Plat approval for a seven lot townhouse subdivision. The design review for the 7 units was approved by the Commission in July. The units are under construction. Lot sizes range from 1,652 to 2,852 square feet, as shown on the preliminary plat. Each unit has a small amount of yard area, and a garage. All of the garages are located off of the alley. Common area of 7,899 is proposed for walkways and landscaping.

Department Comments

Life/safety issues: No Comments

Water and Sewer issues: A sewer main extends under the garage building. This extension is not needed, and can be capped off under the common area. A 10-foot easement is needed for the remainder of the sewer main where it traverses through the site. This easement is permitted to be narrower in places where buildings impede the easement width. A plat note shall be added noting that any landscape or paved area repairs necessary as a result of sewer main maintenance shall be the responsibility of Sonitalena Cottages HOA or Old Cutters, Inc.

An easement shall be added to over the water meter on Lot 4, Block 4 if that meter is to be used for the Sonitalena Cottages.

Engineering issues: No Comments

Standards of Evaluation:

CHAPTER 16.04 DEVELOPMENT STANDARDS

16.04.010: GENERAL STANDARDS:

Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Ordinance, the Zoning Ordinance and any other applicable Ordinance or policy of the City of Hailey, and shall be in accordance with general provisions of the Comprehensive Plan.

16.04.020: STREETS:

Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.

- *Streets are existing and are provided.*

L. Private Streets:

5. Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five (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.

- *1,300 square feet of Snow storage was required as part of the design review approval, and is shown on the preliminary plat, but in a modified location. Staff has requested that the two plans be reconciled.*

M. Driveways

- *Not applicable as streets and alley are existing and comply with City standards.*

N. 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. Development of lots will be in compliance.

- *Not applicable. No new parking access lanes are proposed*

O. 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.

- *Existing.*

16.04.030: SIDEWALKS AND DRAINAGE IMPROVEMENTS:

A. Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

- *Existing sidewalks, curb, and gutter are provided within the street right of way. Drainage was addressed and approved as part of the design review.*

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.

- *Existing sidewalks, curb, and gutter are provided within the street right of way.*

C. New Sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.

N/A

D. Sites located adjacent to a Public Street or Private Street that are not currently thru-streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.

N/A

E. The requirement for sidewalk and drainage improvements are not required for any lot line adjustment. (Ord. 1191, 2015).

N/A

16.04.040: ALLEYS AND EASEMENTS:

A. Alleys:

1. Alleys shall be provided in all Business District and Limited Business District developments where feasible.

- *This standard is not applicable because the property is within the GR Zoning District.*

2. The minimum width of an alley shall be twenty six feet (26').

Minimum alley widths have been met

3. All alleys shall be dedicated to the public or provide for public access.

Alleys in Old Cutters are private alleys and are maintained by the HOA.

4. All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.

Infrastructure is underground in the alley.

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 injections wells (dry wells). Drainage plans shall be reviewed by city staff and shall meet the approval of the city engineer.

N/A

6. Dead end alleys shall not be included.

N/A

7. Where alleys are not provided, easements of not less than ten feet (10') 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.

N/A

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:

- *Some easements are shown on the plat. Two additional easements are needed for the sewer main, and for the water meter. Staff has recommended these as conditions of approval, to be added to the plat prior to Council review.*

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.

- *Not applicable.*

2. To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to

protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.

- *Not applicable.*

3. To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.

- *Snow storage was required of the design review approval to meet the 25% requirement, and will be added to the plat.*

16.04.050: **BLOCKS:** The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulations and the limitations and opportunities of topography. (Ord. 1191, 2015).

- *All above requirements have been met in previous construction of existing facilities.*

16.04.060: **LOTS:** All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The city will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code section 42-111, and such restriction shall be included as a plat note. District regulations are found in the zoning ordinance.

- *The existing seven-unit project meets current standards, and was recently approved through design review.*

16.04.070: **ORDERLY DEVELOPMENT:**

- *All above requirements have been met in previous construction of existing facilities.*

16.04.080: **PERIMETER WALLS, GATES AND BERMS:** 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. They city shall also not allow any

perimeter landscape berm more than three feet (3') higher than the previously existing (original) grade. (Ord. 1191, 2015).

- *All above requirements have been met in previous construction of existing facilities.*

16.04.090: CUTS, FILLS, GRADING AND DRAINAGE:

- *All above requirements have been met in previous construction of existing facilities.*

16.04.100: OVERLAY DISTRICTS:

- *All above requirements have been met in previous construction of existing facilities.*

16.04.110: PARKS, PATHWAYS AND OTHER GREEN SPACES:

- *Not applicable. No new pathways or alternatives are proposed at this time.*

CONCLUSIONS OF LAW AND DECISION

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

1. Adequate notice, pursuant to Section 3 of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The application for Preliminary Plat for Sonitalena Cottages by Old Cutters, Inc. for a seven-unit cottage-style residential subdivision is approved by the Hailey Planning and Zoning Commission, subject to the following conditions:
 - a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - c) The final plat shall include plat notes # through # as stated on the approved preliminary plat [with the following amendments and additions:

- i. A ten-foot utility easement for the benefit of the City shall be added where the city sewer main bisects the property. The easement is permitted to be less than 10' only where necessary in areas where impeded by buildings. A plat note shall be added noting that Sonitalina Cottages HOA is responsible for repairs and maintenance of any property damage related to city maintenance of the sewer service lines in the easement area.
 - ii. An easement shall be placed over the water meter located on Lot 2, Block 4, for the benefit of Sonitalena Cottages.
- d) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 2.02.080 of the Subdivision Ordinance.
- e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 16.04 and 16.05 of the Subdivision Ordinance, prior to recordation of the final plat.
- f) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- h) The snow storage easements shall be modified to conform to the approved design review.

Signed this ____ day of _____, 2016.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Assistant

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**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Design Review Terence and Kim Hayes for a new 2,400 square foot Detached Accessory Building, which consists of a 1,200 square foot garage, a 900 square foot Accessory Dwelling Unit and 300 square feet of storage for the primary residence, located at 313 South Second Avenue (Lots 5-9, Block 22, Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

HEARING: September 26, 2016

Applicant: Terence and Kim Hayes

Request: Design review for a new Accessory Structure consisting of a garage and Accessory Dwelling Unit

Location: Lots 5-7, Block 22, Hailey Townsite

Zoning: General Residential (GR) and Townsite Overlay (TO) Zoning Districts

Notice

Notice for the public hearing was published in the Idaho Mountain Express on September 9, 2016 and mailed to property owners within 300 feet on September 12, 2016.

Application

The applicant is proposing to construct a new 2,400 square foot Detached Accessory Building, which consists of a 1,200 square foot garage, a 900 square foot Accessory Dwelling Unit and 230 square feet of storage for the primary residence and 70 square feet of circulation. The applicant has completed a Record of Survey showing the property corners for all five lots owned by the applicants. They wish to make this application for three (3) of the five lots, Lots 5,6 and 7, which equal 9,000 square feet, leaving two lots equaling 6,000 square feet for a future residential unit. Lots 5, 6 and 7, if combined, are of sufficient size to contain a primary residence and accessory dwelling unit. Lots 8 and 9, if combined, are of sufficient size to contain a primary residence, but no accessory dwelling unit. Lot area, coverage and setback calculations in this staff report are all calculated on a combined Lots 5, 6 and 7. The applicant would need to apply and receive approval for a Lot Line Amendment in order to retain Lots 8 and 9 for a

future single family house. The lot lines under any existing and/or approved buildings would also need to be removed prior to issuance of certificates of occupancy.

The first floor of the proposed accessory structure contains a 3-car garage. The second floor contains a 900-square foot accessory dwelling unit, a 230-square foot storage area for the primary residence and 70 square feet of circulation. This storage area is accessed from a pull-down stairwell in the garage. It is not accessed from the second floor.

The site contains an 851 square foot existing residence, with a 280 square foot attached shed that is not on a foundation, for a total of 1,131 square feet. A 128 square foot shed (also not on a foundation) is proposed to be removed.

Procedural History

The application was submitted on September 7, 2016 and certified complete on September 13, 2016. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on September 26, 2016 in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering:
				Life/Safety:
				Water and Sewer:
				Building:
				Streets:
<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	No signs are proposed.
<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	Parking required: Per 17.09.040.01, Residential, 1 parking space for the Accessory Dwelling Unit, and two spaces for the single family dwelling are required, for a total of three (3) spaces. The applicant has shown five (5) spaces that meet dimensional requirements: three inside

				<p><i>the proposed garage, on two exterior spaces one on either side of the garage. (All of this parking is shown on Lots 5,6 and 7). All parking is proposed to access off of the existing alley. There is some parking in the street right of way on Second Street in front of the existing residence.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08C.040 Outdoor Lighting Standards</p>	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights should be on a timer. Security lighting should be sensor activated. c. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator. d. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.
			<p><i>Staff Comments</i></p>	<p><i>The applicant is proposing to add exterior lights; cut sheet attached to this report. One existing fixture on the existing residence needs to be brought into compliance with the Dark Sky Ordinance.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>(Insert sections from applicable zoning district)</p>
			<p><i>Staff Comments</i></p>	<p>Zoning District: General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</p> <ul style="list-style-type: none"> - Max Height: 30'. Proposed building 27'-1-3/4" to the peak of the roof - Front Setbacks: TO: 12' from the street. <ul style="list-style-type: none"> o Front setback for the existing residence is 19.6' along Second o Front Setback for the proposed garage/ADU: greater than 50' - Setback from property lines abutting other private property <ul style="list-style-type: none"> o Base Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required <ul style="list-style-type: none"> ▪ Required setback is 10' if calculated on the lot width of Lots 5, 6 and 7: 75' lot width. The Code stipulates that Lots 67' wide or more are required a 10' setback, unless Section 4.13.6.d.4.b indicates a greater setback ▪ Existing Home is set back 22' on the north side and 14' on the south side (14' from Lots 8 and 9) ▪ Proposed Garage/ADU is set back 11'-6" on the north side and 22' on the south side (14' from Lots 8 and 9) ▪ o Setback based on height of structure <ul style="list-style-type: none"> ▪ 4.13.6.d.4.b: <ul style="list-style-type: none"> • Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning. ▪ Highest vertical wall height, measured from record grade,

				<p style="text-align: right;"><i>facing adjacent property (north side): 27'-1-3/4"</i></p> <ul style="list-style-type: none"> ▪ Required Setback: 27'-1-3/4 / 2.5' = 11'-2"required setback. (11'-6" proposed) See notes elsewhere in this report regarding the second floor deck, which can only extend into the required side yard a maximum of 3'. <p>- Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage</p> <ul style="list-style-type: none"> o Lot is 9,000 square feet, therefore 2,997 sf is allowed for lot coverage <p>Existing residence: 1,131 square feet Proposed Garage/ADU: 1,200 square feet Total: 2,331 Proposed lot coverage is 2,331, or 25.9% of total lot coverage</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070(A)1 Required Street Improvements Required</p>	<p>dewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein. The requirement for sidewalk and drainage improvements may be waived for any remodel or addition to single-family dwelling and duplex projects within the townsite overlay district; sidewalk and drainage improvements shall be required for new principal building.</p> <p><i>The proposed building is an accessory structure, not a principal building; sidewalks are not required at this time.</i></p>
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070(B) Required Water System Improvements</p>	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	<p><i>The applicant has been advised that all water lines must be buried more than six feet deep. This will be made a condition of approval.</i></p>

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).				
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"/>	17.06.090(C)1	1) Site Planning Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions. <i>Staff Comments</i> The lot preserves the Old Hailey Townsite lot configuration. The building is proposed to be square to the property lines, and located off of the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units. <i>Staff Comments</i> <ul style="list-style-type: none"> ○ The proposed site plan and development is consistent with the required site planning guidelines. ○ The garage is a 3-car garage. 3-car garages have been previously approved in this neighborhood through the design review process ○ Solar access has been respected for the adjacent property ○ There is a visible entrance for the ADU ○ Excess parking has been provided above the required parking, which could allow for recreational vehicle storage ○ All utilities will be located underground as shown on the site plan. ○ All utilities for both the primary dwelling and ADU are accessed from the alley. ○ Adequate snow storage exists
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
				<i>Staff Comments</i> <ul style="list-style-type: none"> ○ Windows are triple paned ○ Energy conserving appliances are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	2. Bulk Requirements (Mass and Scale, Height, Setbacks) Guideline: The perceived mass of larger buildings shall be diminished by the design.
				<i>Staff Comments</i> <ul style="list-style-type: none"> ○ The proposed structure is respectful of the scale for the neighborhood, and will be consistent in size and mass of other garage/ADU's approved in the Townsite Overlay. Building mass is located off the alley and to the rear of the property, diminishing the mass visible from the street. ○ Design effort was made to lower the mass by roof forms, balcony and window design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	3. Architectural Character
			17.06.090(C)3a	a. General

				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	<i>Architectural style is a two-story simple structure with themes currently found in Old Hailey. Material use of painted wood shingle siding, wood-clad window, soffit detailing and a shingle roof is consistent with historical homes</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	<i>The front entry of the existing primary structure is visible from Second Street. No changes are proposed to the primary structure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			Staff Comments	<i>Both the existing Dwelling and proposed garage/ADU are aligned on the lot with respect the grid pattern, which is consistent with Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	<i>A simple 5-12 roof is proposed. The pitched roof form is typical of the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	<i>The simple roof form is pitched on the ends. The garage doors face the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.
				<ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			Staff Comments	<ul style="list-style-type: none"> • Roof materials: black asphalt shingle, with clips designed to retain the snow. • Roof Pitch is 5:12 • All drip lines are away from pedestrian areas • All snow will be retained on the roof or shed onto the property. No snow will shed onto the adjoining property or the City rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			Staff Comments	<p><i>The following forms are currently found in the neighborhood:</i></p> <ul style="list-style-type: none"> ○ Metal and shingle roofs of various pitches ○ gable end roofs ○ Shed dormers ○ Variety of roof pitches <p><i>The application is consistent with the neighborhood in regards to roof forms and materials</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			Staff Comments	<i>Roof pitch of 5:12 is common in the neighborhood</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	<i>Wall plans are parallel to lot lines</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the

				surrounding neighborhood.
			Staff Comments	<i>The wall plans are proportional to other projects approved in the vicinity. The primary house faces the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			Staff Comments	<i>A deck pops out on the north elevation. This deck needs to be modified to conform to required setbacks. The longest elevation faces the alley; and is 40' in width</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	<i>Proposed windows are of various proportions, and do not face any street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			Staff Comments	<i>The windows on the north are on the second floor. The lot to the north is currently vacant. The lot to the south is owned by the applicant, and is also currently vacant. Three second-floor windows are shown on the south façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	<i>One deck/balcony, 5' by 12', is proposed on the north side of the garage/ADU, on the second floor. The deck needs to be modified to conform to the side yard setback, as noted in the Conditions of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			Staff Comments	<i>The adjacent lot is currently vacant. The balcony is permitted to extend into the required side yard by 3'. Therefore, it can be 9'-2" from the north property boundary. A condition of approval has been added stipulating that the balcony must be modified to not extend more than 3' into the required side yard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	<i>Windows, roof and siding materials are natural in appearance, diminishing wall size. Colors include black garage doors; black wood trim, black asphalt roof and gray painted wood shingles for the main body of the building, color HC-170. A material and color sample will be brought to the meeting.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			Staff Comments	<i>Windows and trim colors are used to break up wall planes. Two colors are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	<i>Roof pitch, windows, colors and materials add architectural detail. The proposed building faces the alley, but will be visible from Walnut at this time, since the adjacent lot is vacant. Note that the vacant lot (to the north) is zoned Transitional.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			Staff Comments	<i>Trim detailing is used. The building faces an alley; no porch is planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
				<i>See above notes</i>
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly

				with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<i>The new garage is accessed off of the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<i>Parking is proposed within the garage, and on either side of the proposed building. The location of parking is minimized from the street. Several parking stalls in the City right-of-way serve the existing house on Second Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>Parking provided is in excess of the minimum requirements. One of the exterior parking spaces could be used for RV storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>The alley is retained, and lot lines follow the traditional platting pattern.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<i>All utilities are planned from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>Dust-free surfaces are planned. The subject property is zoned GR.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>The landscaping is existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>While the accessory structure has a larger footprint than the main building, it appears subordinate due to its location to the rear, and off the alley. Similar sized accessory structures have been approved in the neighborhood. This location is preferred for a garage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.

Hayes Accessory Structure (Garage and Accessory Dwelling Unit) Design Review
 Hailey Townsite, Lots 5,6 and 7 of Block 22 (313 South Second Street)
 Hailey Planning Zoning Commission – September 26, 2016
 Design Review – Page 9 of 12

			Staff Comments	<i>The accessory structure has been located to the rear and off the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	<i>The parking areas are calculated as 1,168 square feet of parking area, requiring 292.12 square feet of snow storage. A snow storage area is indicated on the plan which appears to be in excess of the required amount. Additional areas on Lots 5, 6 and 7 exist for snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			Staff Comments	<i>Snow storage is all on lots 5-7.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	<i>Two existing spruce and an existing plum are shown to be retained.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			Staff Comments	<i>A variety of smaller shrubs exists on the property, and will be retained.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			Staff Comments	<i>Noxious weeds are not present on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	<i>A fence exists on the front and sides of the lot, and on portions of the front yard to the north. Any additional fencing would require a fence permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			Staff Comments	<i>No retaining walls are proposed. A small retaining wall exists in the City right of way on Second Street to accommodate the grade change between the on-street parking and the site. No changes are proposed in this area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			Staff Comments	<i>No alterations to historic structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the

			<p>original structure.</p> <ul style="list-style-type: none"> • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
		<i>Staff Comments</i>	N/A

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Title 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 improvements:
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) This approval is contingent on a lot line amendment application and approval. The application shall be submitted and approved vacating lot lines under all buildings prior to the issuance of any certificates of occupancy. No nonconforming setbacks shall be created as a result of the lot line amendment process.
- g) The deck on the north side shall be modified such that it extends into the required side yard no more than three (3) feet.
- h) The Accessory Dwelling Unit shall not exceed 900 square feet.
- i) 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.
- j) 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.
- k) All utilities will be located underground, consistent with 17.06.080(A)3h.

Motion Language

Approval:

Motion to approve the application submitted by Terence and Kim Hayes for a new 2,400 square foot Detached Accessory Building, which includes a 900 square foot Accessory Dwelling Unit, located at 313 South Second Avenue (Lots 5-9, Block 22, Hailey Townsite) in the General Residential (GR) 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 Zoning Title, and City Standards, provided conditions (a) through (k) are met.

Denial:

Motion to deny the application submitted by Terence and Kim Hayes for a new 2,400 square foot Detached Accessory Building, which includes a 900 square foot Accessory Dwelling Unit, located at 313 South Second Avenue (Lots 5-9, Block 22, Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the application submitted by Terence and Kim Hayes for a new 2,400 square foot Detached Accessory Building, which includes a 900 square foot Accessory Dwelling Unit, located at 313 South Second Avenue (Lots 5-9, Block 22, Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts to _____ [Commission should specify a date].

Hayes Garage



NW Perspective
SCALE: 1/8" = 1'-0" .6

INDEX OF DRAWINGS

A1.0	COVER SHEET
A1.1	SITE PLAN
A2.0	FLOOR PLANS, SECTION
A3.0	BUILDING ELEVATIONS

BUILDING DATA:

PROJECT NAME:	Hayes Garage
LEGAL DESCRIPTION:	Block 22, Lots 5-8, Halley Townsite, Halley, Idaho
PHYSICAL ADDRESS:	313 South Second Avenue, Halley, Idaho, 83333, USA
ZONING DISTRICT:	GR- Townsite Overlay
PARCEL NUMBER:	RPH000022005B
LOT SIZE:	.34 ACRES +/-

BUILDING AREA:	
MAIN LEVEL GARAGE	1,200.0 S.F.
UPPER LIVING	932.0 S.F.
UPPER LEVEL STORAGE	280.0 S.F.
TOTAL:	2,400.0 S.F.

CONST. TYPE:	V-B
OCCUPANCY TYPE:	GROUP R-3, SINGLE FAMILY RESIDENCE
CODE:	2012 INTERNATIONAL BUILDING CODE AS ADOPTED BY CITY OF HALLEY, IDAHO
MUNICIPALITIES:	CITY OF HALLEY

Hayes Garage
313 South Second Avenue, Halley, Idaho, 83333, USA

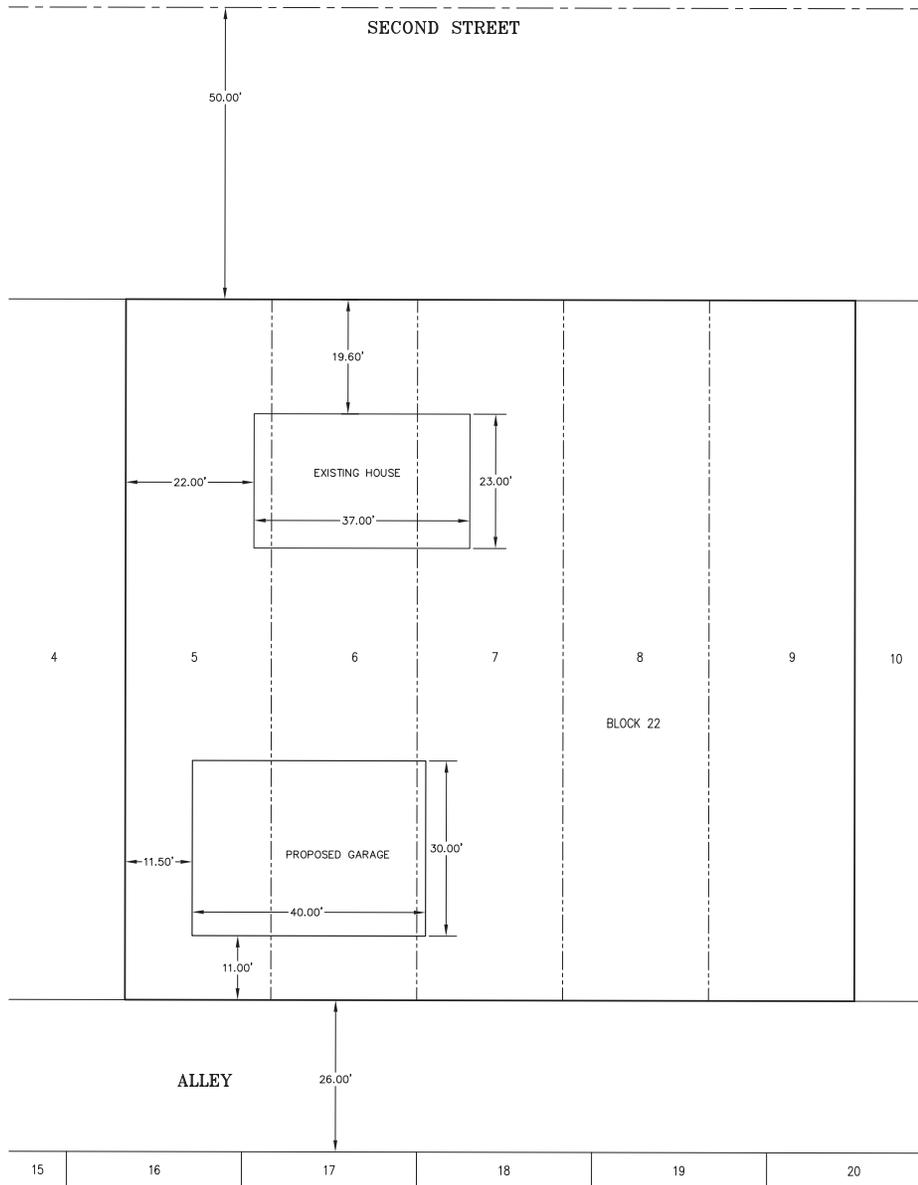
REVISIONS:
9-19-16

ISSUE:

1606

A1.0

COVER SHEET



LEGEND

- Property Boundary
- - - - Internal Lot Line
- - - - Adjoining Lot Line
- - - - Centerline of Right-of-way

GRAPHIC SCALE

1 inch = 10 ft

NO	DATE	BY	REVISIONS

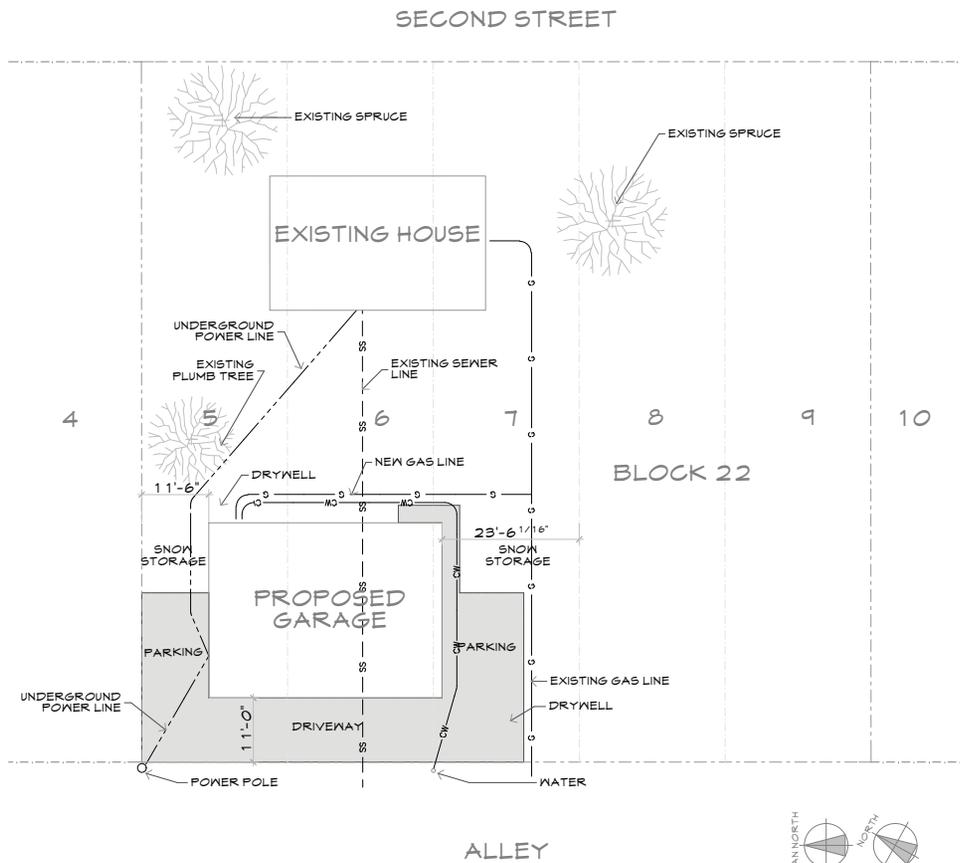
Galena Engineering Inc.
 317 North River Street
 Hailey, Idaho 83433
 (208) 788-1705
 (208) 788-4812 fax
 email galena@galena-engineering.com

Civil Engineers & Land Surveyors

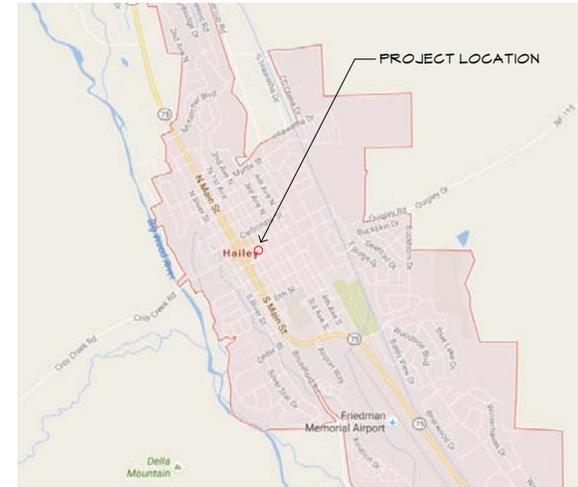
REUSE OF DRAWINGS
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

DESIGNED BY _____ DATE _____
 DRAWN BY _____ DATE _____
 CHECKED BY _____ DATE _____
 FIELD BOOK _____

AN EXHIBIT MAP SHOWING
LOTS 5-9, BLOCK 22, HAILEY TOWNSITE
 WITHIN SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR TERRY HAYES



SITE PLAN ①
SCALE: 1" = 10'



HAILEYMAP ①



neighborhood ①

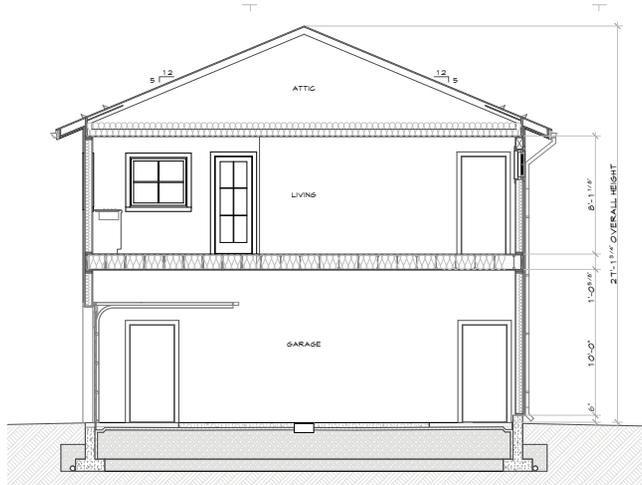
Hayes Garage
313 South Second Avenue, Hailey, Idaho, 83333, USA

REVISIONS:
9-19-16

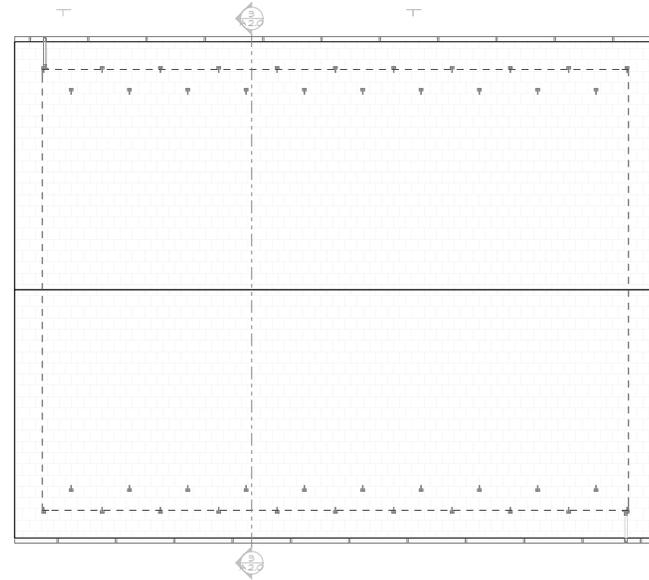
ISSUE:

SITE PLAN
1606

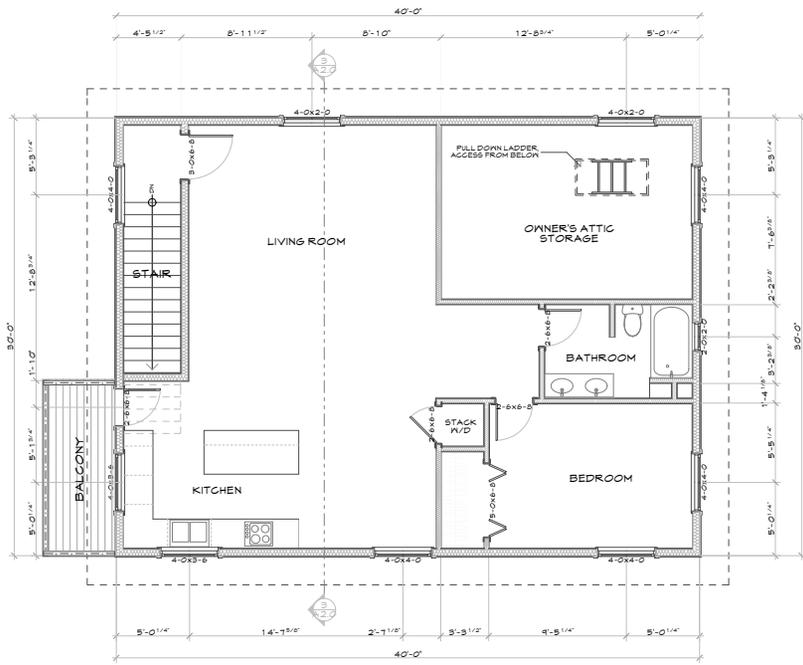
A1.1



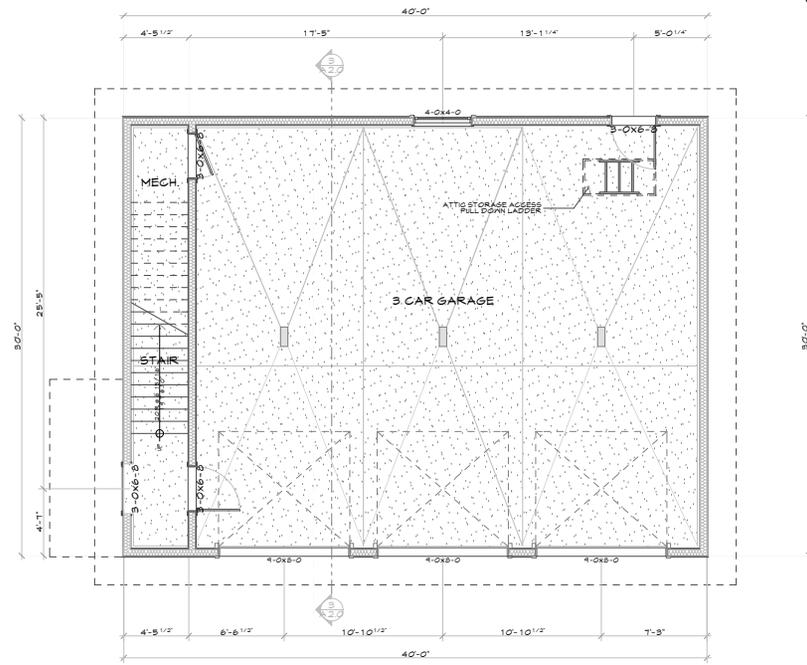
SECTION A
SCALE: 1/4" = 1'-0" 3



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



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0" 2



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

FLOOR PLANS SECTION

REVISIONS:
9-19-16

ISSUE:

1606

Hayes Garage
313 South Second Avenue, Hailey, Idaho, 83333, USA

A2.0



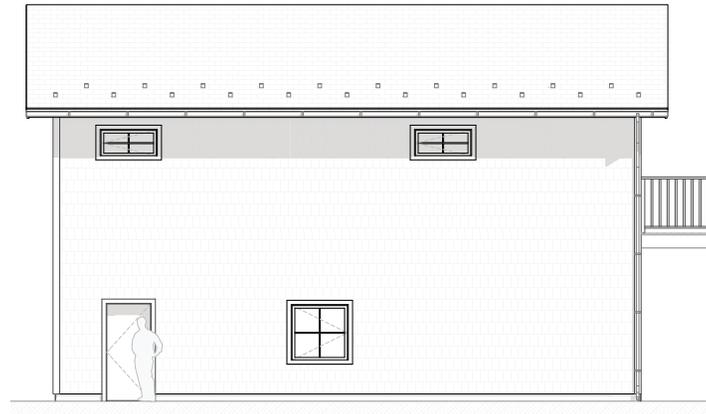
NW Perspective 6
NOT TO SCALE



SE Perspective 5
NOT TO SCALE



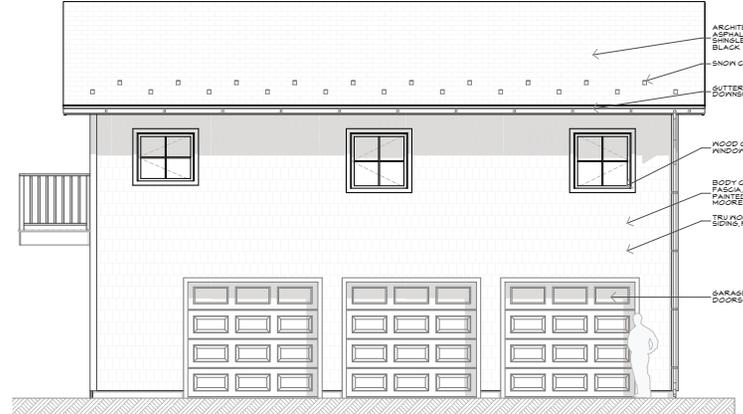
SOUTH ELEVATION 4
SCALE: 1/4" = 1'-0"



EAST ELEVATION 3
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 2
SCALE: 1/4" = 1'-0"



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

BUILDING ELEVATIONS

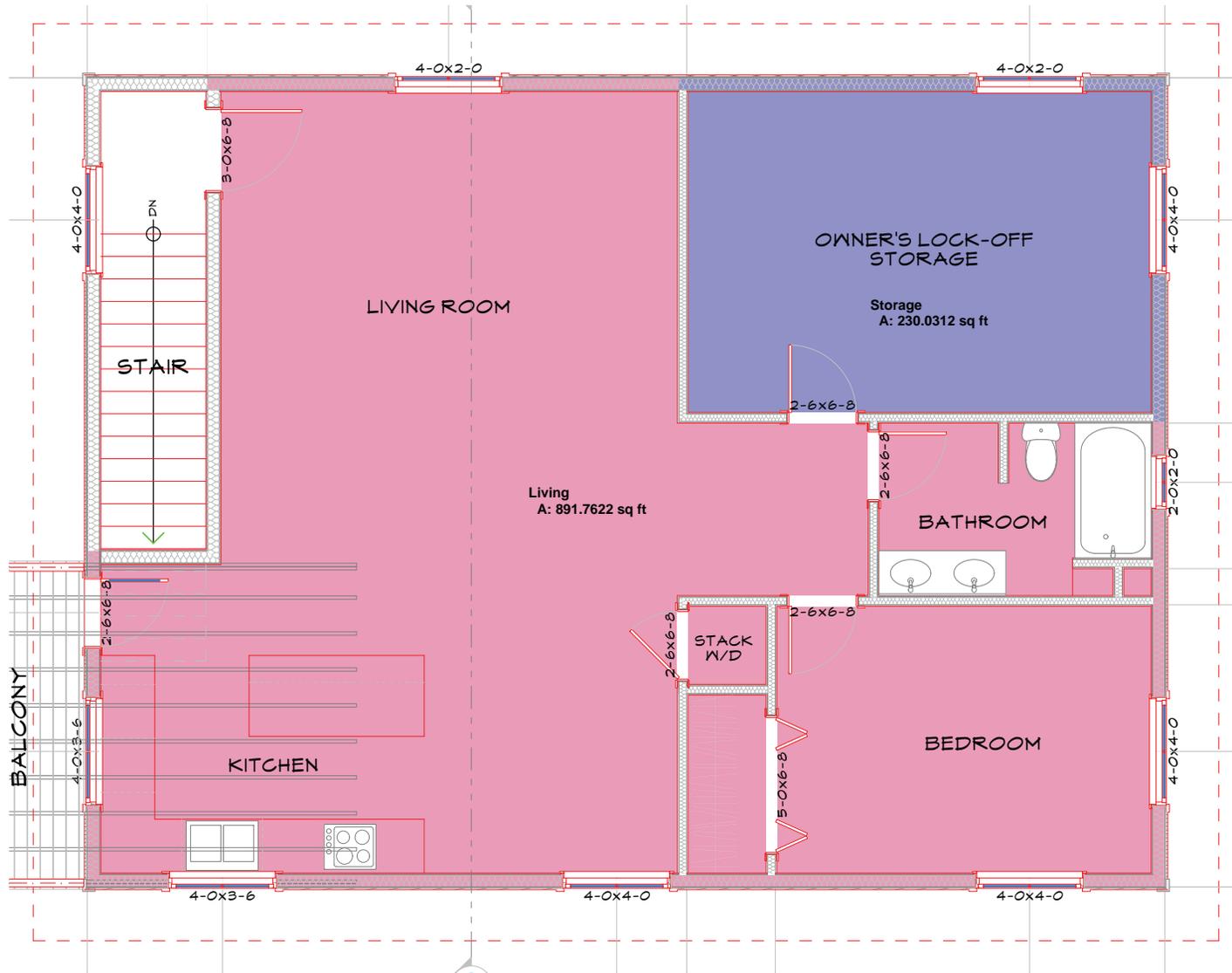
Hayes Garage
313 South Second Avenue, Hailey, Idaho, 83333, USA

REVISIONS:
9-19-16

ISSUE:

1606

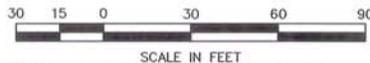
A3.0



RECORD OF SURVEY FOR
LOTS 5-9, BLOCK 22, HAILEY TOWNSITE
 LOCATED WITHIN SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 AUGUST 2016



SCALE: 1" = 30'



LEGEND

- Property Boundary
- Adjoiners Lot Line
- Interior Lot Line
- - - Centerline of Right-of-way
- - - Tie to GIS Monument
- Found 1/2" Rebar
- ⊙ Found Aluminum Cap
- Found 1" Iron Pipe
- Set 5/8" Rebar L.S. 13260
- △ Calculated Point, Not Set
- (xxx.xx') Record Information

NOTE

1. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.

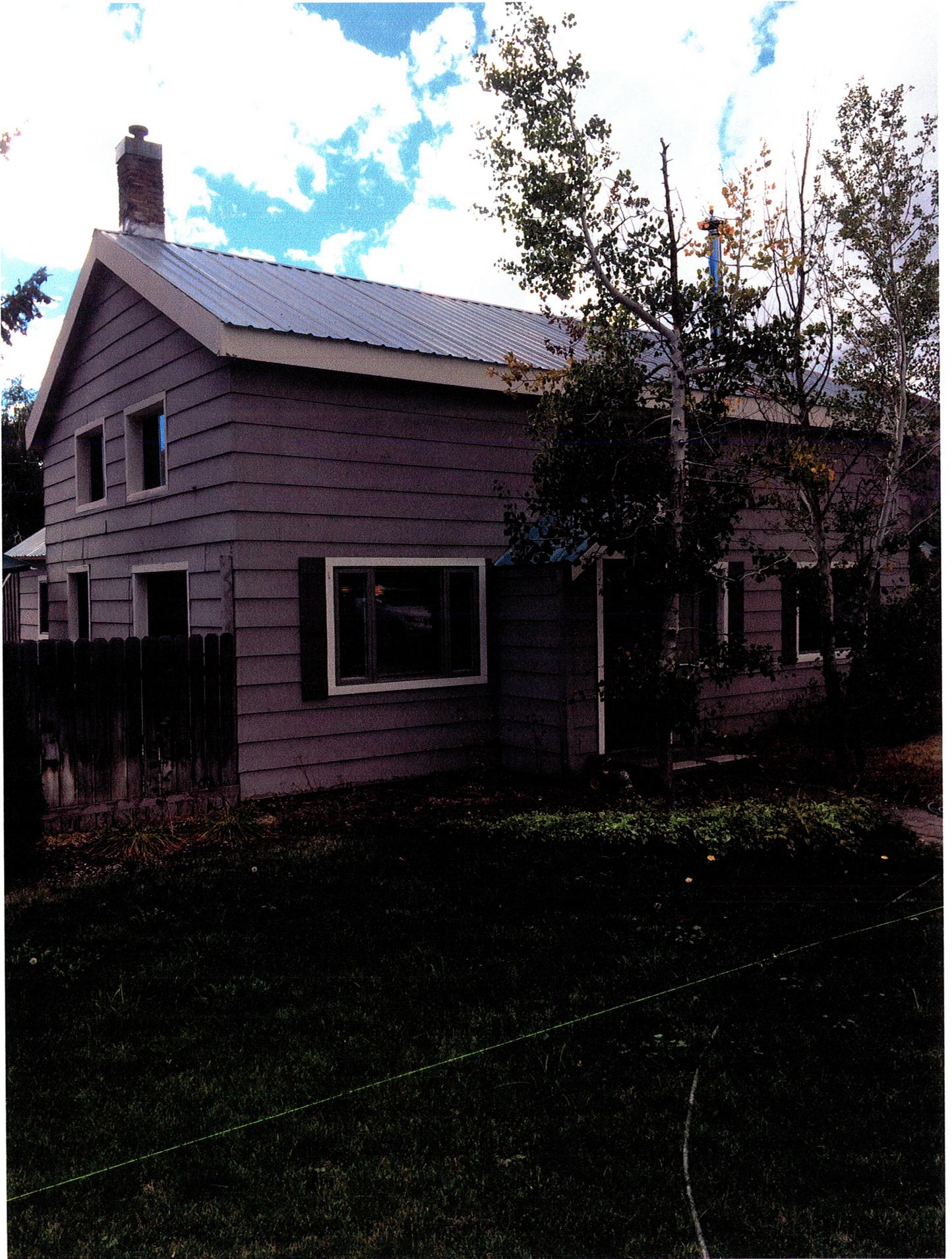
RECORD OF SURVEY FOR
 LOTS 5-9, BLOCK 22, HAILEY TOWNSITE

GALENA ENGINEERING, INC.
 HAILEY, IDAHO

SHEET 1 OF 1

Job No. 7279

EXISTING RES. FROM SECOND AVE.



BACK SIDE OF EXISTING RES.



Return to Agenda

MEMORANDUM

TO: Hailey City Planning and Zoning Commission

FROM: Ned C. Williamson

DATE: September 12, 2016

RE: Request for Reconsideration – Wise Guy

The Commission will be considering a Request for Reconsideration on September 12, 2016. In 2013, the Idaho legislature amended the Local Land Use Planning Act, *Idaho Code* §§ 67-6501 *et seq.*, to require a reconsideration procedure. *See Idaho Code* § 67-6535(2). Following this amendment, Hailey adopted a reconsideration procedure which essentially restates the state law procedure in our zoning ordinance. *See Municipal Code* § 17.03.050(D).

The applicant is requesting reconsideration of the condition imposed by the Commission that a Linden tree located in the right-of-way remain. As part of its request for reconsideration, the applicant is requesting that the Commission consider new evidence attached to the letter from its attorney, Lee Ritzau. Among other things, the new evidence consists of letters/reports from an arborist and two contractors.

I believe the Commission should first decide whether it believes it is appropriate to consider the new evidence. If you decide not to consider the new evidence, then you can proceed with a decision on the request for reconsideration without a public hearing. But if you decide to consider the new evidence, then you should continue the hearing to a future date to allow the public an opportunity to testify.

Our zoning ordinance is silent on the standards to be used when deciding whether to consider new evidence. At a minimum, the new evidence should be relevant and the applicant should show cause why it was not submitted at the last hearing. In my opinion, I believe the new evidence is clearly relevant. To show cause, the applicant states “given the removal and replacement language in the Hailey City Code and the Hailey comprehensive Plan, removal of the middle Street Tree would be permitted.”

In this case, I would suggest that you consider the new evidence and conduct a subsequent public hearing. At this stage of the proceedings, I would suggest that we decide this issue based on substantive, not procedural reasons. If you agree with this approach, you should discuss the request to consider new evidence during the September 12 hearing. If you decide to consider new evidence, then I would suggest making a motion to continue the request for reconsideration to a date certain. At the later hearing, the applicant can present the new evidence and make its case to delete or modify the contested condition and then the public can comment. At this later

Hailey City Planning and Zoning Commission
September 12, 2016
Page 2

hearing, I would think the Hailey Tree Committee can offer its thoughts and recommendations on this request for reconsideration.

If you have any questions, please contact me. Thank you.

cc: Lisa Horowitz

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On June 22, 2016, the Hailey Planning and Zoning Commission considered a Design Review application Wise Guy Pizza Pie, represented by Jay Cone of Jay Cone Architecture, for a new 3,003 square foot pizzeria

Notice

Notice for the public hearing was published in the Idaho Mountain Express on June 22, 2106 and mailed to property owners within 300 feet on June 22, 2016.

Application

Wise Guy Pizza Pie, represented by Jay Cone of Jay Cone Architecture, plans to construct a new 3,003 square foot pizzeria. The existing building (home of the old Power House) is currently being demolished. The building enters off of Main Street, and contains outside patio seating under a covered shed roof on the south side. Parking and service areas are located off of the alley.

Procedural History

The application was submitted on December 22, 2015 and certified complete on the same date. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on January 28, 2016, in the Hailey City Council Chambers.

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: See comments under landscape section regarding existing irrigation and City street trees. Drawings should clarify that drainage on the north side of the property will remain on-site.</p> <p>The city Engineer confirmed via email to staff prior to the meeting that the front property line is approximately 4'-6" back from the sidewalk, and that all of the trees in the area adjacent to the sidewalk are City Trees.</p> <p>Life/Safety: No comments</p> <p>Water and Sewer: The project will comply with all City water and sewer standards. Two water meter vaults exist for this property: applicant will either need to use both of them (i.e. one for in the building and the other for irrigation) or abandon one of them at the water main.</p> <p>Building: No comments</p> <p>Streets: No comments</p>

				Tree Committee: Recommendations sent in via email, attached to the staff report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<i>Staff Comments</i>	<i>Two new signs are proposed: one a projecting neon sign (historic style) and a flat sign will be affixed to the front canopy. Both signs will conform to City regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 9.4.5, 1 space per 1,000 square feet. 9.4.A.1, fractional spaces are rounded down
			<i>Staff Comments</i>	<i>The site plan shows six (6) head-in parking spaces off of the alley. Three spaces are required for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<i>The applicant is proposing four (4) styles of new lighting fixtures, to be located over the front canopy, and various locations on the building as shown on Sheet A-101. The fixture designs are compliant with City Standards. Various recessed cans are also proposed under the front and side canopies.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	(Insert sections from applicable zoning district)
			<i>Staff Comments</i>	<i>The District Use matrix has zero front, side and rear setbacks in the B Zone. The building is within all of these setbacks. The building is proposed to be 29'-10.5", which is within the 35' allowed.</i>
<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. Sidewalks and street trees are existing. No changes are recommended to the existing sidewalk on Main Street.
			<i>Staff Comments</i>	
<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.
			<i>Staff Comments</i>	<i>This will be made a condition of approval.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<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>
			<i>Staff Comments</i>	<i>The proposed building follows the grid pattern in downtown Hailey. Outdoor seating is planned on the south side, and a porch on the west side will allow afternoon sun.</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>
			<i>Staff Comments</i>	<p><i>The site contains a variety of landscaping, shown on Sheet A-101. Five deciduous trees are proposed to be removed. One of these is a mature City Street tree. The Hailey Tree Committee members have commented, and recommend that this tree be retained, as it is in good health, is one of the nicer street trees on Main Street, and that this linden tree is part of a formal street tree design that places trees at regular intervals up and down the block, that this street tree pattern is in front of many buildings on this block, that the trees on main street create a pleasant Main Street environment, that it would set a bad precedent o allow this tree to be removed, and that it will be an asset over time for adjacent properties. Street Department staff has noted that irrigation located under the sidewalk associated with this tree could undermine the sidewalk if removed. Comments from Tree Committee members are attached to this report. The Commission confirmed that the City street trees shall remain, and that this item will be made a Condition of Design Review approval.</i></p> <p><i>An inventory of existing plant material has not been prepared. The Chair noted that the street trees have monetary value in addition to the above, and does staff know the value of this tree.</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>
			<i>Staff Comments</i>	<i>Pedestrians access the building from the front sidewalk or the back parking area in a safe manner. The east side of the building allows access via a striped path through the parking. Access to the second floor is by an exterior stair at the West side of the building.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			<i>Staff Comments</i>	<i>Trash receptacles will be stored within a fenced enclosure on the West side of the building adjacent to the alley for easy pick-up. Commissioners questioned if the trash enclosure area could be relocated to the north side of the lot (near the alley) which would be farther away from the outside seating/lawn area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	<i>- The alley will be utilized for utilities and parking.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<i>Six parking spaces are provided at the back of the building off the alley. A snow storage area is provided at the Southwest corner of the property at the end of the parking stalls.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>53% of the parking, vehicle and pedestrian areas are provided as a snow storage area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>See Standard (i) above.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Snow storage area is 30' wide.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Snow will not be hauled off site.</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>Snow storage areas do not impede parking or pedestrian areas.</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>Snow storage areas will be seeded with grass only.</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	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposed gable roof is similar to multiple residential structures in the downtown area. The Commission discussed the addition of a gable element on the west elevation similar to the gable element on the east elevation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	<i>The building features a modest profile. The deck, signage and lighting will add to the human scale. It was clarified in the meeting that the roll-up doors facing south to the patio will be glass.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>The main entry / front façade faces Main Street and has multiple windows sheltered by a marquis roof which breaks up the larger gable form above.</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.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<i>Three materials will be used on the exterior: Board and Batten, corrugated siding and smooth siding. The Commission discussed various design elements that could be added on the north and west facades, such as a horizontal element, gable vent on the west elevation, or windows. A gable element was determined to be an appropriate addition to meet this standard.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>Muted dark red and charcoal seek to enhance the historical detail and form of the building. See color and material samples for additional information.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>The proposed building does not have a flat roof.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>The south wall is the long axis and is oriented to the south. Doors on the south add to the glazing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>Snow clips will be placed on the roof over entrances and pedestrian areas. Gutters will be located along eave lines on the South side of the building to protect the yard and patio.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts will be routed underground to a 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>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>A Master signage plan is not required of a single-tenant building.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input 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).
			Staff Comments	No accessory structures are planned.
<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.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff Comments	The fence around the trash enclosure will be painted to match the building.
<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	Fencing at the front of the building will be softened by existing landscaping and will be a weathered color or other to work with the building
<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	
<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	
<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	Heating and air conditioning will be interior; the trash area will be screened.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			Staff Comments	All services lines are underground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	

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>Plant materials will be appropriate for the environment.</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>	
<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>An automatic drip irrigation system on a timer is planned.</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. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	<i>Much of the existing landscaping is to be retained. Staff concurs with the Tree Committee and recommends that the existing street tree be retained. See standard 17.06.080(A)1b for the rationale behind the Condition of Approval to retain the City street tree in front of the proposed building.</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>	
<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>Existing landscaping is varied. The formal City street tree pattern in this area is well established, and creates a canopy of street trees for this block.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	
<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 will be responsible for maintaining plant material in healthy condition. The City maintains the City street trees, including irrigation, pruning, holiday lighting and any other needs.</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>	
<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>	
<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>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	i. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</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>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <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>	<i>A sidewalk and street trees currently exist on the building front. The street trees provide a shade canopy on this portion of Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			<i>Staff Comments</i>	<i>The Commission did not require the applicant to widen the sidewalk in this area.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Staff Comments</i>	<i>The entrance to the building is on Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and

				landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	<i>Pedestrian access is from sidewalks on the east side of the building. Street trees add to the vegetative canopy in this portion of Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2d	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	<i>The building is within 150' of the street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	
Compliant				
Yes	No	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

6A.6 Criteria.

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

5. **Control the sequence, timing and duration of development.**
6. **Assure that development and landscaping are maintained properly.**
7. **Require more restrictive standards than those generally found in the Zoning Ordinance.**

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.
- 3.

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

DECISION

The Design Review application submitted by Design Review application submitted by Wise Guy Pizza Pie, represented by Jay Cone Architecture, to construct a new 3,003 square foot pizzeria, located at 411 Main Street (S. ½ of Lot 3, Lots, 4, 5, Block 56 Hailey Townsite), is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (h) are met.

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- a) 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:
 - 1) applicant will either utilize both water mains (i.e. one for in the building and the other for irrigation) or abandon one of them at the water main, and 2)) if water main lines within the alley are less than six (6) feet deep, the applicant 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.
- 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 and existing exterior 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) All City street trees shall be retained.
- h) A gable end element shall be added to the west elevation.

Signed this 1st day of August, 2016.



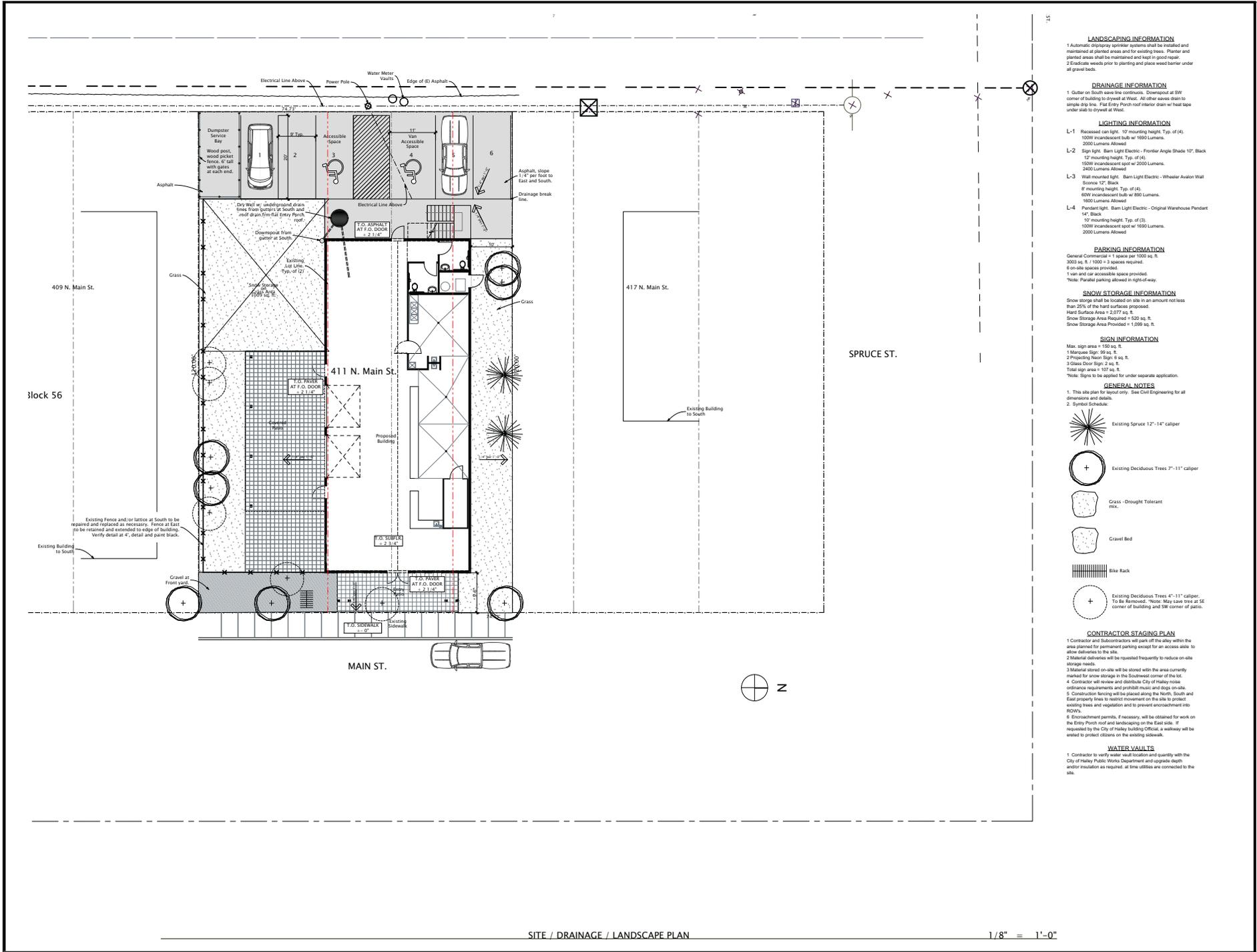
Janet Fugate, Chair

Attest:



Robyn Davis, Community Development Assistant

Design Review Site Plan - July 11, 2016



LANDSCAPING INFORMATION

1 Automatic drip/sprinkler systems shall be installed and maintained as per manufacturer's instructions. Plants and planted areas shall be maintained and kept in good repair.
 2 Erosion control shall be maintained and kept in good repair.

DRAINAGE INFORMATION

1 Outside of South Main St. curbline. Overhead at SW corner of building to driveway at West. All other areas drain to simple slope flat entry porch roof exterior down to street edge under slab to driveway at West.

LIGHTING INFORMATION

- L-1 Recessed can light - 10" mounting height, Typ. of (4), 100W incandescent bulb w/ 1800 Lumens, 2000 Lumens Allowed
- L-2 Sign light - Barn Light Electric - Frontier Angle Shade 10", Black 12" mounting height, Typ. of (6), 150W incandescent spot w/ 2000 Lumens, 2400 Lumens Allowed
- L-3 Wall mounted light - Barn Light Electric - Wheeler Axelon Wall Sconce 12", Black 8" mounting height, Typ. of (4), 60W incandescent bulb w/ 800 Lumens, 1000 Lumens Allowed
- L-4 Pendant light - Barn Light Electric - Original Warehouse Pendant 14", Black 12" mounting height, Typ. of (3), 100W incandescent spot w/ 1800 Lumens, 2000 Lumens Allowed

PARKING INFORMATION

General Commercial = 1 space per 1000 sq. ft. 2000 sq. ft. = 1000 = 3 spaces required.
 6 on-site spaces provided.
 1 van and car accessible space provided.
 *Note: Parallel parking allowed in right-of-way.

SNOW STORAGE INFORMATION

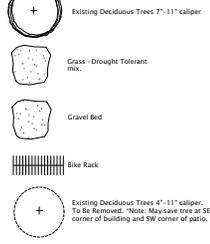
Snow storage shall be located on site in an amount not less than 25% of the hard surface proposed.
 Hard Surface Area = 2,077 sq. ft.
 Snow Storage Area Required = 520 sq. ft.
 Snow Storage Area Provided = 1,059 sq. ft.

SIGN INFORMATION

Max. sign area = 150 sq. ft.
 1 Marquee Sign: 99 sq. ft.
 2 Freestanding Neon Sign: 8 sq. ft.
 3 Glass Door Sign: 2 sq. ft.
 1 Total sign area = 107 sq. ft.
 *Note: Signs to be applied for under separate application.

GENERAL NOTES

1. This site plan for layout only. See Civil Engineering for all dimensions and details.
2. Symbol Reference:



CONTRACTOR STAGING PLAN

- 1 Contractor and Subcontractors will park off the alley within the area planned for permanent parking except for an access aisle to allow deliveries to the site.
- 2 Material deliveries will be queued frequently to reduce on-site storage needs.
- 3 Material stored on-site will be stored within the area currently marked for snow storage in the Southeast corner of the lot.
- 4 Contractor will review and distribute City of Hailey noise ordinance requirements and prohibit music and dogs on-site.
- 5 Construction fencing will be placed along the North, South and East property lines to restrict movement on the site to protect existing trees and vegetation and to prevent encroachment into ROWS.
- 6 Encroachment permits, if necessary, will be obtained for work on the Entry Porch roof and landscaping on the East side. If requested by the City of Hailey Building Official, a walkway will be erected to protect citizens on the existing sidewalk.

WATER VAULTS

- 1 Contractor to verify water vault location and quantity with the City of Hailey Public Works Department and verify depth and/or insulation as required, at time utilities are connected to the site.

JCA
JAY CUNE ARCHITECTURE PC
 AIA
 Custom Design & Planning
 Commercial Residential
 208.578.5226
 651 E Dorado Lane
 Hailey, Idaho 83333
 jonc@jaycunearchitecture.com
 www.jaycunearchitecture.com

Date: 6/6/2016

Seal:

 Jay Cune, Architect
 No. 12345, State of Idaho

Wise Guy Pizza
 411 North Main Street
 Hailey Idaho

Issue:
 DESIGN REVIEW

Scale: AS NOTED
 Drawn: JC
 Job: 2016-3

#	REV.	DATE

Scale: AS NOTED
 Drawn: JC
 Job: 2016-3

LUBOVISKI, WYGLE, FALLOWFIELD & RITZAU, P.A.
ATTORNEYS AT LAW

SUITE 205 - THE STATION
460 SUN VALLEY ROAD
P.O. BOX 1172
KETCHUM, IDAHO 83340-1172
(208) 726-8219
FAX (208) 726-3750
www.lwfirlaw.com

BARRY J. LUBOVISKI of counsel
JANET C. WYGLE of counsel
ROBERT I. FALLOWFIELD
rfallowfield@lwfirlaw.com
LEE P. RITZAU
lritzua@lwfirlaw.com

September 6, 2016

Ned Williamson, City Attorney
Lisa Horowitz, Community Development Director
Hailey Planning and Zoning Commission
City of Hailey
115 Main Street South
Hailey, Idaho 83333
Via Email: ned@williamsonlaw.net and lisa.horowitz@haileycityhall.org

Re: Hailey Planning and Zoning Request for Reconsideration Wise Guy Pizza, 411 N. Main Street (S ½ of Lot 3, Lots 4 & 5, Block 56, Hailey Townsite).

Dear Ned, Lisa, Chair Fugate, and Commissioners Scanlon, Smith, Pogue and Engelhardt:

I represent EH&FB, LLC/Wise Guy Pizza Pie which is the owner of 411 N. Main Street, Hailey, Idaho and the applicant for Design Review approval to build a 3,003 square foot pizzeria at this location.

My client is requesting reconsideration of the Hailey Planning and Zoning Commission's July 11, 2016 Design Review approval which permits construction of a pizzeria upon the condition that all three City Street Trees shall be retained. My client is only requesting reconsideration of the requirement the middle Street Tree be retained. The discussion regarding the retention of the Street Trees occurs at page 8 of 12 of the Findings of Fact Design Review (hereinafter "FOF") as well as page 12 of 12, subparagraph g) of the FOF.

The Street Tree at issue is the middle of three trees at this location. The spacing relating to the three Street Trees is as follows: the north tree; the middle tree at issue (which is approximately 25 feet south of the north tree); and the south tree (which is approximately 27 feet south of the middle tree).

This Request for Reconsideration is made pursuant to Idaho Code § 67-6535(2)(B) and Hailey City Code § 17.030.050(D). Hailey City Code § 17.06.080(A)4d and/or Hailey City Code § 17.06.080(A)1b are the code sections cited in the FOF by Hailey to require the retention of the middle Street Tree.

Hailey City Code § 17.06.080(A)4d states, "landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines,

Ned Williamson, Esq
Lisa Horowitz, Community Development Director
Hailey Planning and Zoning Commission
September 6, 2016
Page 2

ground covers and ornamental grasses shall be used. New landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four inch (4") caliper, twenty percent (20%) shall be at least three inch (3") caliper, and twenty percent (20%) shall be at least two and one-half inch (2½") caliper, and a maximum of twenty percent (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."

Hailey City Code § 17.06.080(A)1b states, "all existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than six inch (6") caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the tree guide and shall be a minimum of four inch (4") caliper." *Hailey City Code § 17.06.080(A)1b.*

The City of Hailey 2010 Comprehensive Plan, Part Three, Section 1, Community Forest, in part states, "an inventory of city trees was completed in 1995 and the publication of a Tree Selection & Planting Guide was completed the same year. An ordinance that recognizes the significance of our urban and native forest habitats, and the connections between the two habitats, to preserve our urban forest resource was adopted by the City Council in 2008; this ordinance was codified as Section 12.20 of the Municipal Code. The Hailey Tree Committee was also established in Section 2.36 and is tasked with creating a community forestry master plan and will oversee its implementation. The Design Review section of Municipal Code Title 17 requires street trees of appropriate size and species, in all new commercial and residential development, provides for developer installation, irrigation and maintenance of those trees for a defined time period and supports the replacement of trees when removed by development." *Hailey 201 Comprehensive Plan, Part Three, Section 1, Community Forest.*

Given the removal and replacement language contained in both Hailey City Code §17.06.080(A)1b and the Hailey Comprehensive Plan, my client is requesting reconsideration of the condition which requires retention of the middle Street Tree. This request is based upon the opinions of Derek Ruhter, Webb Landscape ISA Certified Arborist, Joe Marx of Idaho Mountain Builders, the general contractor, and Jonathan Lunceford of Lunceford Excavation, Inc., the excavation subcontractor, that the middle Street Tree will die as a result of the construction which was approved by Hailey in the FOF. Given this information, my client believes the prior decision requiring retention of this middle Street Tree by Hailey was deficient.

I am attaching as Exhibit A the two page Tree Assessment of Derek Ruhter. Mr. Ruhter recommends that either the tree be moved or that it be removed. Mr. Ruhter's recommendations are based upon his opinion which states "it is likely that 50% or more of the tree's roots would be removed." Mr. Ruhter further opines that "potential damage to branches" during construction

Ned Williamson, Esq
Lisa Horowitz, Community Development Director
Hailey Planning and Zoning Commission
September 6, 2016
Page 3

and combined with the necessary pruning to “lift the canopy above the proposed mezzanine structure would require removal of a quarter to a third of the canopy” will further weaken the tree. It is a combination of the damage to the root ball and the damages from pruning which will occur during construction which combine to lead to Mr. Ruhter’s opinion that moving the tree or removing the tree are the only two viable options given the approved plans permitting construction of this pizzeria.

I am attaching as Exhibit B a west facing elevation prepared by Jay Cone Architecture which shows the removal of the middle Street Tree as well as a north view of the west end of the pizzeria which shows the middle Street Tree trimmed up due to the construction of the approved pizzeria and mezzanine. My client believes pruning the middle Street Tree by a quarter or a third so it is approximately equivalent to the north view of the middle Street Tree is not attractive or desirable for either its business or the City of Hailey.

I am attaching as Exhibit C the same west facing elevation, except that the middle Street Tree would remain as currently required by Hailey. This elevation does not appear realistic or feasible given the construction of the approved mezzanine and pizzeria.

I am also attaching as Exhibit D the seven page Tree Appraisal prepared by Derek Ruhter. Mr. Ruhter provides an Appraised Tree Value of between \$3,970 and \$2,630 for the middle Street Tree. The upper end of this valuation range is in Exhibit D while both values are in Exhibit B.

Finally, I am attaching as Exhibits E and F respectively the letters from Jonathan Lunceford (the excavation subcontractor) and Joe Marx (the general contractor) regarding the construction damage which in their opinion will likely lead to the death of the middle Street Tree.

My client apologizes for not providing the Planning and Zoning Commission with complete information (Exhibits A through F to the Request for Reconsideration) in either its design review application or at its design review hearing. It was under the impression that given the removal and replacement language in the Hailey City Code and the Hailey Comprehensive Plan, removal of the middle Street Tree would be permitted if it made this request. My client apologizes for not providing that attached information as it now realize it would have provided additional information to the P & Z Commission on this topic.

Neither the north or south Street Tree will be significantly damaged during the course of construction of the pizzeria. The south Street Tree will be insulated from significant excavation and construction damage given the outdoor seating to be built at the pizzeria. The north Street Tree will also be insulated from significant excavation and construction damage as Mr. Ruhter opines the excavation will only come within nine feet of this tree, and thus will not provide a significant negative impact on the root ball of the north Street Tree.

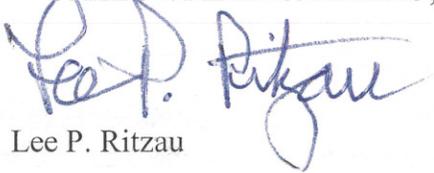
Ned Williamson, Esq
Lisa Horowitz, Community Development Director
Hailey Planning and Zoning Commission
September 6, 2016
Page 4

Given this information my client is requesting the Planning and Zoning Commission grant its request for reconsideration and either permit the middle Street Tree to be moved or removed. If you believe it would be beneficial to have either Mr. Ruhter, Mr. Marx, Mr. Lunceford, or Mr. Cone at the Request for Reconsideration meeting they are happy to attend. Please let me know so I can set up their attendance at the meeting. Please contact me should you desire any additional information.

My client thanks you for your time and consideration.

Sincerely,

LUBOVISKI, WYGLE,
FALLOWFIELD & RITZAU, P.A.

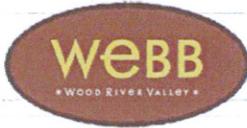
A handwritten signature in blue ink, appearing to read "Lee P. Ritzau". The signature is stylized and cursive.

Lee P. Ritzau

cc: Erik Heiden and Fred Burke (via email)

Enclosures (Exhibits A through F)

Exhibit A



Fred Burke
411 N. Main Street
Hailey, ID
August 31, 2016

Tree Assessment
Littleleaf Linden
Tilia cordata

Introduction

This assessment is for a Littleleaf Linden that is a street tree in the city of Hailey, ID. There are several potential conflicts with the Wise Guy Pizza Pie restaurant building proposed at 411 N. Main St. and the health of the tree.

Littleleaf Linden Condition

The following is what I observed on August 28, 2016 when I inspected the trees. I used the plant appraisal format to rate the Linden tree's condition. The following is from the appraisal.

The structure and health condition of the roots, trunk, scaffold branches, twigs, buds and foliage are evaluated and given a rating from 1 (poor) to 4 (good). The scores are totaled and a Condition Rating is given.

- **Roots:** *There are no apparent deficiencies to the structure. The root flare is not visible, which may indicate a low planting depth when the tree was first installed or soil placed over the roots during construction or landscaping. Also the tree has been under drought conditions over the last 2 seasons. This could detrimentally affect the health of the roots.*
 - **Structure 3**
 - **Health 3**
- **Trunk:** *No apparent structure or health deficiencies.*
 - **Structure 4**
 - **Health 4**
- **Scaffold Branches:** *Most of the branches are strongly attached and appear to be healthy. There is one major co-dominant stem which reflects weakened structure.*
 - **Structure 3**
 - **Health 4**
- **Small Branches & Twigs:** *There are some dead small branches throughout the canopy which likely reflects the drought conditions the tree has been under the last few seasons.*
 - **Health 3**
- **Foliage & Buds:** *Some leaves present as yellow on the interior and are being shed. This is also a reflection of the drought conditions over the last few seasons. Aphids are also present.*
 - **Health 3**

TOTAL SCORE – 27 (out of 32 possible) – Condition Rating of 84%

The tree is in good health, but there are some issues/conflicts that can affect its long term health.



Assessment

The first conflict is care. It does not appear that the Linden trees adjacent to the lot have not been adequately irrigated or received cared for the last two growing seasons after the lot was vacated by the previous business. The concern for the trees is root damage from these drought conditions. The root damage can be reflected in dead twigs and branches in the canopy; which is the case with this Linden tree. When initially contacted by the Fred Burke regarding these trees, the first recommendation I made was to provide for irrigation of the trees. Since then, Fred has provided for water to the trees. The trees seem to have tolerated the lack of care and appear to be in good condition and should recover if care & irrigation are continued.

The second conflict is potential root damage to the middle tree along the sidewalk. From the plans, it appears that the structures will be built to the property line, which is within three to four feet of the trunk. Ideally, the excavation would remain outside the canopy which extends 9 feet beyond the trunk, and 5 to 6 feet into the proposed construction. Looking at the history of the tree's care, it is most likely that the majority of the roots are in the lot that was previously irrigated. With the proposed construction, it is likely that 50% or more of the tree's roots would be removed.

This does not include the potential damage to branches over the proposed construction, which is the third conflict. It is likely that branches will be damaged. Pruning should be done and proper pruning prior to construction can prevent potential damage. However, to lift the canopy above the proposed mezzanine structure would require removal of a quarter to a third of the canopy. This in conjunction with the root damage would further weaken the tree.

Recommendations

If the proposed construction were to move forward, I would give the following recommendations:

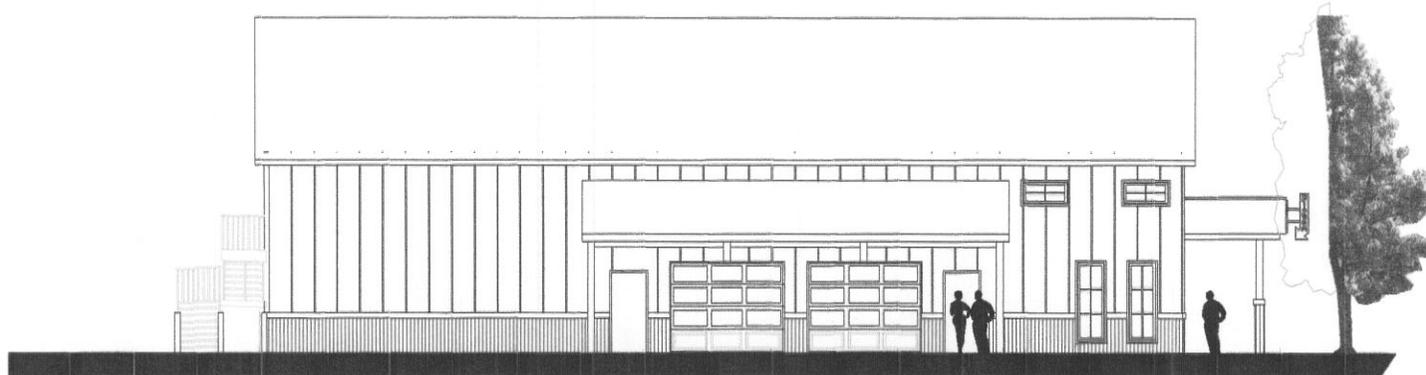
- Move the tree. The tree is in good health and has value. In speaking with Jeff Smith at Arbor Farms, he felt that this tree could be transplanted. This would take removing the concrete, spading the tree, moving the tree to another suitable location, and replacing the sidewalk. In addition, moving the tree may be complicated by any underground utilities in the area.
OR
- Remove the tree. There is a high potential for damage to the roots and structure of the tree during construction. Also the building entrance and signage would be obstructed if the tree remained. The current value range of the tree is from \$2,630 to \$3,970. However, that value would decline substantially if the tree were damaged during construction.

Derek Ruhter
Webb Landscape
ISA Certified Arborist

Exhibit B



WEST FACING VIEW - PROPOSED
 *PLANNING AND ZONING APPROVED BUILDING AND ENTRY ROOF 1/4" = 1'-0"



NORTH FACING VIEW - EXISTING TREE TRIMMED
 *PLANNING AND ZONING APPROVED BUILDING AND ENTRY ROOF 1/4" = 1'-0"



JCA
 JAY CONE ARCHITECTURE, INC.
 Custom Design
 & Planning
 Commercial
 Residential
 208.578.5225
 601 El Dorado Lane
 Hailey, Idaho 83422

jay@jcaarchitecture.com
 www.jcaarchitecture.com

Date:
 8/16/2016

Scale:

Wise Guy Pizza
 411 North Main Street
 Hailey Idaho

Issue:

THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RISKS AND LIABILITIES ASSOCIATED WITH THE USE OF THIS DOCUMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

REVISIONS

#	REV	DATE

Scale: AS NOTED
 Drawn: JC
 Job: 2016-3

A-201

PRELIMINARY
 NOT FOR CONSTRUCTION

Exhibit C

Exhibit D



Fred Burke
411 N. Main Street
Hailey, ID
August 31, 2016

Tree Appraisal
Littleleaf Linden
Tilia cordata

The tree appraised in this report is located one foot from the sidewalk along Main Street in Hailey. It is a Linden that is approximately 35 feet in height with a canopy that is 7 – 8 feet above the sidewalk and has a diameter of 18 feet. The tree's trunk has a Diameter at Breast Height (DBH) of 10 ½ inches. There are Linden trees to the north and to the south that appear to have been planted at the time the appraised tree was. They are also one foot from the sidewalk. The Linden to the south is 27 feet from the appraised tree; the other Linden is 25 feet to the north. These three trees form a row along the sidewalk.

This tree appraisal follows the guidelines set forth in the Guide for Plant Appraisal (9th Edition) by representatives of the Council of Tree & Landscape Appraisers. There are four primary factors in determining the value of a tree: Size, Species, Condition, and Location.

Size
10.5" DBH

Species
Each species of tree is given a percentage rating based on its value in the landscape. For this appraisal, the Species Ratings for Landscape Tree Appraisal in Utah was used. Of the available publications, this booklet most accurately reflects the appropriate value for trees in south central Idaho.

The species rating given is a range from 65% - 85%. As the Linden is an ornamental tree that is well adapted to the climate of the Wood River Valley, the species rating given for this appraisal is **85%**.

Condition
The structure and health condition of the roots, trunk, scaffold branches, twigs, buds and foliage are evaluated and given a rating from 1 (poor) to 4 (good). The scores are totaled and a Condition Rating is given.

- **Roots:** There are no apparent deficiencies to the structure. The root flare is not visible, which may indicate a low planting depth when the tree was first installed or soil placed over the roots during construction or landscaping. Also the tree has been under drought conditions over the last 2 seasons. This could detrimentally affect the health of the roots.
 - **Structure 3**
 - **Health 3**
- **Trunk:** No apparent structure or health deficiencies.
 - **Structure 4**
 - **Health 4**



- **Scaffold Branches:** Most of the branches are strongly attached and appear to be healthy. There is one major co-dominant stem which reflects weakened structure.
 - **Structure 3**
 - **Health 4**
- **Small Branches & Twigs:** There are some dead small branches throughout the canopy which likely reflects the drought conditions the tree has been under the last few seasons.
 - **Health 3**
- **Foliage & Buds:** Some leaves present as yellow on the interior and are being shed. This is also a reflection of the drought conditions over the last few seasons. Aphids are also present.
 - **Health 3**
- **TOTAL SCORE – 27** (out of 32 possible) – **Condition Rating of 84%**

Location

- **Site:** The site is on Main Street in Hailey. It is an empty lot that has recently been cleared. (See attached photos.) Site rating of 80%.
- **Contribution:** The tree is the center tree in a row of trees on adjacent to a property that has been cleared. It is a street tree that provides a nice canopy for pedestrians. Contribution rating of 95%.
- **Placement:** The placement near the sidewalk provides a nice canopy for pedestrians. However the placement so close to the sidewalk increases the potential for heaving of the sidewalk and trip hazards for pedestrians. Placement 50%.

The location rating is an average of the site, contribution, and placement ratings. **Location Rating of 75%**

APPRAISED TREE VALUE

Since a 10" DBH Linden is not readily available, the Trunk Formula Method was used to determine the value of the tree. A worksheet is attached to this report outlining the steps used to determine the trees value. Once the value was determined, it was adjusted according to species, condition, and location.

Appraised Tree Value = \$3,970

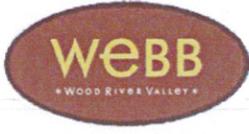
Derek Ruhter
ISA Certified Arborist

A handwritten signature in black ink that reads "Derek Ruhter". The signature is written in a cursive style and is positioned below the printed name and title.



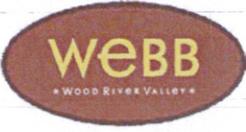
Appraised Linden as photographed from the North.





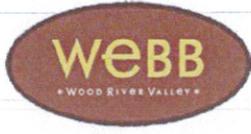
Appraised Linden as photographed from the West.





Distance of the tree's trunk to the sidewalk.





Lot as photographed from the sidewalk east of the appraised tree.



Trunk Formula Method Work Sheet

Case # _____ Property 411 N. Main St. Date 8/31/16
 Appraiser Derek Fuhrer

Field Observations

1. Species Tilia Cordata
2. Condition 84 %
3. Trunk Circumference _____ in./cm Diameter 10.5 in./cm
4. Location % = [Site 80 % + Contribution 95 % + Placement 50 %]
 $\div 3 = \underline{75}$ %

Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information

5. Species rating _____ 85 %
6. Replacement Tree Size (diameter) _____ 4 in./cm
 (Trunk Area) 13 in²/cm² TA_R
7. Replacement Tree Cost \$ 620⁰⁰
 (see Regional Information to use Cost selected)
8. Installation Cost \$ 500⁰⁰
9. Installed Tree Cost (#7 + #8) \$ 1,120⁰⁰
10. Unit Tree Cost \$ 86.15 per in²/cm²
 (see Regional Information to use Cost selected)

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:
 (TA_A or ATA_A; use Tables 4.4-4.7)
 or c² (#3) _____ × 0.08
 or d² (#3) 110 × 0.785 = 86 in²/cm²
12. Appraised Tree Trunk Increase (TA_{INCR}) =
 TA_A or ATA_A 86 in²/cm² (#11) - TA_R 13 in²/cm² (#6) = 73 in²/cm²
13. Basic Tree Cost = TA_{INCR} (#12) 73 in²/cm² × Unit Tree Cost (#10) \$ 86.15
 per in²/cm² + Installed Tree Cost (#9) \$ 1,120 = \$ 7,409
14. Appraised Value = Basic Tree Cost (#13) \$ 7,409 × Species rating
 (#5) 85 % × Condition (#2) 84 % × Location (#4) 75 % = \$ 3,968
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100; if it
 is less, round to the nearest \$10.
16. Appraised Value = (#14) \$ 3,970

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The Wholesale Replacement Tree Cost, the Retail Replacement Tree Cost, or the Installed Tree Cost (#9) divided by the Replacement Tree Size (#6) can be used for the Unit Tree Cost (#10), or it can be set by the Regional Plant Appraisal Committee.

Exhibit E

August 25, 2016

Lunceford Excavation Inc.

In reference to 411 North Main st Hailey Idaho.
We are excavating for a foundation very near the base of the tree that borders main street, when ever you excavate that close to the base of a tree there is always the chance of damaging the root system. When ever you damage the root system there is a very strong possibility that it will kill the tree. Please be advised of this as we move forward with the excavation.

Thank you
Jonathan Lunceford
Lunceford Excavation Inc.

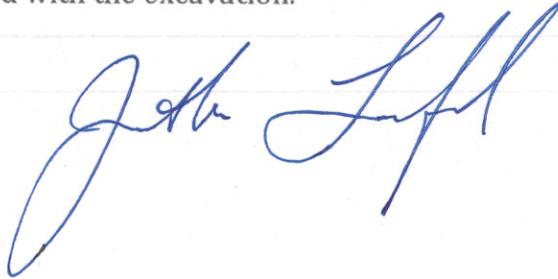


Exhibit F



IDAHO MOUNTAIN BUILDERS

August 25, 2016

Joe Marx_Owner

251 First Ave. North_P.O. Box 3761

Ketchum, ID 83340

mobile: 208-720-7064

office: 208-726-1603

joe@idahomountainbuilders.com

To Whom It May Concern:

My company has been hired in the role of general contractor for the building of the Wise Guy Pizza Pie restaurant at 411 N Main in Hailey. I have been requested by the owners to express my concern for the viability of a particular tree on the property. The tree is located at the center of the lot on the street side of the property. It is my opinion that the construction process will very likely lead to the demise of the tree. The excavation will involve an over dig which could lead to damage of the tree's root system. If there is any issue with the existing condition of the soil the tree may have to be removed to import compaction materials. The mezzanine structure once constructed may actually physically touch the tree. The substrate preparation for the paver system at the front door will impact the root system of the tree.

Thank you,

Joe Marx

Return to Agenda