AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, November 14, 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 October 24, 2016

CA 2 Adoption of Findings of Fact of a request by the City of Hailey for a Conditional Use Permit for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125). The purpose of the request is for the relocation of the Hailey Police Department.

CA 3 Adoption of Findings of Fact of a request by the City of Hailey for a Conditional Use Permit for a Public Use for seasonal snow storage, to be located at 1448 Aviation Drive (Lot 1, Block 1, Airport West Subdivision #2), in the SCI-Sales and Office Zoning District.

New Business and Public Hearings

NB 1 Consideration of an application by Terence and Kim Hayes, represented by Galena Engineering, for a Lot Line Adjustment located at 313 South 2nd Avenue, Lots 5-9, Block 22, Hailey Townsite, wherein the lot lines between Lots 5-9 are modified, creating two (2) lots. The property is located within Section 9, T.2N., R.18E., B.M., City of Hailey, Blaine County, Idaho.

NB 2 Consideration of a Zone Change Application by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Friedman Park Subdivision, Lot 11A, Block 2 from Limited Business (LB) to Light Industrial (LI), thereby allowing an auto dealership and auto repair/service shop to conduct business.

NB 3 Consideration of a Zone Change Application by Silver Creek Property Holdings, LLC, represented by Errin Bliss of Bliss Architecture, for an amendment to the City of Hailey District Use Matrix. Proposed changes would permit "auto dealership" in the Light Industrial (LI) Zone District as a Conditional Use.

NB 4 Continuation of a Consideration of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider "rounding" of lot sizes in circumstances which may be appropriate.

Old Business
Commission Reports and Discussion

Staff Reports and Discussion

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

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

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, November 28, 2016.**
(no documents)

Adjourn

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
Monday, October 24, 2016
Hailey City Hall
5:30pm

Present: Dan Smith, Owen Scanlon, Richard Pogue, Jane Fugate
Absent: Jeff Engelhardt
Staff: Lisa Horowitz, Robyn Davis

Call to Order
5:28:52 PM Chair Fugate called the meeting to order.

Public Comment
No public comments

Consent Agenda

CA 1 Motion to approve minutes of October 11, 2016
5:29:30 PM Richard Pogue motioned to approve the Meeting Minutes of October 11, 2016. Owen Scanlon seconded and all were in favor.

New Business and Public Hearings
NB 1 *Consideration of a request by the City of Hailey for a Conditional Use Permit for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125). The purpose of the request is for the relocation of the Hailey Police Department.*
5:30:13 PM Lisa Horowitz presented the Conditional Use Permit Application and provided background information on the Hailey Armory Building. Horowitz noted that the site is a readiness facility and was rezoned to Limited Business in 2009 to allow for a wireless communication facility, which may or may not be in use at this time. Horowitz noted that it was rezoned with the condition that if the site were not to remain as a readiness facility, the zoning shall revert back to General Residential (GR). Horowitz informed the Commission that the Conditional Use Permit will be categorized in General Residential, as the Hailey Police Department is a Public Use Facility and not a readiness facility.
5:32:31 PM Horowitz corrected Staff Report, Item G, noting that the access to property is both from Third and Fourth Avenues, and readiness access in/out from highway/Main Street.
5:32:54 PM Dave Stellers, Hailey Police Department, presented project and noted that facility would better meet the needs of the Hailey Police Department. Stellers noted that only minor changes would be made to either the building or property, like a security gate being added to the entrance on Fourth Street. Stellers noted that all vehicles will be parked and stored at the rear of the facility, dumpsters will be stored inside, and lighting will remain as is.

5:35:21 PM Owen Scanlon questioned what the processing of prisoners would look like. Stellers noted that an interview room would be housed on site; however, no booking or holding facility would be located within building. Stellers also noted that all prisoners would enter through security gate at rear of building.
5:36:02 PM Dan Smith questioned whether or not radio antennas or telecommunication equipment would be needed on site. Stellers confirmed that no radio or telecommunication equipment would be added to the site.
5:36:41 PM Chair Fugate questioned what other organizations or groups would do if space is occupied year round (i.e., Antique Market, etc.). Gunter noted that no communication has been made with said organizations; however, the Hailey Police Department would be willing to work with organizations and accommodate as need be without disturbing the neighborhood.
5:39:33 PM Chair Fugate inquired about the term of the lease. Jeff Gunter noted that the City and Armory have agreed to a five year lease, and a 90 day notice should the Armory need to return to the area.
5:40:20 PM Chair Fugate opened the item for public hearing. Peter Lobb believes the location and facility is perfect for the Hailey Police Department. Lobb inquired about the length of the lease and whether or not it could be extended after five years or if the building could be purchased by the City to continue to house the Hailey Police Department. Horowitz noted that the site is currently co-owned by the City and the Armory.
5:41:39 PM Chair Fugate closed the item for public hearing. Owen Scanlon noted his concerns with prisoners escaping facility and the impact that it may have on the neighborhood. Gunter noted that the security gate would be closed behind prisoners entering facility and reiterated that prisoners would not be held on site.
5:42:52 PM Richard Pogue believes this is a more practical approach as well as a great opportunity for the City of Hailey and the Hailey Police Department. Chair Fugate agreed.
5:43:20 PM Owen Scanlon motioned to approve the request by the City of Hailey for a Conditional Use Permit for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125). The purpose of the request is for the relocation of the Hailey Police Department, finding that the application meets each of the criteria for review (a) through (h) cited in Zoning Ordinance Article 11.4, Section 11.4.1, that the conditional use permit complies with the Comprehensive Plan, and that the conditional use permit is subject to condition (a) noted in the Staff Report. Dan Smith seconded and all were in favor.

NB 2 *Consideration of a request by the City of Hailey for a Conditional Use Permit for a Public Use for season snow storage, to be located at 1448 Aviation Drive (Lot 1, Block 1, Airport West Subdivision #2), in the SCI-Sales and Office Zoning District.*
5:44:50 PM Lisa Horowitz presented the project and noted that previously, snow has been stored in close proximity to the Big Wood River, near Lions City Park, and in the floodplain. Due to a heavy snow year last year, the site was difficult to drain and as a result, Mariel Miller, Public Works Director, has been researching alternatives for the upcoming season. Horowitz noted that because there is no category in the District Use Matrix specific to private sector Snow Storage, the most appropriate category for Snow Storage would be: Service to Buildings,

Janitorial Maintenance, and Property Maintenance. City Snow Storage is considered a public use and a Conditional Use Permit is required for this zone.
5:47:07 PM Mariel Miller informed the Commissioners that last year's snow site was difficult and expensive to manage. Crews were out at Lions Park daily; attempting to pump water and manage the load to ensure that snow melt would not runoff in to the Big Wood River. Vehicular access to the park was closed and water was being pumped away from river to adjacent property to the west. Per Miller, a temporary solution needs to be found to minimize impacts to area and Big Wood River. Miller noted that the best temporary and immediate solution for the winter season is to lease a 2.5 acre vacant lot (1448 Aviation Drive) for City to store snow. Miller noted that not all snow will be stored on lot; however, goal is lessen impact on Lions Park. Miller went on to explain that at least 400 truckloads of snow would be stored on vacant lot; however, City would like 600 loads. City and Owner are still negotiating terms of lease and amount.
5:51:49 PM Miller noted that Earthworks stored snow on vacant lot last year and currently, Owner is negotiating a contract with both the City of Hailey as well as Earthworks for this season. The City of Hailey would utilize the eastern side of the lot. Clean up and maintenance of the lot would be managed by both the City and Earthworks.
5:54:31 PM Chair Fugate questioned whether or not the vacant lot would be used as primary snow storage; Lions Park as secondary snow storage. Miller confirmed that the vacant lot would be the primary lot for snow storage. Scanlon questioned whether or not pooling would take place in the event that we have a similar snow year as last year. Miller noted that some pooling will likely occur.
5:55:51 PM Chair Fugate opened the item for public hearing. Peter Lobb questioned the rental amount of the property and which budget it would be coming from. Chair Fugate closed the item for public hearing.
5:57:42 PM Miller noted that the lease terms and price are still being negotiated; however, the City is looking to rent the parcel for four months, and then month-to-month after, if need be. Miller also noted that the Snow Removal Budget is part of the General Fund and monies would be withdrawn from this budget.
5:59:58 PM Chair Fugate believes this is a good and important alternative to prevent future damage to the river and fragile vegetation near Lions Park. Commissioners agreed.
6:01:18 PM Dan Smith motioned to approve the request by the City of Hailey for a Conditional Use Permit for a Public Use for season snow storage, to be located at 1448 Aviation Drive (Lot 1, Block 1, Airport West Subdivision #2), in the SCI-Sales and Office Zoning District, finding that the project application meets each of the criteria for review (a) through (h)cited in Zoning Ordinance Article 11.4, Section 11.4.1, that the conditional use permit complies with the Comprehensive Plan, and that the conditional use permit is subject to condition (a) through (b) noted in the Staff Report. Richard Pogue seconded and all were in favor.

NB 3 *Consideration of a City-initiated Text Amendment to Title 17, Section 17.04M.060. F., Accessory Dwelling Units to consider size, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area.*

6:03:08 PM Horowitz presented statistics and other background information regarding Accessory Dwelling Units, in the City of Hailey as well as other nearby cities. Horowitz noted that ADUs were first permitted in the City in 2002. In 2006, ADU's were permitted on lot sizes of 7,000 square feet or greater, and only in certain zoning districts (Townsite Overlay and General Residential). Horowitz presented four categories that could be looked at in greater detail, discussed and/or revised if Commissioners choose:

1. Expand zoning where ADUs are allowed
2. Allowing ADUs on lots of 6,577 square feet or greater
3. Size of ADUs – maximum of 900 square feet
4. Calculating ADUs by Gross Floor Area (allowing attached and detached ADU's)

6:11:23 PM Chair Fugate inquired about allowing ADUs in additional zoning districts and how it would impact the City. Dan Smith noted that he would like to see ADUs subordinate to the primary dwelling. Smith is also curious about the history of ADUs and how Blaine County currently regulates ADUs. Chair Fugate agreed.

6:14:58 PM Horowitz demonstrated on the zoning map where ADUs are currently allowed. Owen Scanlon noted that where ADUs are currently allowed seems counterproductive, as lot sizes are smaller. Scanlon believes it may be the precedence that there will be increased traffic, more homes in one area, etc. Scanlon believes the best approach will need to happen systematically. Chair Fugate agreed.

6:19:17 PM Chair Fugate opened the item for a public hearing. Tony Evans believes allowing ADUs would be an easy way for the City to increase density, especially in the downtown area. Evans is also curious if CC & Rs restrict ADUs in certain areas. Evans believes that one of the main reasons larger companies will not develop here is due to limited housing, in cost and availability. Peter Lobb noted that ADUs haven't always been popular due to an increase in traffic, infrastructure problems, roads, stress on the system, etc. Lobb noted that the size was a compromise at 7,000 square feet, rather than 6,000 square feet (there are more lots of 6,000 square feet. It was agreed that ADUs could be developed on lots of 7,000 square feet or greater). Lobb noted that a size limit was established to keep the ADUs from dwarfing the primary residence, especially in downtown Hailey, where homes are traditionally smaller. Lobb recommended that the Commissioners drop the subject matter and continue following the current ordinance.

6:26:23 PM Scanlon asked Peter Lobb if annexation was ever a topic of conversation, as opposed to increased density. Lobb stated that most were unfavorable to annexation, and therefore, it was not discussed in detail.

6:29:01 PM Chair Fugate noted that she would be interested to know how many lots in Townsite Overlay were of 6,000 square feet and the number of lots that were of 7,000 square feet.

6:31:04 PM Richard Pogue questioned other areas that allow ADUs, like Old Cutters. Pogue questioned whether or not CC & Rs would need to be amended to allow ADUs in areas with CC & Rs.

6:31:47 PM Tony Evans believes there may be an underlying demand; residents in the community are searching for housing opportunities like this. Evans also believes the possibility of annexation is not off the table and in fact, will become a greater conversation in years to come.

6:36:38 PM Chair Fugate agreed and added that ADUs are becoming more and more desirable, and are also a great economic boost to the property owner. Chair Fugate believes there is economic viability with development like ADUs: residents are able to live and work in the same town, buy grocers, go out for dinner, etc. here in Hailey.
6:37:50 PM Scanlon noted that as a Commissioner, it is his responsibility to shape the growth of the City, and he would like to discuss opportunities to promote infill and increased density, while focusing on preserving the character and charm of Hailey. Chair Fugate agreed and would like to see more information on the subject matter: what the rules are right now as well as gross versus net floor area.
6:40:26 PM Dan Smith inquired about the other restrictions on ADUs in the County. Tom Burgin stated that Blaine County regulates ADUs to be a maximum of 1200 square feet, limit of two bedrooms, and 1,000 feet limit on the garage.
6:49:15 PM Tony Evans believes ADUs are good for some people and would be a great way to keep city from sprawling.
6:52:56 PM Owen Scanlon motioned to continue the consideration of a City-initiated Text Amendment to Title 17, Section 17.04M.060. F., Accessory Dwelling Units to consider size, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area to December 12, 2016 Planning and Zoning Meeting. Dan Smith seconded and all were in favor.

Old Business
Commission Reports and Discussion

Staff Reports and Discussion
SR 1 Discussion of current building activity and upcoming projects
(no documents)
SR 2 Discussion of the next Planning and Zoning meeting: **Monday, November 14, 2016**
(no documents)

Adjourn
7:02:53 PM Richard Pogue 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 and Zoning Commission considered a request by the City of Hailey for a Conditional Use Permit for a Public Use for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125). The purpose of the request is for the relocation of the Hailey Police Department.

HEARING: October 24, 2016

Applicant: City of Hailey Police Department

Location: 311 East Cedar Street (Lots 8-12 and 20-24, Block 125)

Zoning: General Residential (GR)

Note: Staff analysis is in lighter type

Notice

Notice for the public hearing on October 24, 2016 was sent to the Idaho Mountain Express on 10/05/2016 and published in the Mountain Express on 10/06/2016. Notices were mailed to the adjoining property owners on 10/06/2016 and the property was posted on 10/14/2016.

Application

The City of Hailey has been offered an opportunity to enter into a 5-year lease of the Idaho Army National Guard Armory building for the cost of $3,700 per year plus utilities, which were $7,500 over the past 12 months. The building is a secure ground-floor facility. The Mayor and Council concur with Police staff that the facility would serve as ideal quarters for the police department. The building is currently unoccupied, and is not planned for long-term use by the National Guard.

The Idaho National Guard is pursuing a regional concept for its readiness facilities. The regional facility for our area would be just north of Twin Falls. Until that facility is built and the regional concept identified to be satisfactory, the Idaho Army National Guard will retain the right to occupy the Hailey Armory under a governor's order, or after a 90-day notice to the lessee. Hailey will be required to return the facility to them in the condition it now exists, or with improvements approved by the Idaho Army National Guard.

A police Department is considered either a Public Use/Public Service Facility:

> **Public Service Facility. A public facility established for the protection and welfare of the surrounding neighborhood including but not limited to a police station, fire station, or ambulance center.**

Public Use. Use for a public purpose by a city, school district, county, state, or any other public agency or a public utility.

Both of these uses are conditional uses in the GR Zone. This site has been the location of the Hailey Readiness Center (Armory), which is the primary drill facility for the Idaho Army National Guard, and has been used continuously as such since 1973. The current use is considered a Public Use. The site was rezoned to Limited Business in 2009 to allow for a Wireless Communication Facility. The Findings of Fact for the rezone (April 27, 2009) state that if the use ever changes from a Hailey Readiness Center that the zoning would revert back to the previous zone, GR.

The Police Department plans to move all Hailey Police operations into the building with very few changes. Operations include business offices, patrol operations, evidence and property storage operations, and personnel headquarters.

Lot size: 33,000 square feet.
Building size: 8,961 square feet, plus 800 square foot shed and 90 square foot trash enclosure.

Site plans from a 2008 remodel are attached to this report.

General Requirements for all Conditional Use Permits				
Compliant			**Standards and Commission Findings**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**11.2.2**	**Complete Application:** *Application is complete*
☒	☐	☐	**Department and Boards/Commissions Comments**	**Engineering:** - **No comments received**
				Life/Safety: **Police Department** *No concerns* **Fire Department** *No concerns.*
				Water and Sewer:
				Building: *No concerns.*
				Streets: *This will be a good addition to street department operations.*
				Boards and Committees:

				No concerns.
☐	☐	☒	**8.2 Signs**	**8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Commission Findings	*A replacement sign identifying the Hailey Police Department will be submitted for a sign permit. It will be in the same location as the current sign.*
☐	☒	☐	**8B.4.1 Outdoor Lighting Standards**	**8B.4.1 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **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.**
			Commission Findings	*The existing lighting will be retained. The American flag in front of the building is lit, as permitted by code.*
☒	☐	☐	**9.4.8 A On-site Parking Req.**	**See Section 9.4 for applicable code.** **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.**
			Commission Findings	*On-site parking exists in the font equaling 28 spaces. Required parking is 9 spaces. No changes are proposed to the existing parking configuration. Additional area exists the rear of the building for police vehicles.*
Section 11.4 Criteria for Review of Conditional Use Permits				
Compliant			**Standards and Commission Findings**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**11.1**	**Compliance with the Comprehensive Plan** **11.1 <u>Purpose</u>. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.**
			Commission Findings	*Section 5 of the Comprehensive Plan, "Land Use, Population and Growth Management, " has the stated purpose of providing an analysis of natural land types, existing land covers and uses, and the intrinsic suitability of*

				lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. *Polices facilities are considered an essential public facility. The current facility is considered inadequate for the transport of prisoners and other concerns with the second floor location.* *Section 9 of the Comprehensive Plan, "Public Services, Facilities and Utilities," has the stated purpose of providing an analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. This CUP request is best considered under this section of the Comp Plan, as snow removal services and snow storage can be considered related services.* *Goal 9.1 is stated as: Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible. This CUP request meets this goal.*
☒	☐	☐	**11.4.1(a)**	**11.4.1 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:** **a. Will, in fact, constitute a conditional use as established for the zoning district involved; and**
			Commission Findings	*See analysis at the introduction section of this report.*
☒	☐	☐	**11.4.1(b)**	**b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;**
			Commission Findings	*The neighborhood contains public uses to the west (Hailey Fire Department, Wood River Fire Department, Senior Connection), residential uses to the northwest, lodging uses to the direct north (Ellsworth Inn), park uses to the south and a mix of commercial and multifamily uses to the east.* *The Hailey Police Department proposes to move the entire police operational headquarters to this building. These activities include business offices, patrol operations, evidence and property storage operations, and personnel headquarters.* *HPD operates seven fulltime police vehicles (regular gas vehicles) that will be parked in the western portion of the secure parking area inside the fenced portion of the property. Additionally, these vehicles subscribe to the no idling policies of the City of Hailey.* *The building will be open during normal business hours for normal police/citizen business. There will be patrol staff working out of this building 24 hours a day. It should be noted that the building will be occupied intermittingly after business hours. HPD does not anticipate any noise impacts to residents.*

				All trash and recycling dumpsters will be enclosed in the secure fencing. There is a dumpster enclosure on the property that will be utilized. *There will be a security gate installed on the east driveway that exits onto 4th street. This gate will be activated by a security code and this is the entrance/exit for on duty staff.* *The large gymnasium (occupancy 500) could be used as an interagency training center, meeting room or assembly space.* *At this time there are no anticipated inside construction/remodeling projects. There may at a future time be a security window installed on the reception area entrance for the office manager to conduct business.*
☒	☐	☐	**11.4.1(c)**	**c. Will not be hazardous or disturbing to existing or future neighboring uses;**
			Commission Findings	*There are no external changes planned for the exterior of the building with the exception of a sign to replace the current "Idaho National Guard" sign posted on the south facing external wall over the entrance door. The replacement sign will read "Hailey Police Department" and will be of similar font.* *HPD would expect that the placement of the department in this neighborhood would increase community safety and peace of mind. Additionally, this location would allow easier access for citizens to the police department.*
☒	☐	☐	**11.4.1(d)**	**d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and**
			Commission Findings	*The site is well served by access roads, and has good access to the highway.*
☒	☐	☐	**11.4.1(e)**	**e. Will not create excessive additional requirements at public cost for public facilities and services; and**
			Commission Findings	*While the City will be paying a lease cost for the next five years, A brand new facility as identified in the City's CIP would potentially cost the taxpayers $2 million. Officer safety, staff safety, transport of prisoners, access to the public, parking.*
☒	☐	☐	**11.4.1(f)**	**f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and**
			Commission Findings	*As noted above, the Police Department uses will be largely internal and are not anticipated to affect the neighborhood.*

☒	☐	☐	**11.4.1(g)**	**g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;**
			Commission Findings	*Access is good from both 3rd and 4th Avenues.*
☒	☐	☐	**11.4.1(h)**	**h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.**
			Commission Findings	*No natural, scenic or historic features exist on the site.*

11.6 <u>Conditions</u>.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

11.6.1 Require conformity to approved plans and specifications.
11.6.2 Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.
11.6.3 Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.
11.6.4 Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.
11.6.5 Limit time of day for the conduct of specified activities.
11.6.6 Require guarantees such as performance bonds or other security for compliance with the terms of the approval.
11.6.7 Require dedications and public improvements on property frontages.
11.6.8 Require irrigation ditches, laterals, and canals to be covered or fenced.
11.6.9 Minimize adverse impact on other development.
11.6.10 Control the sequence, timing and duration of development.
11.6.11 Assure that development is maintained properly.
11.6.12 Designate the exact location and nature of development.
11.6.13 Require the provision for on-site or off-site public services.
11.6.14 Require more restrictive standards than those generally found in this Ordinance.
11.6.15 Mitigate foreseeable social, economic, fiscal and environmental effects.
11.6.16 Set a limit on the duration of the permit when deemed necessary.
11.6.17 Allow for subsequent periodic review.

The Commission may impose any conditions that are deemed necessary to secure the purpose of City ordinances and give effect to the Comprehensive Plan. Conditions including but not limited to those set forth in Section 11.6 may be placed on any approval.

Summary

Section 11.1 of the Hailey Zoning Ordinance states that "the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission."

Conditional Use Permits are subject to review and revocation pursuant to Section 11.9 of the Hailey Zoning Ordinance. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any CUP approved by the Commission.

By ordinance, the Commission is required to make a decision to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 11 of the Zoning Ordinance, in making their decision.

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.11, Conditional Use Permits, other Articles of the Zoning Ordinance and City Standards.

DECISION

The conditional use permit application request by the City of Hailey for a Conditional Use Permit for a Public Use/Public Service Facility for an existing building, known as the Armory Building, located at 311 East Cedar Street (Lots 8-12 and 20-24, Block 125), is hereby approved, finding that the application meets each of the criteria for review (a) through (h) cited in Zoning Ordinance Chapter 17.11, Section 17.11.040, that the conditional use permit complies with the Comprehensive Plan, and that the conditional use permit is subject to condition (a) below.

a) All Fire Department and Building Department requirements shall be met in regard all maintenance, administrative, and other functions of this facility.

Signed this _____ day of _____, 2016.

_____
Janet Fugate, Chair

Attest:

_____
Robyn Davis, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On June 22, 2016, the Hailey Planning and Zoning Commission considered **a** request by the City of Hailey for a Conditional Use Permit for a Public Use for seasonal snow storage to be located at 1448 Aviation Drive (Lot 1, Block 1 Airport West Subdivision 2) in the SCI—Sales and Office Zone District.

HEARING: October 24, 2016

Applicant: City of Hailey Public Works Department

Location: 1448 Aviation Drive (Lot 1, Block 1 Airport West Subdivision #2)

Zoning: SCI—Sales and Office Zone District

Note: Staff analysis is in lighter type

Notice

Notice for the public hearing on October 24, 2016 was sent to the Idaho Mountain Express on 10/05/2016 and published in the Mountain Express on 10/06/2016. Notices were mailed to the adjoining property owners on 10/06/2016 and the property was posted on 10/14/2016.

Application

The City of Hailey Public Works Department is proposing to use the subject property for seasonal snow storage. The city wishes to store snow from its city plowing activities on the western half of the parcel from November to May, with the possibility of snow remaining on the lot up to July.

The property is undeveloped. Last winter it was used for snow storage by Earthworks and prior uses include construction staging for FMA and overflow/storage for rental cars.

The District Use Matrix does not specifically address "seasonal snow storage". Section 17.01.050 of the Zoning Code allows the Administrator to make a determination if a use in not specifically listed, based on the criteria below. *Staff notes on each criteria are in italics.*

17.01.50 B. If a use is not specifically listed as a permitted, conditional or accessory use, then the use is prohibited, except as follows: The Administrator may determine that a proposed use not listed is equivalent to a listed permitted, conditional or accessory use. In making the determination, the Administrator shall consider the following:

1. **The impacts on public services and activities associated with the proposed use are substantially similar to those of one or more of the uses listed in the applicable district as allowed;** *This use to be the most similar to "Services to Buildings*

(janitorial/maintenance) and property management companies", particularly when compared to the NAICS codes as described below.

2. **The proposed use shall not involve a higher level of activity or density than one or more of the uses listed in the applicable district as allowed**; *No density is associated with this use.*
3. **The proposed use is within the same three (3) digit category of an allowed use listed in the latest edition of the NAICS**; *There are three categories in the NAIS that may apply:*
    - *488490- Snow cleaning, highways and bridges, road transportation*
    - *561730- Seasonal property maintenance services (i.e. snow plowing in winter, landscaping during other seasons, also referred to as snow plowing services combined with landscaping services*
    - *561790- Snow plowing driveways and parking lots (i.e. not combined with any other service)*

Staff is of the opinion that the third category listed above (561790) is the best fit. This is not likely to be snow from highways and roads, and there is no proposed summer landscape services contemplated. The category 561790 in the NAICS is under the heading "Other Services to Buildings and Dwellings". Numerous property maintenance examples are listed: building exterior cleaning, chimney sweep, cleaning driveways and parking lots, snow plowing driveways and parking lots not combined with any other services. These uses are closely related to "Services to Buildings (janitorial/maintenance) and property management companies", which is a permitted use in the SCI-SO Zone District. Therefore, snow storage of private sector snow is a permitted use.

The City snow storage falls under another category in the District Use matrix, "public service, public use, and public utility facilities. For this reason, the storage of City snow is being considered a Conditional use, while the Earthworks activities (or any other private hauler) are considered a permitted use.

4. **The proposed use is consistent with the purpose of the district in which the use is proposed to be located; and** the *purpose of the SCI-SO District is shown below. Staff recommends that the proposed use is consistent with this purpose statement in the Zoning Code:*

Sales and Office Sub-District (SCI - SO). The purpose of the Sales and Office Sub-district is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The

sub-district is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the Central Business District. The nature of those businesses which are appropriate for this sub-district are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the Central Business District. This Ordinance assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to Section 1.5.2 of this Ordinance, as amended.

5. **The proposed use is in substantial conformance with goals and objectives of the comprehensive plan**. *One of our key objectives of the Comprehensive Plan is Design Review. Design Review requires either snow storage on site or hauling of snow. Therefore, I believe that DR contemplates the storage of snow. Staff recommends that this use is in substantial compliance with the Comprehensive plan.*

General Requirements for all Conditional Use Permits				
Compliant			**Standards and Commission Findings**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**11.2.2**	**Complete Application:** *Application is complete*
☒	☐	☐	**Department and Boards/Commissions Comments**	**Engineering:** *No comments received*
				Life/Safety: **Police Department** *No concerns* **Fire Department** *No concerns.*
				Water and Sewer:
				Building: *No concerns.*
				Streets: *This will be a good addition to street department operations.*
				Boards and Committees: *No concerns.*

☐	☐	☒	**8.2 Signs**	**8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Commission Findings	*No signs are proposed.*
☐	☒	☐	**8B.4.1 Outdoor Lighting Standards**	**8B.4.1 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **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.**
			Commission Findings	*No lighting is proposed*
☒	☐	☐	**9.4.8 A On-site Parking Req.**	**See Section 9.4 for applicable code.** **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.**
			Commission Findings	*No on-site parking is proposed. See standards below for truck activity during hauling hours.*

Section 11.4 Criteria for Review of Conditional Use Permits				
Compliant			**Standards and Commission Findings**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**11.1**	**Compliance with the Comprehensive Plan** **11.1 <u>Purpose</u>. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.**
			Commission Findings	*Section 5 of the Comprehensive Plan, "Land Use, Population and Growth Management, " has the stated purpose of providing an analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities.*

				Goal 5.1 is stated as: Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map. Item H, Light Industrial is described as areas containing uses important to a variety of business sectors that focus on the production of products and services that are less compatible with, and do not compete with, uses in Downtown and the Community Activity Areas. This CUP request clearly meets the intent of this section of the Comp Plan. The proposed snow storage lot is located near compatible uses, thereby grouping similar uses together in one area of town, away from neighborhoods, downtown or natural areas. *Section 9 of the Comprehensive Plan, "Public Services, Facilities and Utilities," has the stated purpose of providing an analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. This CUP request is best considered under this section of the Comp Plan, as snow removal services and snow storage can be considered related services.* *Goal 9.1 is stated as: Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible. This CUP request meets this goal, even though the requested use is temporary. Inadequate snow removal and snow storage capacity would have a large adverse impact on the people who live and drive in Hailey. In addition, the noise impact of snow hauling activity through residential neighborhoods on the way to Lions Park would be greatly reduced. The proposed location is also centrally located to snow removal operations, and located near the City Street Shop, which will improve fuel efficiency and snow removal crew effectiveness.*
☒	☐	☐	**11.4.1(a)**	**11.4.1 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:** **a. Will, in fact, constitute a conditional use as established for the zoning district involved; and**
			Commission Findings	*See analysis at the introduction section of this report.*
☒	☐	☐	**11.4.1(b)**	**b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;**
			Commission Findings	*This property is located on a corner lot. There are no adjacent property owners to the west or north of the parcel. Across Airport Way, the properties to the north are vacant, with the exception of a commercial condo that houses a number of diverse, light industrial businesses. To the west, across Airport Way, the property is also vacant. The east property owner is FMA, but a large retaining wall separates the parcel from FMA. The FMA land is higher elevation than the parcel and the FMA land directly next to the retaining wall is a large buffer of unused land between the parcel and a drive that accesses private hangers. The property to the south is St.*

				Luke's Family Clinic. The clinic itself distant from the parcel; there is a large parking complex that separates the clinic from the parcel. *The effects are anticipated to be minimal if any at all. Delivery of snow loads and vehicle noise will only occur during the night and early mornings. Almost no activity will occur on this lot during the day. There will be no odors, fumes, vibration or glare issues associated with this use. The only identified impacts may be visual. A large snow pile would be present for about 5 to 6 months, depending on the snow year. However, the lease for this property will be limited to a maximum number of loads. The current lease specifies 400 loads, but the city wishes to store 600 loads and is still in the process of negotiating the use agreement terms with the property owner. 600 loads provide storage for about three storm events 3-6 inches in depth. 600 loads are about half the amount of snow stored at Lions Park last year, which was a large snow year. The Lions Park snow storage area is a third smaller than the proposed parcel; 1 acre verses 1.5 acres, respectively. The comparison illustrates the amount of space available at the proposed parcel and its ability to handle 600 loads with much less visual impact than what can be seen at Lions Park in a large snow year.*
☒	☐	☐	**11.4.1(c)**	**c. Will not be hazardous or disturbing to existing or future neighboring uses;**
			Commission Findings	*Airport West is considered a light industrial area, where there are many diverse uses from business offices to manufacturing and storage. The temporary use of snow storage at this location is not incompatible with the district. Many of the rights of way and surrounding properties store large amounts of snow that pile up each winter, much like snow storage areas all over town. This proposed use will be similar, only to a greater degree.*
☒	☐	☐	**11.4.1(d)**	**d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and**
			Commission Findings	*The site is well served by access roads for snow hauling. The location has less public impact than the current snow storage at Lions Park. Drainage will happen via infiltration and melt water will be maintained in a manner than contains any puddling water to the property using grading and waddles, if necessary. Drainage and site maintenance are also address in the lease under development.*
☒	☐	☐	**11.4.1(e)**	**e. Will not create excessive additional requirements at public cost for public facilities and services; and**
			Commission Findings	*From a snow hauling standpoint, the site represents equal costs to the City. From a maintenance and operations standpoint the airport west site is less expensive, because the site will drain more effectively during the spring (the water table is higher at lions park, which inhibits drainage) and there isn't an adjacent water body to the storage area, which requires a large public cost and special effort to continually monitor and protect.*

☒	☐	☐	**11.4.1(f)**	**f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and**
			Commission Findings	*As noted in 11.4.1(b), surrounding uses are fairly industrial in nature. This area will have a lesser impact on the environment and character of the town than the current snow storage site at Lions park.*
☒	☐	☐	**11.4.1(g)**	**g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;**
			Commission Findings	*A driving lane will be shared by the City and Earthworks construction as shown on the attached map. Ingress and egress from this drive lane has good visibility, and creates a 4-way intersection with Citation Way.*
☒	☐	☐	**11.4.1(h)**	**h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.**
			Commission Findings	*No natural, scenic or historic features exist on the site.*

11.6 <u>Conditions</u>.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

11.6.1 Require conformity to approved plans and specifications.

11.6.2 Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.

11.6.3 Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.

11.6.4 Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.

11.6.5 Limit time of day for the conduct of specified activities.

11.6.6 Require guarantees such as performance bonds or other security for compliance with the terms of the approval.

11.6.7 Require dedications and public improvements on property frontages.

11.6.8 Require irrigation ditches, laterals, and canals to be covered or fenced.

11.6.9 Minimize adverse impact on other development.

11.6.10 Control the sequence, timing and duration of development.

11.6.11 Assure that development is maintained properly.

11.6.12 Designate the exact location and nature of development.

11.6.13 Require the provision for on-site or off-site public services.
11.6.14 Require more restrictive standards than those generally found in this Ordinance.
11.6.15 Mitigate foreseeable social, economic, fiscal and environmental effects.
11.6.16 Set a limit on the duration of the permit when deemed necessary.
11.6.17 Allow for subsequent periodic review.

The Commission may impose any conditions that are deemed necessary to secure the purpose of City ordinances and give effect to the Comprehensive Plan. Conditions including but not limited to those set forth in Section 11.6 may be placed on any approval.

Summary

Section 11.1 of the Hailey Zoning Ordinance states that "the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission."

Conditional Use Permits are subject to review and revocation pursuant to Section 11.9 of the Hailey Zoning Ordinance. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any CUP approved by the Commission.

By ordinance, the Commission is required to make a decision to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 11 of the Zoning Ordinance, in making their decision.

The Commission should make findings related to the criteria of Section 11.4, (a) through (h).

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.11, Conditional Use Permits, other Articles of the Zoning Ordinance and City Standards.

DECISION

The conditional use permit application request by the City of Hailey for a Conditional Use Permit for a Public Use for seasonal snow storage to be located at 1448 Aviation Drive (Lot 1, Block 1 Airport West Subdivision #2) in the SCI—Sales and Office Zone District is hereby approved, finding that the application meets each of the criteria for review (a) through (h) cited in Zoning Ordinance Chapter 17.11, Section 17.11.040, that the conditional use permit complies with the Comprehensive Plan, and that the conditional use permit is subject to condition (a) through (b) below.

a) All Fire Department and Building Department requirements shall be met in regard all maintenance, administrative, and other functions of this facility.
b) Maintenance and drainage items identified in the Lease document as presented shall be adhered to.

Signed this _____ day of _____, 2016.

_____
Janet Fugate, Chair

Attest:

_____
Robyn Davis, Community Development Assistant

Return to Agenda

STAFF REPORT

TO: Hailey Planning & Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Lot Line Adjustment

HEARING: November 14, 2016

Applicant: Terence and Kim Hayes

Project: Lot Line Adjustment in Townsite Overlay

Request: Lot Line Adjustment in Townsite Overlay

Location: Lots 5-9, Block 22, Hailey Townsite (313 South Second Street)

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

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on 10/14/16; the notice was mailed to property owners within 300 feet on 10/14/16.

Application

Terence and Kim Hayes represented by Galena Engineering have submitted an application for a lot line amendment in the Townsite Overlay District. Section 16.06.030 of Title 16 states the following:

> **The modification of original Hailey Townsite lot lines that results in more than one platted lot shall be reviewed as a Lot Line Adjustment, and shall also include the public review process outlined in Section 16.03.040, Short Plat Procedure.**
> **(Ord. 1199, §8, 08/15/2016)**

The applicant is proposing to consolidate lots to create a two lot subdivision whereby Lots 5-9, Block 22 Hailey Townsite are consolidated into two (2) lots located at 313 South Second Street (plus one new address yet to be assigned) in the General Residential (GR)

and Townsite Overlay (TO) Districts. The new lots will be called Lots 5A and 9A.

Lot 5A is proposed to be 9,002 square feet. Lot 9A is proposed to be 6,001 square feet. An accessory dwelling unit was approved by the Planning and Zoning Commission at their September 26, 2016 meeting and is currently under construction.

Department Comments

Life/safety issues:

Water and Sewer issues: Water and sewer requirements must be met, and new service must be installed to City standards and inspected prior to final plat, including a water meter vault and a separate wastewater connection to the new Lot 9A.

Engineering issues: None raised

Standards of Evaluation

CHAPTER 16.04 - DEVELOPMENT STANDARDS

16.04 General Standards.

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

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

The streets and alleys are existing. The general configuration of the lot line amendment is consistent with the old Hailey platting pattern.

A. Streets:

All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.

The streets and alleys are existing, and are 100’ wide old Hailey streets.

B. Cul-De-Sacs; Dead End Streets:

Cul-de-sacs or dead end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.

N/A

C. Access:

More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.

The newly reconfigured lot will have both alley and street access.

D. Design:

Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neckdowns shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.

The streets and alleys are existing: 100' wide old Hailey streets and 26' wide alley.

E. Centerlines:

Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neckdowns shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.

N/A

F. Width:

Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.

N/A

G. Roadways:

Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.

N/A

H. Road Grades:

Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.

N/A

Runoff:

The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.

There is no organized drainage in the neighborhood. Many of the properties on this block are higher along Second Street than on the alley. A drainage plan was submitted for the Accessory Dwelling Unit approved on Lot 5A. Any new development on proposed Lot 9A will be required to provide adequate drainage. Drainage within the plat is adequate for the level of development permitted in this zone district.

I. Signage:
The Developer shall provide and install all street and traffic control signs in accordance with City Standards.

N/A

J. Dedication; Names:

All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.

N/A

K. **Private Streets:** Standards 1-6 regarding private streets are not applicable.

L. Driveways:

1. **Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.**

The existing lots 5A have parking on Second Street, and a garage under construction off of the alley. Lot 9A would have adequate room for a driveway off of the alley. Each lot will have its own driveway.

2. **Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:**
   a. **Accessing one residential unit: twelve feet (12')**
   b. **Accessing two residential units: sixteen feet (16')**

No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.

This standard will be met at the time that development is proposed on Lot 9A.

3. **Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**

It is unlikely that any driveways will be longer than 150 feet, as the lots are 120' in length.

4. **Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**

N/A

5. **The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
   N/A

6. **No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**

The driveway for both Lots 5A and 9A can be located within the traditional lot and block pattern of old Hailey.

M. Parking Access Lane:
A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
N/A

N. Fire Lanes:
Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
N/A

16.04.030: Sidewalks and Drainage Improvements:

A. Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable city standards, except as otherwise provided herein.
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.
C. New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
D. Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to

future streets, shall provide sidewalks to facilitate future pedestrian connections.

E. The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.

Curb, gutter and sidewalk would be required for Lot 9A at the time of design review approval.

16.04.040 Alleys and Easements:

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

1. **The minimum width of an alley shall be twenty six feet (26').**
2. **All alleys shall be dedicated to the public or provide for public access.**
3. **All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
4. **Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**
5. **Dead-end alleys shall not be allowed.**
6. **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.**

A 26' wide alley exists to the rear of the proposed lots. Utilities are currently located in this alley. This alley meets city requirements.

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:

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.**
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.**
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.**

Most of the above conditions do not exist on the subject property. No easements have been called out, and do not appear to be needed.

16.04.050 Blocks:

The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.

N/A

16.04.060 Lots:

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

Both lots meet the minimum lot size of 6,000 square feet:

Lot 5A: 9,002 sq. ft.
Lot 9A: 6,001 sq. ft.

Note that Lot 9A is not of sufficient size to accommodate an Accessory Dwelling Unit.

A. If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.

N/A

B. Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of twenty five feet (25') or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The twenty five foot (25') wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).

N/A

C. No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.

N/A

D. **A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this title, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.**
N/A

E. **All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under subsection 16.04.020M2 of this Chapter and section D of this Chapter. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**

All lots have frontage on a public street.

F. **In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**
The lots follow the original historic platting pattern, and maintain frontage on the street and the alley.

16.04.070 Orderly Development:

A. **Phasing Required:**
Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.

N/A

B. **Agreement:**
Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and

executed by the Council and the Developer on or before the preliminary plat approval by the Council.

N/A

C. Mitigation of Negative Effects:

No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:

1. **Provision of on-site or off-site street or intersection improvements.**
2. **Provision of other off-site improvements.**
3. **Dedications and/or public improvements on property frontages.**
4. **Dedication or provision of parks or green space.**
5. **Provision of public service facilities.**
6. **Construction of flood control canals or devices.**
7. **Provisions for ongoing maintenance.**

N/A

D. Area Development Plan:

When the Developer of Contiguous Parcels proposes to subdivide any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:

1. **Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.**
2. **Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.**
3. **Water main lines and sewer main lines shall be designed in the most effective layout feasible.**
4. **Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.**
5. **Park land shall be most appropriately located on the Contiguous Parcels.**
6. **Grading and drainage shall be appropriate to the Contiguous Parcels.**
7. **Development shall avoid easements and hazardous or sensitive natural resource areas.**

The Commission and Council may require that any or all Contiguous Parcels be included in the subdivision.

N/A

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. The City shall also not allow any perimeter landscape berm more than three feet (3') higher than the previously existing (original) grade.

N/A

16.04.90 **Cuts, Fills, Grading and Drainage:** none of these standards are applicable

16.04.100 Overlay Districts: no hillside or flood hazard overlays exist in this area

16.04.110 Parks, Pathways and Other Green Spaces:

A. Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.

1. Parks.

a. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:

P = x multiplied by .0277

"P" is the Parks contribution in acres

"x" is the number of single family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations

The City Attorney has advised that the Parks and Pathways requirement is not required of a Lot Line Adjustment.

b. **In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
N/A

2. **Pathways: The Developer of any subdivision, or any part thereof, shall provide Pathways for all trails and paths identified in the Master Plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this title.**
N/A

Multiple Ownership: N/A

B. **Parks and Lands Board: The Parks and Lands Board shall review and make a recommendation to the Hearing Examiner or Commission and Council regarding each application subject to the provisions of this chapter. Such recommendation will be based on compliance with the Master Plan and provisions of this title.**
N/A

C. **Minimum Requirements:**
1. **Private Green Space: Use and maintenance of any privately owned Green Space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the Council.**
N/A

CHAPTER 16.05 - IMPROVEMENTS REQUIRED:

16.05.010 Minimum Improvements Required:
It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards, which are attached hereto as Exhibit "A." Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.

A. **Plans Filed, Maintained:**
Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.

Upon approval, six (6) copies of all plans will be filed with the City Engineer. All other requirements of this section will be enforced by the City Engineer or designee.

B. **Preconstruction Meeting:**
Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.

A preconstruction meeting shall be required.

C. **Term of Guarantee of Improvements:**
The Developer shall guarantee all improvements pursuant to this Chapter for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except that parks shall be guaranteed and maintained by the Developer for a period of two years.
The developer is hereby required to guarantee all improvement pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer.

16.05.020 Streets, Sidewalks, Lighting, Landscaping:
The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the

requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.

None of these improvements are required.

A. Street Cuts:

Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.

Street cuts will not be needed; utilities are located in the alley.

B. Signage:

Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.

N/A

C. Streetlights:

Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of chapter 17.08C of this code.

N/A

16.05.030 Sewer Connections:

The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

Connections will be required to meet City wastewater requirements.

16.05.040 Water Connections:

A. Requirements:

The Developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City Engineer, for each and every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

Water connections will be required to meet City water department requirements.

B. Townsite Overlay District; Insulation:

Within the Townsite Overlay District, where water main lines within the alley are less than six feet (6') 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.

This has been made a condition of approval.

16.05.050 Drainage:

The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.

No drainage improvements are required.

16.05.060 Utilities:

The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

This will be required at the time of construction.

16.05.070 Parks, Green Space:

The Developer shall improve all parks and Green Space areas as presented to

and approved by the Hearing Examiner or Commission and Council.

N/A

16.05.080 Installation to Specifications; Inspections:

All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.

The developer is hereby advised that all improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.

16.05.090 Completion; Inspections; Acceptance:

A. **Installation of all infrastructure improvements must be completed by the Developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the Developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.**

B. The developer is hereby advised that all improvements shall be installed according to City Standards and are subject to inspection at any time. If improvements are not satisfactory to the City Engineer or his designee, the developer will be required to repair or replace them at their own cost.

C. The Developer may, in lieu of actual construction, provide to the City security pursuant to subsection 16.03.030I of this title, for all infrastructure improvements to be completed by Developer after the final plat has been signed by City representatives.

16.05.100 As Built Plans and Specifications:

Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of "as-built plans and specifications" certified by the Developer's engineer shall be filed with the City Engineer

Developer is hereby advised that three (3) sets of "as-built plans and specifications" certified by the Developer's engineer shall be filed with the City Engineer prior to acceptance by the City of Hailey.

<u>Summary and Suggested Conditions</u>

The Commissioners shall review the lot line adjustment and continue the public hearing, approve, conditionally approve, or deny the application. If approved, the plat application will be forwarded to the Council. This is a short plat: the final plat will be reviewed by the Council.

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

a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:

b) All City infrastructure requirements shall be met as outlined in Chapter 16.05 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:

c) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to subsections 16.03.030(I) and 16.05.090(B) of the Subdivision Title, prior to recordation of the final plat.

d) 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.

e) Any subdivision inspection fees due shall be paid prior to recording the final plat.

f) Any application development impact fees shall be paid prior to recording the final plat.

Motion Language:

Approval:
Motion to approve the Preliminary Plat application for Terence and Kim Hayes represented by Galena Engineering whereby Lots 5-9, Block 22 Hailey Townsite are consolidated into two (2) lots, Lots 5A and 9A, located at 313 South Second Street, finding that the application meets all City standards.

Denial:
Motion to deny the Preliminary Plat application for Terence and Kim Hayes represented by Galena Engineering whereby Lots 5-9, Block 22 Hailey Townsite are consolidated into two (2) lots, Lots 5A and 9A, located at 313 South Second Street, finding that _____(Commission should cite which standards are not met and provided the reason why each identified standard is not met).

Continuation:
Motion to continue the public hearing upon the Preliminary Plat application for Terence and Kim Hayes represented by Galena Engineering located at whereby Lots 5-9, Block 22 Hailey Townsite are consolidated into two (2) lots, Lots 5A and 9A, located at 313 South Second Street to _____[the Commission should specify a date].

A PLAT SHOWING

LOTS 5A & 9A, BLOCK 22, HAILEY TOWNSITE

WHEREIN THE LOT LINES BETWEEN LOTS 5–7 AND 8–9 ARE REMOVED, CREATING A TWO LOT SUBDIVISION

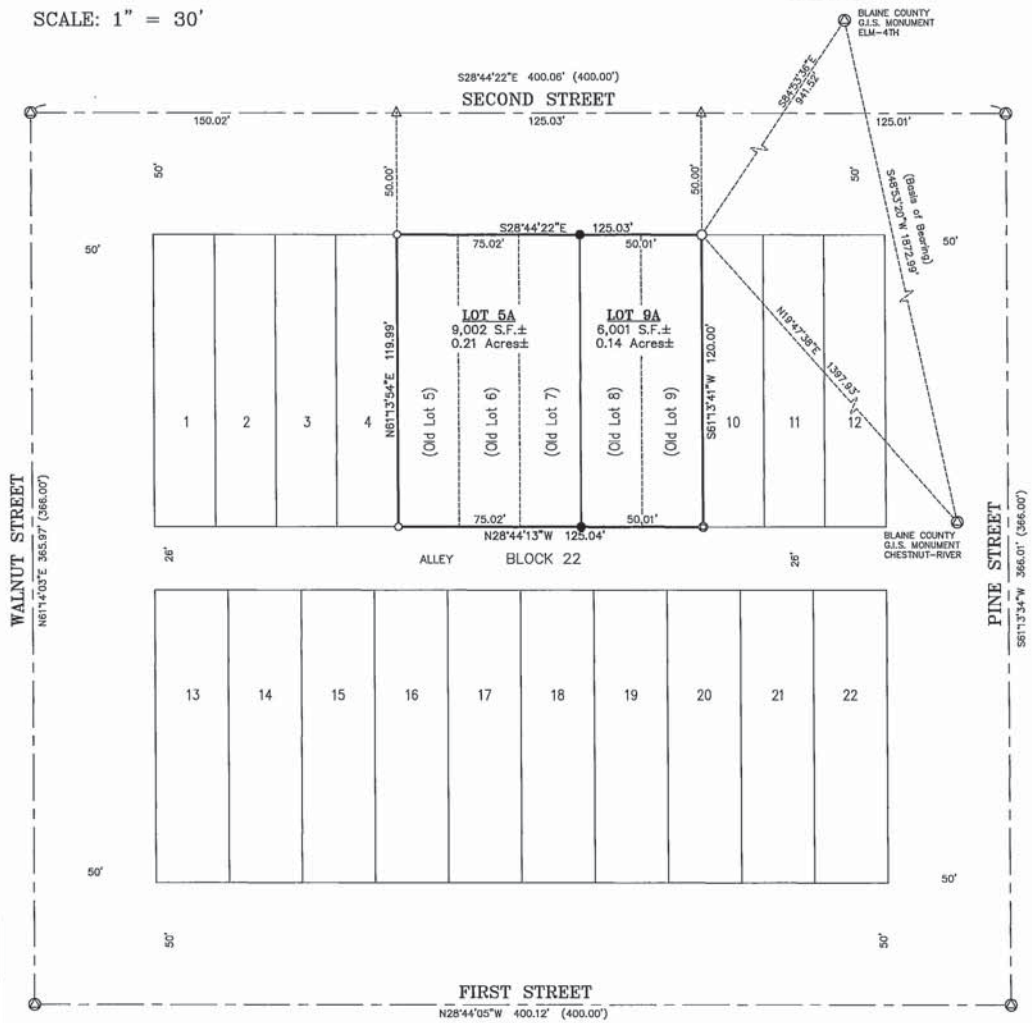
LOCATED WITHIN SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

SEPTEMBER 2016

SCALE: 1" = 30'

30 15 0 30 60 90

SCALE IN FEET



LEGEND

- Property Boundary
- Previous Lot Line Eliminated By This Plc
- Adjoining Lot Line
- Centerline of Right-of-way
- Tie to GIS Monument
- Found 1/2" Rebar
- Found Aluminum Cap
- Found 1" Iron Pipe
- Found 5/8" Rebar
- Set 5/8" Rebar L.S. 13260
- Calculated Point, Not Set

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date

South Central District Health Dept., EHS

PROFESSIONAL LAND SURVEYOR REGISTERED 13260 STATE OF IDAHO BRIAN D. YEAGER

PRELIMINARY

BRIAN D. YEAGER, L.S. 13260

LOTS 5A & 9A, BLOCK 22, HAILEY TOWNSITE

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 2

Job No. 7279

313 S 2ND AVE

N

1 inch equals 40 feet

Return to Agenda

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Amendment to Zoning District Map – change from Limited Business (LB) to Light Industrial (LI)

HEARING: November 14, 2016

Applicant: Silver Creek Property Holdings, LLC, represented by Errin Bliss Architecture

Request: Amendment to Zoning District Map by changing the zoning for 960 S. Main Street (Friedman Park Subdivision, Lot 11A, Block 2) from Limited Business (LB) to Light Industrial (LI)

Location: 960 S. Main Street (Friedman Park Subdivision, Lot 11A, Block 2)

Current Zoning: Limited Business (LB)

Proposed Zoning: Light Industrial (LI)

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing scheduled for was published in the Idaho Mountain Express 10/19/16 on and mailed to property owners within 300 feet on 10/14/16 and to public agencies and area media on 11/03/16. Notice was posted on all external boundaries of the property.

Application

The Goode Motor Chrysler, Dodge, Jeep, and Ram Dealership currently located at 711 N. Main Street in Hailey, is proposing to relocate its Dealership, Service Center, and Parts Department to a parcel located at 960 S. Main Street. The parcel currently consists of an abandoned 3,600 sq. ft. warehouse structure and is zoned LB - Limited Business. Goode Motor is proposing to demolish the existing warehouse and build a new 6,000 sq. ft. facility with space for vehicle showrooms, a retail parts department, and a service center for vehicle repair and maintenance. This proposed facility would coincide with a proposed addition and exterior improvements to the adjacent Silver Creek Ford Dealership which is also owned and operated by Goode Motor. The Silver Creek Ford Dealership is currently zoned LI - Light Industrial. The implementation of these two projects would consolidate the City's two largest auto dealerships and vehicle repair and maintenance facilities into one location. In order for this to occur, Goode is proposing that the zoning use for the parcel located at 960 S. Main St. be changed from an LB to an LI Zoning District. Concurrently, Goode is requesting an amendment to the Zoning Ordinance's 'District Use Matrix' to allow for 'Auto Dealerships' as a Conditional Use in the LI District. Currently, the Silver Creek

Ford dealership is Non-Conforming as Auto Dealerships is not permitted in LI. Thus no expansions can be made without the text change.

Auto Dealerships are also not permitted in the LB Zone District. Staff thinks it makes sense to 1) zone both properties with the same zoning, and 2) determine which zone district is most appropriate for Auto Dealerships.

The site proposed for rezone (Lot 11A) is .49 acres. The current Silver Creek Ford property is 1.54 acres. The LI Zone District contains 50 acres, which is 2.2% of the total land area in the City. When the 2010 Comprehensive Plan was prepared, only 3.7 acres of the LI area was identified as vacant, leaving little room for grown or infill.

Analysis and Discussion

Two Zone Districts are analyzed in this report: the current zoning, LB and the requested zoning, LI. The matrix attached to this report shows in details uses permitted, conditionally permitted and prohibited in each of these zone districts.

1. Purposes of Zone Districts:

LB: "The purpose of the LB District is to provide areas for a wide range of residential uses, restricted business uses, and medical facilities. The LB District is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed."

LI: "The purpose of the LI District is to provide areas for light industrial operations and limited related (or associated) retail sales. Limited related retail sales is defined as restricted to retail sales clearly associated with and secondary to the permitted use and of the type not normally located in downtown business districts (*e.g.*, the retail sale of auto parts by an auto dealership). The area is characterized by industrial and service type traffic usage and patterns, and light manufacturing or construction related services. The intent is to group these uses that demand similar circulation patterns, and service requirements together and provide regulations to preserve the integrity of the industrial uses while insuring the health, welfare and safety of the community."

The applicant is proposing auto dealership, showrooms, auto repairs and parts sales. These uses are auto-oriented, and are aligned with the purpose of the LI Zone District.

2. Summary of Uses:

The types of uses permitted in the two districts are as follows:

- The LB allows a variety of commercial uses: car rental companies, contractors offices without exterior storage, finance and insurance firms, gasoline stations and automotive repair (conditionally), medical and personal care stores (conditionally), real estate/property management companies, wholesale retailers and above-ground fuel tanks. However, it does not allow for Auto Dealerships. At this time, Auto Dealerships are permitted conditionally in only one zone district: Business. See accompanying staff report on text change regarding this issue.

- The LI allows for car rental companies, construction-related uses, floor covering stores, industrial laundry cleaning, a variety of landscaping uses, nurseries, printing, professional offices, research and development, sales of trailers and mobile homes, truck transportation and related uses, and several others listed in the District Use Matrix.

The above list would indicate that the LI District is more appropriate for a car dealership than the LB district; s the LI District currently permits more auto-oriented uses.

3. Bulk Requirements:

The bulk requirements for the LI and LB zone districts are relatively similar. The only exception being that the LB Zone district has a front yard setback of 20'. The LI Zone District has a front yard setback of 10'.

4. Density:

The LB Zone District allows for residential uses up to 20 units per acre. The LI Zone District does not allow for residential uses. Residential uses are not proposed, and do not appear to be appropriate in this area.

5. Existing Land Uses

The site proposed for rezone contains an abandoned 3,600 sq. ft. warehouse structure. The remainder of the site is vacant.

The City operates a water truck fill station next to the fence on the north east side of the property. The City will need to have an easement large enough to accommodate large tankers to fill and turn around or be able to exit in some way back to the highway. The City also has a 12" water main that runs through the same area that will need to be included in the easement.

Standards of Evaluation

14.6 When evaluating any proposed amendment under this Article, the Council shall make findings of fact on the following criteria:

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

The Comprehensive Plan Land Use Map reflects suitable projected land uses for the City. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The Land Use Map depicts the area proposed for rezone as a Community Activity Area. (See attached Comprehensive Plan Land Use Map).

c. Community Activity Areas – located at the north and south ends of the Main Street Corridor. High density residential is encouraged. Commercial and mixed use (commercial and residential) development is appropriate, but should be subordinate and secondary to the infill of Downtown.

The proposed redevelopment is within a '1/4 Mile Service Area.' It is within walking distance of businesses that provide similar products and services. It is also within walking distance of other uses and activities not found within the Downtown Core. The proposed redevelopment is partially within a 'Community Activity Area.' It does not deter, detract, or compete with current and potential commercial activities within the Downtown Core. The proposed redevelopment is partially within the 'Airport Site Redevelopment' area. It could help facilitate the airport relocation and its future site development over the coming years. The proposed redevelopment is adjacent to the' Light Industrial/Business Park.' It will provide products and services that are not compatible with uses within the Downtown Core and Main Street Corridor. The proposed redevelopment is near a 'Community Gateway.' It will help distinguish the Airport Site Redevelopment and Light Industrial areas from those along the Main Street Corridor and Downtown Core. The proposed redevelopment is an infill project well within the City's limits. The site is not located near any waterways, floodplains, wildlife migration corridors, or near any avalanche or wildfire hazards. The proposed redevelopment will be a year-round retail and service facility. It will serve the residents of both Hailey and Blaine County and potentially residents of Lincoln and Camas Counties, as well. The proposed redevelopment will continue to help create economic diversity with products, services, and full time jobs that are not directly dependent upon tourism and seasonal business. The proposed redevelopment will provide local residents with quality products and services typically found in much larger cities than Hailey. It will continue to provide an alternative to traveling to Twin Falls, Boise, or Salt Lake. The current location of the Dealership is an assortment of outdated and inefficient industrial and commercial structures that provide little significant historical or architectural value to either the Main St. or River St. corridors. The current location of the Dealership is located on the 'Main Street Corridor.' Relocation of the Dealership could allow for higher density commercial and mixed use developments.

The current location of the Dealership is located within a 'High Density Residential' area. Relocation of the Dealership could allow for much needed higher density residential uses along the Main St. and River St. corridors.

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

It is anticipated that public facilities and services are available and sufficient to support the full range of uses permitted by the zone district under consideration.

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

As noted in the analysis of the Comprehensive Aplan land use map, this site is at the edge of several overlapping laud use categories. It is most aligned with the LI District adjacent, and is less aligned with uses across Highway 75. The feel of the area is auto-oriented. Staff finds the proposed use to be compatible with the area.

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

The current vacant building is in disrepair. The zone change will enable redevelopment of the site, and a newer-code-compliant building.

14.6.1 When evaluating any proposed Zoning Ordinance Map Amendment to rezone property to Business (B) Zoning District, Limited Business (LB) Zoning District, or Transitional (TN) Zoning District, the Commission and Council shall consider the following:

a. Vacancy rates of existing buildings and land within the existing Business (B), Limited Business (LB) or Transitional (TN) Zoning Districts. A lower vacancy rate will favor a rezone, while a higher vacancy rate will not favor a rezone.

The requested rezone converts LB property to LI. The LB uses at this site over the last decade have not been economically robust.

b. The distance of the parcel proposed for rezone from the Central Core Overlay District boundary. A shorter distance from the Central Core Overlay District boundary will favor a rezone, while a longer distance from the Central Core Overlay District boundary will not favor a rezone.

The properties in question are kitty-corner to the Central Core Overlay District and are very close.

Action

The Commission is required by the Hailey Zoning Code to make a recommendation to the Hailey City Council based on compliance with the Comprehensive Plan and the following criteria:

14.4.2 Recommendation.

a. Following the hearing, if the Commission or Hearing Examiner makes a substantial change from what was presented at the hearing, the Commission or Hearing Examiner may either conduct a further hearing after providing notice of its recommendation, or make its recommendations to the Council, provided the notice of the Commission's or Hearing Examiner's recommendation shall be included in the notice of the hearing to be conducted by the Council.

b. The Commission or Hearing Examiner shall recommend, with reasons therefore, to the Council that the proposed amendment be granted or denied, or that a modified amendment is granted.

c. If the proposal initiated by an applicant is not in accordance with the Comprehensive Plan, the Commission or Hearing Examiner shall notify the applicant of this finding and inform the applicant that the applicant must apply for an amendment to the Comprehensive Plan before the Zoning Ordinance or Zoning Map can be amended.

If the proposed change is recommended for approval, the City Council will consider the zone change at the public hearing set for a future date.

Motion Language

Approval:

Motion to recommend approval of the application to the City Council to amend the zone district map for the City of Hailey to change the zoning of Zoning District Map by changing the zoning for 960 S. Main Street (Friedman Park Subdivision, Lot 11A, Block 2) from Limited Business (LB) to Light Industrial (LI), finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial:

Motion to recommend denial of the application to the City Council to amend the zone district map for the City of Hailey to change the zoning of for 960 S. Main Street (Friedman Park Subdivision, Lot 11A, Block 2) from Limited Business (LB) to Light Industrial (LI), 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 to _____[the Commission should specify a date].

October 4, 2016

City of Hailey
Community Development Department
115 Main Street South

Attn: Lisa Horowitz, Community Development Director

Re: Zone Change and Text Amendment to the District Use Matrix for 960 South Main Street

The Goode Motor Chrysler, Dodge, Jeep, and Ram Dealership currently located at 711 N. Main Street in Hailey, is proposing to relocate its Dealership, Service Center, and Parts Department to a parcel located at 960 S. Main Street. The parcel currently consists of an abandoned 3,600 sq. ft. warehouse structure and is zoned LB - Limited Business. Goode Motor is proposing to demolish the existing warehouse and build a new 6,000 sq. ft. facility with space for vehicle showrooms, a retail parts department, and a service center for vehicle repair and maintenance. This proposed facility would coincide with a proposed addition and exterior improvements to the adjacent Silver Creek Ford Dealership which is also owned and operated by Goode Motor. The Silver Creek Ford Dealership is currently zoned LI - Light Industrial. The implementation of these two projects would consolidate the City's two largest auto dealerships and vehicle repair and maintenance facilities into one location. In order for this to occur, Goode is proposing that the zoning use for the parcel located at 960 S. Main St. be changed from an LB to an LI Zoning District. Concurrently, Goode is requesting an amendment to the Zoning Ordinance's 'District Use Matrix' to allow for 'Auto Dealerships' as a Conditional Use in the LI District. Currently, both sites are Non-Conforming as Auto Dealerships and thus no future improvements can be made on either as such.

In review of the City's Comprehensive Plan, Land Use Map, and Zoning Ordinance, the proposed Zone Change and amendment to the District Use Matrix should be considered for the following reasons:

- The City's current District Use Matrix only allows for Auto Dealerships as a Conditional Use in the B – Business District. The majority of land within the Business District is within the Downtown Core, 'Main Street Corridor,' and 'High Density Residential' areas as defined by the Land Use Map. The main intent and uses of these areas, per the Comprehensive Plan, is to allow for high density commercial, high density residential, mixed use, and civic and cultural activities. The Conditional Use of an Auto Dealership in these areas seems to directly contradict the City's long term planning goals for such critical and high visibility urban areas.
- The City's current District Use Matrix allows for 'Motor Vehicles and Parts Dealers, Service, Rental, and Leasing' in the LI District. However, it does not allow, either directly or as a Conditional Use, Auto Dealerships in the LI. Furthermore, the Zoning Ordinance does not specifically define the difference between a Motor Vehicle and an Automobile. Technically, an Automobile is a Motor Vehicle.
- The City's current District Use Matrix allows for 'Sales, Rental, and Servicing of Trailers, Mobile Homes, Farm Equipment, and Heavy Equipment' in the LI District.
- The City's current District Use Matrix allows for 'Automotive Repair and Maintenance' in the LI District. For convenience to their customers, a typical Auto Dealership also provides vehicle repair and maintenance within their facilities. These two uses are directly related to each other.

- The proposed redevelopment is within a '1/4 Mile Service Area.' It is within walking distance of businesses that provide similar products and services. It is also within walking distance of other uses and activities not found within the Downtown Core.
- The proposed redevelopment is within a 'Community Activity Area.' It does not deter, detract, or compete with current and potential commercial activities within the Downtown Core.
- The proposed redevelopment is within the 'Airport Site Redevelopment' area. It could help facilitate the airport relocation and its future site development over the coming years.
- The proposed redevelopment is adjacent to the' Light Industrial/Business Park.' It will provide products and services that are not compatible with uses within the Downtown Core and Main Street Corridor.
- The proposed redevelopment is near a 'Community Gateway.' It will help distinguish the Airport Site Redevelopment and Light Industrial areas from those along the Main Street Corridor and Downtown Core. While the project will feature 'corporate' products, the proposed architectural design will be unique and authentic to the cultural and historical identity of Hailey.
- The proposed redevelopment is an infill project well within the City's limits. The site is not located near any waterways, floodplains, wildlife migration corridors, or near any avalanche or wildfire hazards.
- The proposed redevelopment will be a year-round retail and service facility. It will serve the residents of both Hailey and Blaine County and potentially residents of Lincoln and Camas Counties, as well.
- The proposed redevelopment will continue to help create economic diversity with products, services, and full time jobs that are not directly dependent upon tourism and seasonal business.
- The proposed redevelopment will provide local residents with quality products and services typically found in much larger cities than Hailey. It will continue to provide an alternative to traveling to Twin Falls, Boise, or Salt Lake.
- The current location of the Dealership is an assortment of outdated and inefficient industrial and commercial structures that provide little significant historical or architectural value to either the Main St. or River St. corridors.
- The proposed redevelopment facility will be a safe, healthy, energy efficient, code compliant structure that will enhance the overall value to Goode Motor and its customers in Hailey, Blaine County, and beyond.
- The current location of the Dealership is located on the 'Main Street Corridor.' Relocation of the Dealership could allow for higher density commercial and mixed use developments.
- The current location of the Dealership is located within a 'High Density Residential' area. Relocation of the Dealership could allow for much needed higher density residential uses along the Main St. and River St. corridors.

The relocation of the Goode Motor Dealership from its current location to its proposed location at 960 S. Main St. will have both immediate and long term planning, economic, and contextual benefits to the residents of Hailey, Blaine County, and the surrounding areas. It is my hope that any zoning restrictions and/or inconsistencies can be resolved so that this project can move forward.

Sincerely,

Errin Bliss, Architect, AIA

Hailey Comprehensive Plan
Land Use Map
Resolution 2010-18

Land Use

- Hailey City Limits
- 1/2 Mile Service Area
- 1/4 Mile Service Area
- Parks Activity
- Community Gateways
- Main Street Corridor
- Downtown
- Community Activity Areas
- High Density Residential
- Residential Buffer
- Traditional Residential
- Light Industrial/Business Park
- Airport Site Redevelopment
- Neighborhood Service Centers

Parks & Green Space

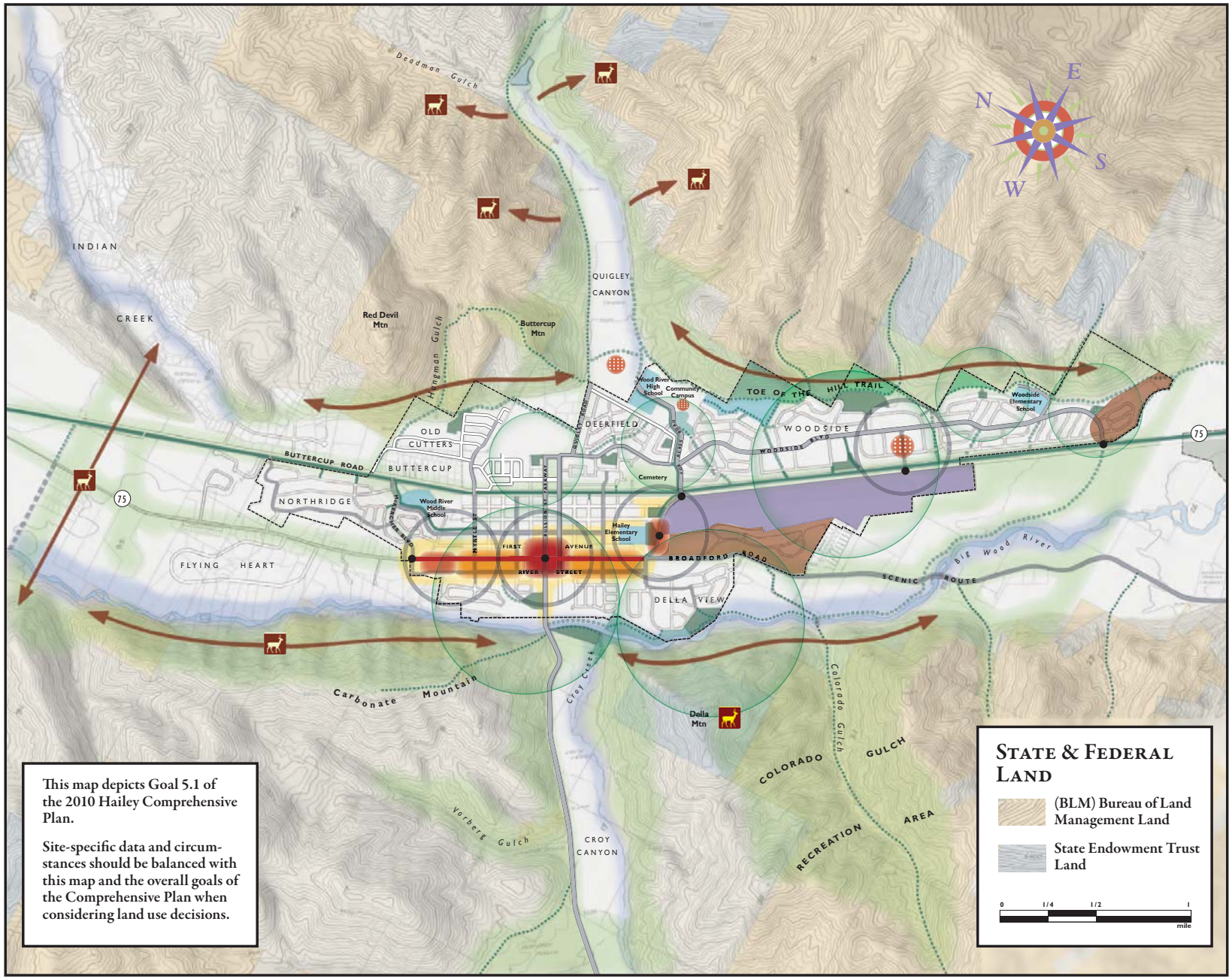
- Existing Parks
- Hillside Green Space
- School Playing Fields
- Other Public Green Space

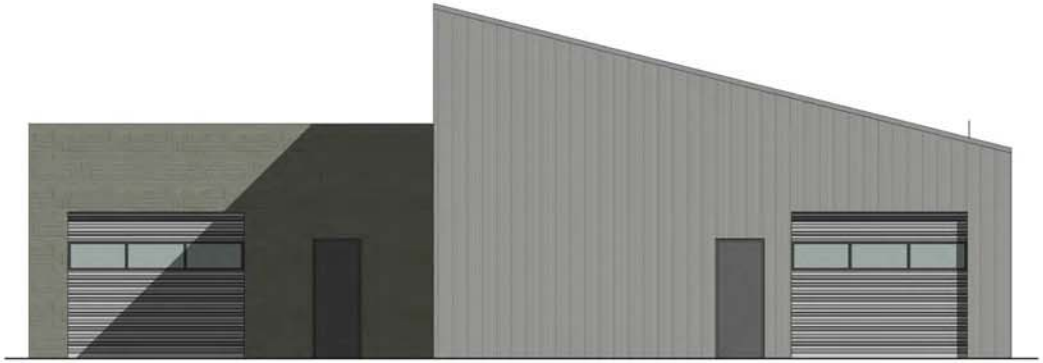
Hailey Trails

- Paved Separated Pathways
- Pedestrian & Bicycle Routes
- Trails
- Potential or Proposed Trails

Natural Resources

- Floodplains, Floodways, Waterways and Wetlands
- Open space, Green Space, Greenways and Scenic Corridors
- Wildlife Corridors/Winter Range Areas





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

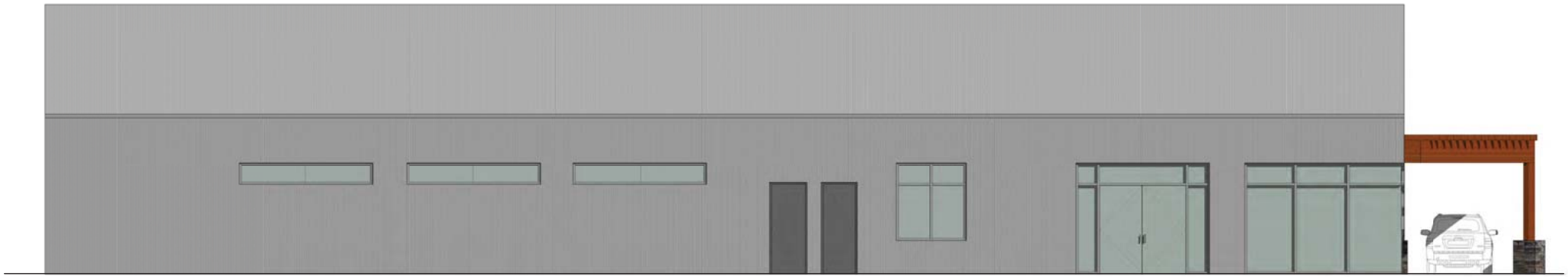
CONCEPTUAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BLISS ARCHITECTURE
ARCHITECTURE | PLANNING | INTERIOR DESIGN | CONSTRUCTION MANAGEMENT

GOODE MOTOR CHRYSLER DODGE JEEP RAM DEALERSHIP | HAILEY, IDAHO

A103
OCTOBER 28 2016

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



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

BLISSARCHITECTURE
ARCHITECTURE | PLANNING | INTERIOR DESIGN | CONSTRUCTION MANAGEMENT

GOODE MOTOR CHRYSLER DODGE JEEP RAM DEALERSHIP | HAILEY, IDAHO

A104
OCTOBER 28 2016

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PN — DEMOLITION SITE PLAN
SCALE: 1/16" = 1'-0"

1

PRELIMINARY NOT FOR CONSTRUCTION

GOODE MOTOR GROUP

GOODE MOTOR CHRYSLER DODGE JEEP RAM DEALERSHIP
960 SOUTH MAIN STREET | HAILEY | IDAHO

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O | 408 SOUTH MAIN STREET | SUITE 3 | HAILEY IDAHO 83333
P | 208-721-7424 W | BLISSARCHITECTURE.COM

PROJECT NO. | 201607

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CHECKED BY | EMB

SCHEMATIC DESIGN DRAWINGS
DATE | 11 04 2016

DEMOLITION SITE PLAN

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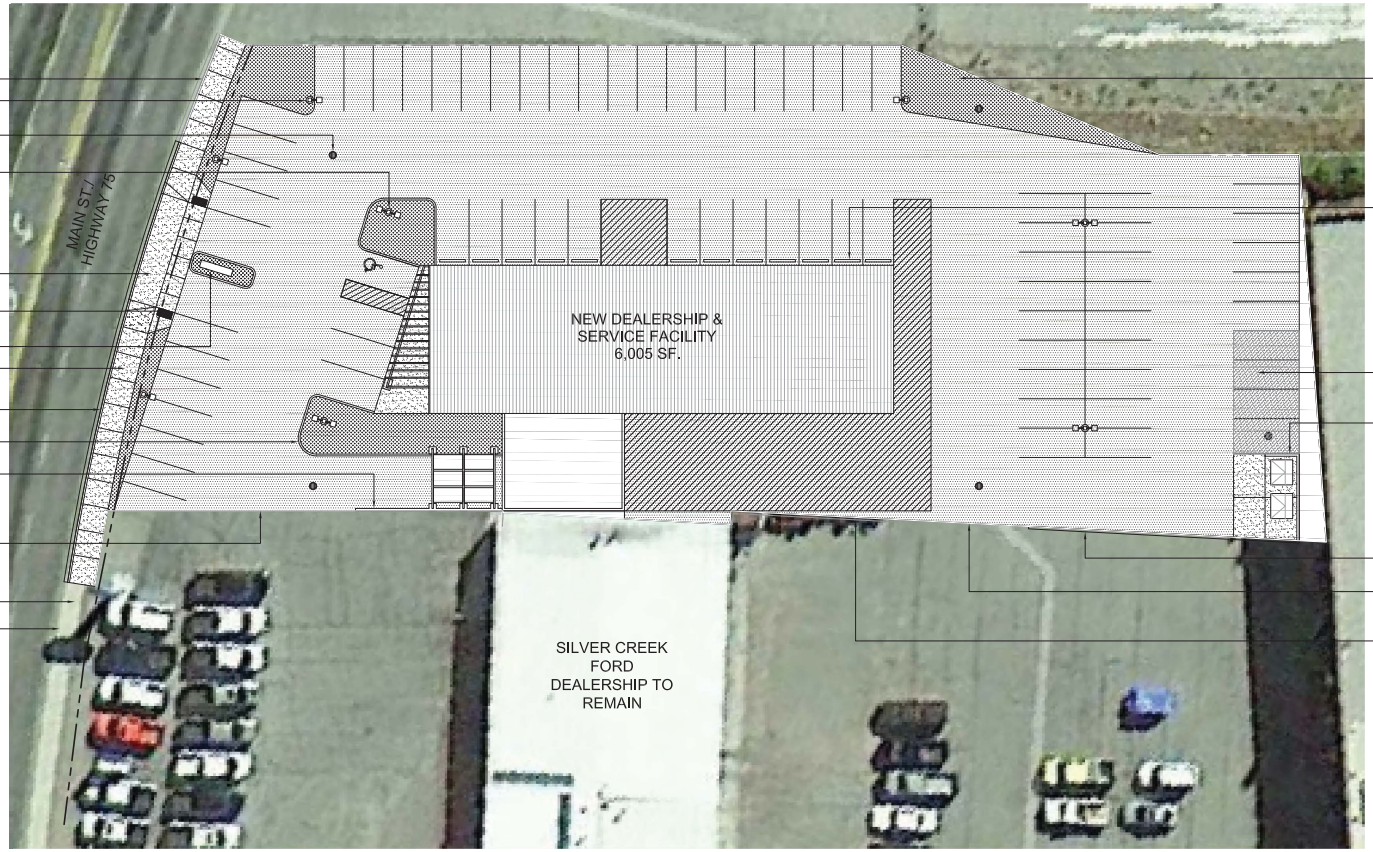
LEGEND

NEW ASPHALT PAVING
3" ASPHALT OVER COMPACTED 4" OF 3/4" MINUS AGGREGATE OVER 6" OF 2" MINUS OVER COMPACTED SUBGRADE

NEW LANDSCAPING
1" CRUSHED & WASHED RIVER ROCK GROUND COVER OVER LANDSCAPE FABRIC. LANDSCAPING TYPE & SIZE T.B.D.

NEW BROOM FINISH CONC. SIDEWALK
4" CONC. OVER COMPACTED 4" OF 3/4" MINUS AGGREGATE OVER COMPACTED SUBGRADE



PN — ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

1

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O | 408 SOUTH MAIN STREET | SUITE 3 | HAILEY IDAHO 83333
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DATE | 11 04 2016

ARCHITECTURAL SITE PLAN

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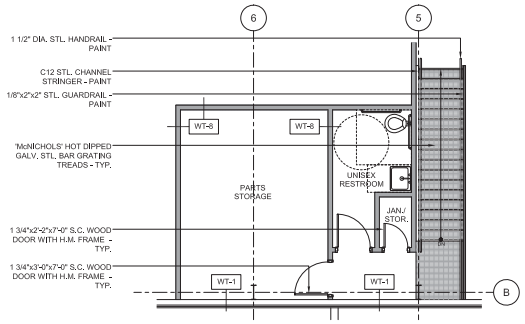


PN — MEZZANINE FLOOR PLAN
SCALE: 3/16" = 1'-0"
2

WALL TYPE SCHEDULE

WT-1:
MTL. WALL PANEL OVER R-13 CONT. RIGID INSULATION OVER STL. GIRTS WITH EXPOSED R-13 VINYL FACED BATT INSULATION

WT-2:
MTL. WALL PANEL OVER R-13 CONT. RIGID INSULATION OVER STL. GIRTS WITH R-13 VINYL FACED BATT INSULATION. PAINT 5/8" TYPE 'X' GYP. BD. AT INTERIOR FACE.

WT-3:
THIN STONE VENEER OVER 5/8" EXTERIOR GYP. BD. OVER R-13 CONT. RIGID INSULATION OVER STL. GIRTS WITH R-13 VINYL FACED BATT INSULATION. PAINT 5/8" TYPE 'X' GYP. BD. AT INTERIOR FACE.

WT-4:
8x8x16 CONCRETE MASONRY UNIT WITH EPOXY PAINT AT INTERIOR FACE OF 'SERVICE DRIVE'. PAINT 5/8" TYPE 'X' GYP. BD. AT INTERIOR FACE OF ALL OTHER SPACES.

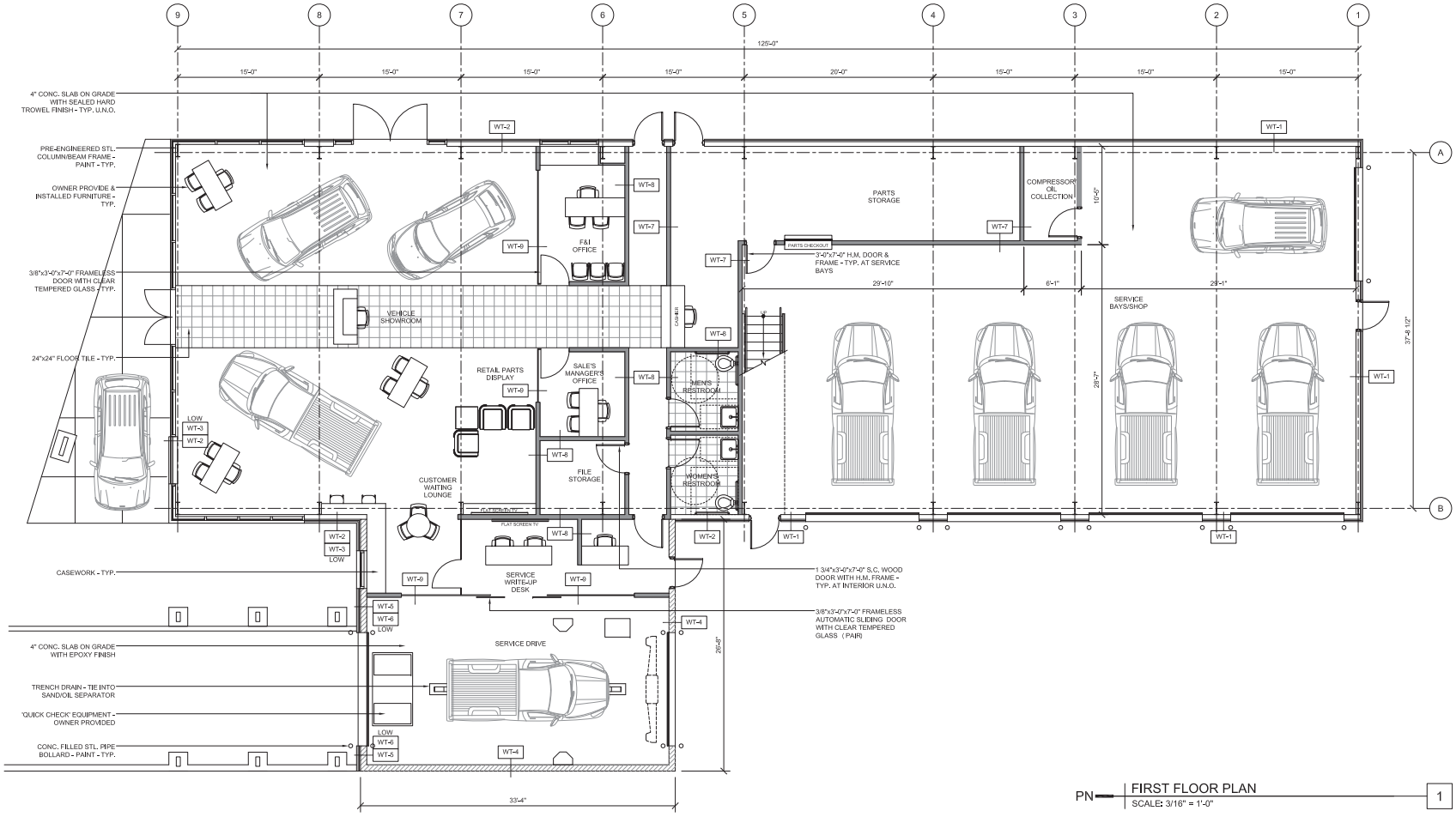
WT-5:
MTL. WALL PANEL OVER R-15.2 CONT. RIGID INSULATION OVER 8x8x16 CONCRETE MASONRY UNIT WITH EPOXY PAINT AT INTERIOR FACE OF 'SERVICE DRIVE'. PAINT 5/8" TYPE 'X' GYP. BD. AT INTERIOR FACE OF ALL OTHER SPACES.

WT-6:
THIN STONE VENEER OVER R-15.2 CONT. RIGID INSULATION OVER 8x8x16 CONCRETE MASONRY UNIT WITH EPOXY PAINT AT INTERIOR FACE OF 'SERVICE DRIVE'. PAINT 5/8" TYPE 'X' GYP. BD. AT INTERIOR FACE OF ALL OTHER SPACES.

WT-7:
2x4 WOOD STUDS AT 16" O.C. TO B.O. ROOF OR FLOOR STRUCTURE AS OCCURS. PAINT 5/8" GYP. BD. BOTH SIDES.

WT-8:
2x4 WOOD STUDS AT 16" O.C. WITH SOUND BATT INSULATION TO B.O. ROOF OR FLOOR STRUCTURE AS OCCURS. PAINT 5/8" GYP. BD. BOTH SIDES.

WT-9:
3/8" CLEAR TEMPERED GLASS PANELS WITH CLEAR ANODIZED ALUM.'U CHANNELS' AT TOP & BOTTOM. 8'-0" HIGH U.N.O.



PN — FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
1

PRELIMINARY NOT FOR CONSTRUCTION

GOODE MOTOR GROUP

GOODE MOTOR CHRYSLER DODGE JEEP RAM DEALERSHIP
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FIRST & MEZZANINE FLOOR PLANS

A101

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DOOR SCHEDULE

HMD-1:
1 3/4"x3'-0"x7'-0" INSULATED HOLLOW METAL DOOR & FRAME WITH TEMPERED CLEAR GLASS VISION PANEL - PAINT

OHD-1:
12'-0"x10'-0" INSULATED SECTIONAL STEEL OVERHEAD DOOR

OHD-2:
12'-0"x14'-0" INSULATED SECTIONAL STEEL OVERHEAD DOOR

OHD-3:
12'-0"x10'-0" SECTIONAL CLEAR ANODIZED OVERHEAD DOOR WITH TEMPERED CLEAR GLASS

MATERIAL SCHEDULE

SF-1:
CLEAR ANODIZED ALUM. STOREFRONT SYSTEM

GL-1:
CLEAR, DOUBLE GLAZED, LOW-E GLASS

GLB-1
ARCHITECTURAL GRADE GLULAM BEAM/POST - STAIN

GLB-2:
ARCHITECTURAL GRADE GLULAM PURLIN - STAIN

MWP-1:
MBCI OR EQ. CORRUGATED METAL WALL PANEL - 'SILVER METALLIC'

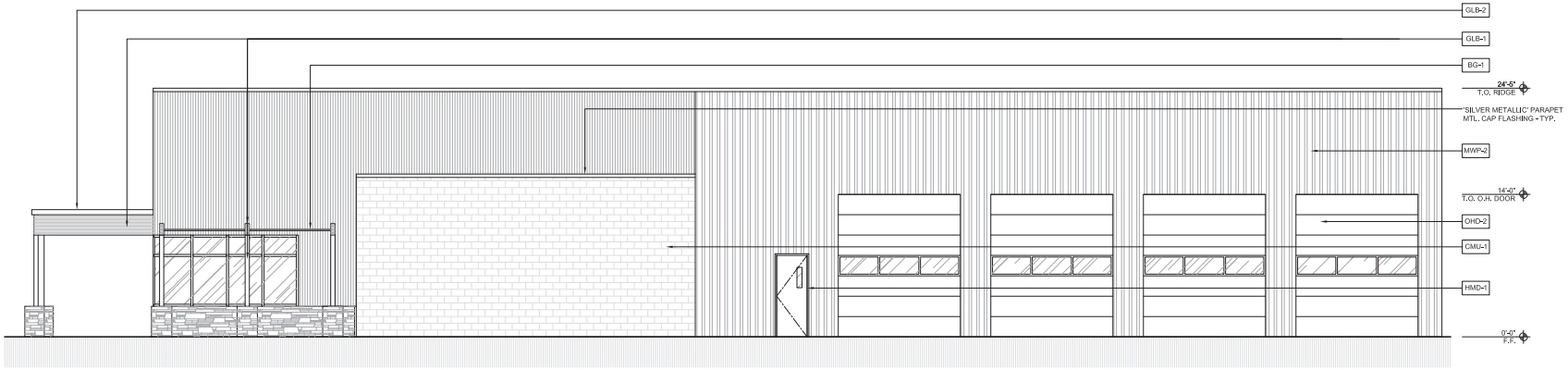
MWP-2:
MBCI OR EQ. 'PBR' WALL PANEL - 'SILVER METALLIC'

MRP-1:
MBCI OR EQ. CORRUGATED METAL ROOF PANEL - 'SILVER METALLIC'

STO-1:
'OAKLEY STONE' OR EQ. THIN STONE VENEER - 'SILVER'

CMU-1:
8x8x16 CONCRETE MASONRY UNIT - GREY

BG-1:
'McNICHOLS' 1-1/2"x4'-0"x8'-0" HOT DIPPED GALV. STL. BAR GRATING PANEL



WEST ELEVATION
SCALE: 3/16" = 1'-0"
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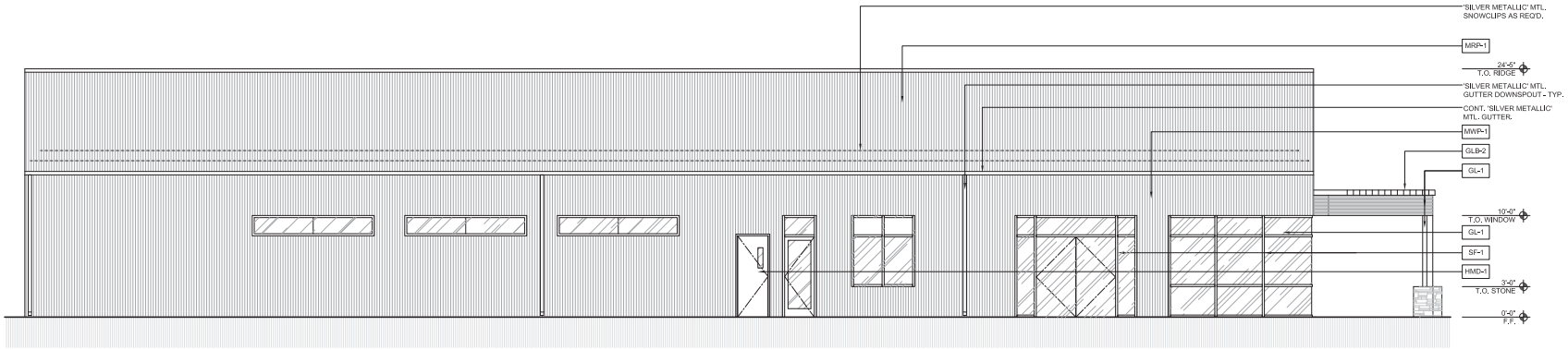

EAST ELEVATION
SCALE: 3/16" = 1'-0"
1

PRELIMINARY NOT FOR CONSTRUCTION

GOODE MOTOR GROUP

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BUILDING ELEVATIONS

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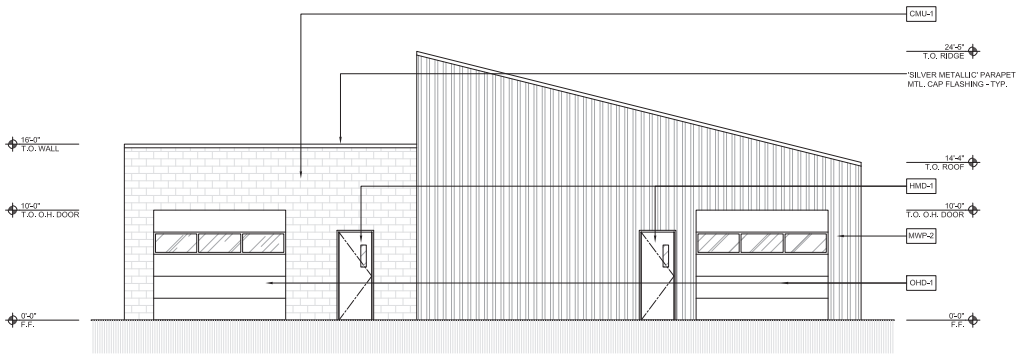
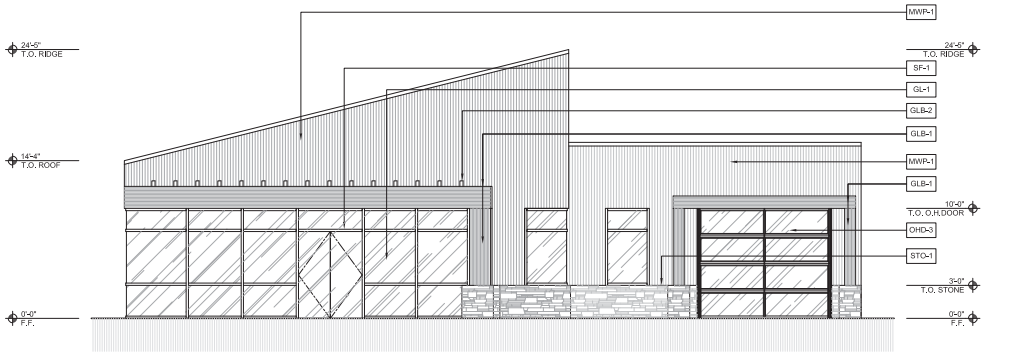


SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
2



NORTH ELEVATION
SCALE: 3/16" = 1'-0"
1

PRELIMINARY NOT FOR CONSTRUCTION

GOODE MOTOR GROUP

GOODE MOTOR CHRYSLER DODGE JEEP RAM DEALERSHIP

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BUILDING ELEVATIONS

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Return to Agenda

District Use Matrix Request
November 14, 2016

TO: **Planning and Zoning Commission**

FM: **Lisa Horowitz, Community Development Director**

RE: **Text Amendment to Title 17, Chapter 17.05, District Use Matrix, to permit 'Auto Dealerships' as a Conditional Use in the LI District**

Summary

The Goode Motor Chrysler, Dodge, Jeep, and Ram Dealership currently located at 711 N. Main Street in Hailey, is proposing to relocate its Dealership, Service Center, and Parts Department to a parcel located at 960 S. Main Street. The parcel currently consists of an abandoned 3,600 sq. ft. warehouse structure and is zoned LB - Limited Business. Goode Motor is proposing to demolish the existing warehouse and build a new 6,000 sq. ft. facility with space for vehicle showrooms, a retail parts department, and a service center for vehicle repair and maintenance. This proposed facility would coincide with a proposed addition and exterior improvements to the adjacent Silver Creek Ford Dealership which is also owned and operated by Goode Motor. The Silver Creek Ford Dealership is currently zoned LI - Light Industrial. The implementation of these two projects would consolidate the City's two largest auto dealerships and vehicle repair and maintenance facilities into one location. In order for this to occur, Goode is requesting that the zoning use for the parcel located at 960 S. Main St. be changed from an LB to an LI Zoning District.

Concurrently, Goode is requesting an amendment to the Zoning Ordinance's 'District Use Matrix' to allow for 'Auto Dealerships' as a Conditional Use in the LI District. Currently, both the Silver Creek Ford property would be considered Non-Conforming as Auto Dealerships and thus no expansions can be made. The site under consideration for purchase does not allow Auto Dealerships without a zone change to LI.

Category	Description (Excerpt)		Districts & Corridors											
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
	Auto Dealerships	**N**	**N**	**N**	**N**	**N**	**N**	**N**	**C**	~~**N**~~ **C**	**N**	**N**	**N**	**N**

Standards of Evaluation

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

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

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

The Comprehensive Plan Land Use Map reflects suitable projected land uses for the City. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The Land Use Map depicts the area proposed for text change and rezone as a Community Activity Area. (See Comprehensive Plan Land Use Map attached to the Rezone Staff Report).

C. Community Activity Areas – located at the north and south ends of the Main Street Corridor. High density residential is encouraged. Commercial and mixed use (commercial and residential) development is appropriate, but should be subordinate and secondary to the infill of Downtown.

The proposed redevelopment is within a '1/4 Mile Service Area.' It is within walking distance of businesses that provide similar products and services. It is also within walking distance of other uses and activities not found within the Downtown Core.

The proposed redevelopment is partially within a 'Community Activity Area.' It does not deter, detract, or compete with current and potential commercial activities within the Downtown Core. The proposed redevelopment is partially within the 'Airport Site Redevelopment' area. It could help facilitate the airport relocation and its future site development over the coming years. The proposed redevelopment is adjacent to the' Light Industrial/Business Park.' It will provide products and services that are not compatible with uses within the Downtown Core and Main Street Corridor. The proposed redevelopment is near a 'Community Gateway.' It will help distinguish the Airport Site Redevelopment and Light Industrial areas from those along the Main Street Corridor and Downtown Core. The proposed redevelopment is an infill project well within the City's limits. The site is not located near any waterways, floodplains, wildlife migration corridors, or near any avalanche or wildfire hazards. The proposed redevelopment will be a year-round retail and service facility. It will serve the residents of both Hailey and Blaine County and potentially residents of Lincoln and Camas Counties, as well. The proposed redevelopment will continue to help create economic diversity with products, services, and full time jobs that are not directly dependent upon tourism and seasonal business. The proposed redevelopment will provide local residents with quality products and services typically found in much larger cities than Hailey. It will continue to provide an alternative to traveling to Twin Falls, Boise, or Salt Lake. The current location of the Dealership is an assortment of outdated and inefficient industrial and commercial structures that provide little significant historical or architectural value to either the Main St. or River St. corridors. The current location of the Dealership is located on the 'Main Street Corridor.' Relocation of the Dealership could allow for higher density commercial and mixed use developments.

The current location of the Goode Motors dealership is located within a 'High Density commercial, mixed use and residential' area. Relocation of Goode Motors could allow for much needed higher density residential uses along the Main St. and River St. corridors.

The zoning for the Goode Motors is Business (B). Note that staff is not recommending that the District Use Matrix be modified for Auto Dealerships in the B zone district, as there are two other active auto sales businesses on Main Street, which would become nonconforming if use were removed from the B zone.

a. **Main Street Corridor – area of high density commercial, mixed use and residential development.**
b. **Downtown - the historic commercial center containing the greatest concentration of commercial, cultural and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.**

Encouraging the relocation of auto-oriented uses out of the B Zone District is compatible with pedestrian-oriented goals of the Comprehensive Plan. The plan calls for vibrant infill, mixed uses and cultural activities. The current District Use Matrix allowance of Auto Dealership only in the B Zone district does not promote the relocation of auto dealerships into other more auto-oriented zone districts, such as LI. The proposed text change would facilitate the relocation of one of the largest auto dealerships on Main Street, Goode Motors.

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

No additional public costs are anticipated from these text changes.

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

The proposed text changes address uses already existing in the zone districts under discussion. The text changes are not meant to expand uses in districts, but to clarify and delete redundant or repetitive uses.

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

As noted in the analysis of the Comprehensive Aplan land use map, this site is at the edge of several overlapping laud use categories. It is most aligned with the LI District adjacent, and is less aligned with uses across Highway 75. The feel of the area is auto-oriented. Staff finds the proposed use to be compatible with the area.

Summary

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

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

<u>Motion Language</u>

Approval:
Motion to recommend approval to the City Council of the application by Silver Creek Property Holdings, LLC for changes to Title 17, Chapter 17.05, District Use Matrix to allow for Auto Dealerships as a Conditional Use in the LI Zone District, finding the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial:
Motion to recommend denial to the City Council of the application by Silver Creek Property Holdings, LLC for changes to Title 17, Chapter 17.05, District Use Matrix to allow for Auto Dealerships as a Conditional Use in the LI Zone District, 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 to _____[the Commission should specify a date].

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November 14, 2016

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Text Amendment to Title 17, Section 17.05, District Use Matrix, Section 17.05, to consider "rounding" of lot sizes in circumstance which may be appropriate

ATTACHMENT: EXCERPT FROM ZONING ORD. 532 REGARDING ROUNDING

<u>Summary</u>

Prior to 2006, the Zoning Code contained a provision for "rounding". This provision perhaps was created due to the fact that older lots were platted imperfectly and that very small deviations in lot size could make a big difference when considering minimum lot size and other regulations. The rounding was permitted up to .10 per acre when calculating density in the GR Zone District. See attached excerpt from Zoning Ordinance 532. This "rounding" rule was removed in 2006 as part of a series of code changes. The City adopted the District use Matrix would be reasonable place to include the rounding provision.

The table shows how the previous rounding provisions were applied. For example, two units in the GR and TN zone district could be built on a lot of 6,578 square feet.

GR and TN Districts - 10 Units per Acre

# of units	sq ft needed WITH rounding	# of Townsite lots needed WITH rounding	sf needed with NO rounding	# of Townsite lots needed with NO rounding	Difference (add'l sq ft needed for NO rounding versus WITH rounding)	(additional sq ft needed PER UNIT with NO rounding)
2	6,578	2.2	8,712	2.9	2,134	1,067
4	15,290	5.1	17,424	5.8	2,134	534
6	24,002	8.0	26,136	8.7	2,134	356
10	41,426	13.8	43,560	14.5	2,134	213

B and LB Districts - 20 Units per Acre

# of units	sq ft needed WITH rounding	# of Townsite lots needed WITH rounding	sf needed with NO rounding	# of Townsite lots needed with NO rounding	Difference (add'l sq ft needed for NO rounding versus WITH rounding)	(additional sq ft needed PER UNIT with NO rounding)
2	3,922	1.3	4,356	1.5	434	217
4	7,844	2.6	8,712	2.9	868	217
8	15,668	5.2	17,424	5.8	1,756	220
14	27,454	9.2	30,492	10.2	3,038	217
20	39,220	13.1	43,560	14.5	4,340	217

Previous P & Z Meeting

The Commission discussed this topic at their October meeting, and directed staff to come up with a "narrower" version of rounding in collaboration with the City Engineer, one that would address recent lot line amendments that were just slightly off in lot size due to old lot platting. Staff and the City Engineer met, and agreed that 100 square feet would cover those engineering issues. This would allow rounding for lots between 6901 and 7,000 square feet for ADU's. However, this only affects two lots in Townsite Overlay. The previous rounding rules would affect 15 lots in Townsite Overlay with regards to adding a second unit.

Standards of Evaluation

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

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

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

Insert relevant comp plan sections

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

No additional public costs are anticipated from these text changes.

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

The proposed text change would address existing lots that may be slightly off in size due to old surveying errors. The Commission should discuss whether this provision should apply to all lots in the City, only to Old Hailey lots, or only to GR lots.

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

The proposed amendment will address surveying errors of small amounts.

Summary

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

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

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