

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, June 9th, 2014
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 May 12th and May 27th, 2014
- CA 2 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Capstone Development LLC, represented by Greg Bloomfield, for Design Review of a new single family residence to be located within the Hailey Townsite, Lot 1A of Block 4 (206 West Croy), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.
- CA 3 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Capstone Development LLC, represented by Greg Bloomfield, for Design Review of a new single family residence to be located within the Hailey Townsite, Lot 3A of Block 4 (210 West Croy), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.
- CA 4 Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Chateau Discount Outlet, represented by Ken Sangha, for exterior painting of a structure located within the Limited Business Zone, Friedman Park Subdivision, Block 2, Lot 11A (960 South Main Street).

New Business and Public Hearings

- NB 1 Consideration of a Design Review application by John Johnston, represented by Carter Ramsay, for Design Review of an addition to an existing single family residence, located at Hailey Townsite, Block 72, Lots 16, 17, FR Lot 18 TL 7421 (648 N. 3rd Avenue), within the Limited Residential-1 (LR-1) and Townsite Overlay (TO) Zoning Districts. (*Applicant has withdrawn application, no documents*)
- NB 2 Consideration of a Zone Change application by Judy Castle, represented by Gary Slette, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Woodside Subdivision #9, Lots 11-15, Block 41 (3831, 3841, 3851, 3861, and 3871 Glenbrook Drive) from Business (B) to General Residential (GR) thereby allowing single family dwellings on each lot.
- NB 3 Consideration of a Design Review application by Friedman Memorial Airport, represented by Ruscitto/Latham/Blanton, for Design Review of proposed terminal expansion and renovation, located on tax lot 8151, FR SEC 10, 15, 22 (1610 Airport Circle), within the Airport District A Zone.
- NB 4 Consideration of a Design Review application by Friedman Memorial Airport, represented by Ruscitto/Latham/Blanton, for Design Review of a new airport operations, located on tax lot 8151, FR SEC 10, 15, 22 (1616 Airport Circle), within the Airport District A Zone.
- NB 5 Consideration of a City of Hailey initiated text amendment to Ordinance 532, the Zoning Ordinance,

by amending section 8.1.1 and 8.1.2 to clarify the General Provisions and Specific Standards for regulating fences, by amending 8.2.2 to revise the definition of Animated Sign and add a definition for Electronic Message Display, by amending 8.2.6 to prohibit Electronic Message Display Signs, by amending 8.2.7 to revise Design Guidelines and Standards for all signs, and by amending 8.2.8 with the addition of a Sign Matrix.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

SR 2 Discussion of the next Planning and Zoning meeting: Monday, July 14, 2014
(no documents)

Adjourn

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, May 12th, 2014
Hailey City Hall
5:30 p.m.

Present: Jay Cone, Janet Fugate, Owen Scanlon, Regina Korby, Dan Smith

Absent: None

Staff: Micah Austin, Kristine Hilt, Ned Williamson (7:01 p.m.)

Call to Order

5:29:34 PM Chair Cone called the meeting to order.

Public Comment for items not on the agenda

5:30:17 PM Tom White, Wood River Fire & Rescue, stood and inquired about the opportunity for installing a shipping container to be primarily used for storage of gear. Tom inquired about the possibility for a design review exemption. Chair Cone responded that the City code was very specific about exemptions. Micah Austin added that he had previously spoken to Tom White and that the situation was dependent on the length of time the shipping container would remain at the location. Discussion continued to include options for gear storage, temporary structure processes and design review exemption vs. full design review. **5:36:39 PM** Chair Cone inquired about the Commission authority to administratively exclude the project based on the applicant's nature of business. Discussion continued to include details about the container, the site plan, and the decision making process. **5:40:14 PM** Chair Cone added that the Commissioners may need more time to investigate and appropriately arrive at a decision for the applicant's request.

Consent Agenda

5:41:22 PM Chair Cone moved to pull CA 4, CA 5, CA 6, and CA 8. Owen Scanlon recused himself from items CA 1, CA 2 and CA 3.

CA 1 Motion to approve minutes of April 14th, 2014

5:46:17 PM Janet Fugate moved to approve the minutes of April 14, 2014. Regina Korby seconded and the motion carried.

CA 2 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Hailey Ice Inc., represented by Chris Benson and Shaun Kelly, for Design Review of a newly constructed outdoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.

5:42:54 PM Regina Korby motioned to approve CA 2. Dan Smith seconded and the motion carried.

CA 3 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Samuel and Marie Cochran for Design Review of a remodel to an existing principal structure, located at Hailey Townsite, Lots 3-6 of Block 89 (215 5th Avenue North), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

5:43:28 PM Dan Smith motioned to approve CA 3. Janet Fugate seconded and the motion carried.

CA 4 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Sweetwater, represented by Paul Hopfenbeck, for the addition of porch roofs and window modifications of existing units located within the Limited Business Zone, Woodside Sub #22, Lots 1-52 of Block 83, (2475-2483 Woodside Boulevard, 2451-2459 Woodside Boulevard).*

5:45:28 PM Regina Korby motioned to approve CA 4. Janet Fugate seconded and the motion carried.

CA 5 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Stephen Roth, represented by Earth & Structure Inc., for conversion of a window to a garage door to an existing structure located within the SCI-I Zone, Sky King Condominiums, Unit A (1999 Electra Lane).*

5:48:14 PM Owen Scanlon motioned to approve CA 5. Regina Korby seconded and the motion passed.

CA 6 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Chateau Discount Outlet, represented by Ken Sangha, for exterior painting of a structure located within the Limited Business Zone, Friedman Park Subdivision, Block 2, Lot 11A (960 South Main Street).*

5:53:14 PM The Commission inquired about the proposed color choice for the structure located at 960 South Main Street. Micah Austin added that the applicant was pursuing a color match for the City of Hailey Welcome Center located at Wertheimer Park. Discussion included how the colors were not similar in color. 5:56:46 PM Owen Scanlon motioned to request that the applicant more accurately match the surrounding colors of the area. Janet Fugate seconded and the motion carried.

CA 7 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Valley Maintenance, represented by Justin Larsen, for minor improvements to exterior walls of an existing structure located within the Light Industrial Zone, Woodside Subdivision #10, Block 45, Lot 7 (4030 Glenbrook Drive).*

5:42:09 PM Janet Fugate motioned to approve CA 7. Owen Scanlon seconded and the motion passed.

CA 8 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption by Hailey Fire Department, represented by Craig Aberbach, for the addition of an exterior 10'x14' shed to be utilized as a training prop located within the General Residential Zone, Hailey Townsite, Block 2, Lots 8-12 (617 South 3rd Avenue).*

5:51:04 PM Micah Austin briefed the Commission on the structure that was previously built by the Hailey Fire Department. He added that he had recommended Design Review Exemption based on the size of the structure and the location on the lot. He also added that the total square footage was under 200 square feet and that the structure was in compliance with the Hailey Townsite setback requirements. 5:52:33 PM Janet Fugate motioned to approve CA 8. Dan Smith seconded and the motion carried.

New Business and Public Hearings

NB 1 *Consideration of a Zone Change application by Judy Castle, represented by Gary Slette, for an amendment to the City of Hailey Zoning District Map. Proposed changes would rezone the Woodside Subdivision #9, Lots 11-15, Block 41 (3831, 3841, 3851, 3861, and 3871 Glenbrook Drive) from Business (B) to Transitional District (TN) thereby allowing single family dwellings on each lot.*

6:02:06 PM Micah Austin informed the Commission that this application has been pulled due to staff error. It will be presented to the Commission at the next meeting. 6:03:04 PM Chair Cone opened the item for public

comment. Tony Evans, Idaho Mountain Express, inquired about the correct zoning for the application. Micah Austin added that the applicant would like to pursue a General Residential Zone Change. Tony Evans inquired about the reason the applicant may be moving forward with the zone change. Discussion continued to include the value of each zone. [6:06:25 PM](#) Chair Cone closed the public comment. Item will be discussed and presented at the next Planning & Zoning Commission Meeting.

NB 2 Consideration of an application for Preliminary Plat proposal for Sunburst Hills, a Cottage Townhouse Development, to be located at Lot 7-9, Block 62, within Woodside Sub #15 (2541, 2621, 2641 Winterhaven Drive) comprising of 1.78 acres. Current zoning of the property is General Residential. Proposed Preliminary Plat indicates a reconfiguration of existing Lots 7-9 to Lots 1-12, Sunburst Hills Subdivision.

[6:07:04 PM](#) Micah Austin notified the Commission that the application has been pulled due to a change of developmental plans. [6:07:57 PM](#) Chair Cone opened public comment. None was given and public comment was closed.

NB 3 Consideration of a Design Review application by Capstone Development LLC, represented by Greg Bloomfield, for Design Review of a new single family residence to be located within the Hailey Townsite, Lot 1A of Block 4 (206 West Croy), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[6:08:34 PM](#) Chair Cone recused himself from NB 3 and NB 4 due to discussion with the applicant. [6:09:09 PM](#) Micah Austin introduced the staff report to the Commission on this application. He included details about the planned development, size of the proposed structure, design, materials, code restrictions, building height, exterior lighting, setbacks, and lot coverage. Micah Austin also added information about proposed sidewalks, architectural design, front wall plane, pedestrian access to the front entrance, and parking requirements. [6:18:30 PM](#) Discussion between the Commission and Micah Austin included information about the project and overall design. [6:20:33 PM](#) Greg Bloomfield introduced the colors and material choices for the project. He added that some of the materials will be reclaimed from existing structures on Lot 2A. Owen Scanlon inquired about the reclaimed materials and the colors of them. Discussion continued to include the color of the garage door, location of the lot within the City of Hailey, and driveway width. [6:30:47 PM](#) Janet Fugate opened public comment. Dennis Mitchell, Walnut Street, voiced concerns about the density of the proposed projects and the impact on privacy in the neighborhood. Tim East, Croy Street, voiced that the applicant should be granted a double lane driveway to avoid parking issues in the neighborhood. Tony Evans, inquired about the color concerns for the project. Janet Fugate added that the sample of the darker wood presented in person vs. the wood color in the photo renderings. Janet closed public comment. Owen Scanlon added that the proposed structure was an attractive design but also added that the wood color was still a concern. Regina Korby inquired about the time frame for development of the remaining vacant lots located near the proposed structures. Discussion between the applicant and the Commission included the need for housing in the close proximity to the downtown core, tight lot size, and traditional lot designs in the Hailey Townsite Overlay. Dan Smith and Owen Scanlon requested that the garage door be painted the same color as the body of the house. [6:41:11 PM](#) Regina Korby added that she disagreed with painting the garage door the same color of the body of the house. Janet Fugate added that she also preferred the proposed colors. Discussion continued to include the definition of the front plane of the structure, [6:48:11 PM](#) Owen Scanlon motioned to approve the design review application submitted by Capstone Development to construct a Single Family Home on Lot 1A, Block 4, Croy Addition, Hailey Townsite finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (i). Regina Korby seconded and the motion passed.

NB 4 Consideration of a Design Review application by Capstone Development LLC, represented by Greg

Bloomfield, for Design Review of a new single family residence to be located within the Hailey Townsite, Lot 3A of Block 4 (210 West Croy), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[6:49:50 PM](#) Micah Austin introduced the staff report to the Commission and included information about the initial development of the four lots, façade of the proposed structure, setbacks, exterior lighting, and building materials. [6:56:29 PM](#) Greg Bloomfield introduced the project and highlighted material and color choices. Owen Scanlon inquired about the possibility of the residents to appropriately exit the structure and driveway to Croy Street. Discussion continued to include updating the site plan to reflect more driveway asphalt surface area for the residents. Tim East, Croy Street, inquired about downspouts, snow clips, and snow storage. Tim also added that there was no need for sidewalks in the surrounding neighborhood or in front of the planned development. Tony Evans, Idaho Mountain Express, added that density development was a previous priority to City Planners in past years and encouraged Micah to add to the discussion of density vs. annexation. Janet Fugate closed the public comment. [7:05:46 PM](#) **Owen Scanlon motioned to approve the design review application submitted by Capstone Development to construct a Single Family Home on Lot 3A, Block 4, Croy Addition, Hailey Townsite finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (j), j being the additional asphalt requirements to be met. Regina Korby seconded and the motion carried.**

NB 5 Consideration of a City of Hailey initiated text amendment to the Hailey Zoning Ordinance No. 532 by amending Section 5.4 by changing Schools from Permitted uses to Conditional Uses in General Residential (GR), Business (B), and Limited Business (LB) districts and add Schools as Conditional Uses in SCI-O and SCI-I. The amendment also proposes changes to Section 9.4 to amend parking requirements for Institutional Uses and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit.

[7:07:36 PM](#) Ned Williamson introduced the proposed ordinance changes. He briefed the Commissioners on proposed changes to onsite parking, offsite parking, assembly parking requirements, parking credits on City Right of Ways, and high school assembly area definitions vs. other school assembly definitions and parking requirements for each. Discussion continued to include a chart that was formulated based on current enrollment numbers for Blaine County School District Schools. Micah Austin added information about the goals of the specific proposed parking requirements. Discussion between the Commission, Micah Austin, and Ned Williamson continued to include specific parking chart numbers, formulations and requirements for each school in the community, and growth projections and requirements. [7:22:29 PM](#) Chair Cone opened up the topic for public comment. Greg Bloomfield, Bellevue, inquired about the parking requirements for the Community Campus in Hailey. He added that private schools and colleges should be included in the parking graphs. Micah Austin added the imminent concern included parking requirements for grades K-12 not colleges. [7:26:51 PM](#) Mike Chatterton, Blaine County School District, commended the Commission's hard work on working with the School District in regards to parking requirements. [7:28:00 PM](#) Chair Cone closed the public comment. [7:29:52 PM](#) **Regina Korby motioned to recommend to the City Council the proposed amendments to the Hailey Zoning Ordinance No. 532 by amending Section 5.4, Section 9.4, and Section 11 to require siting and evaluation standards for consideration of a School as part of a Conditional Use Permit. Janet Fugate seconded and the motion carried.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

[7:32:07 PM](#) Micah Austin briefed the Commissioners on the upcoming Design Review onsite meeting for the Friedman Memorial Airport to be held on May 27th at 3:30 pm.

SR 2 Discussion of the next Planning and Zoning meeting: Monday, June 9, 2014

[7:33:22 PM](#) Micah Austin notified the Commissioners about an upcoming Design Review project for a residential addition in the Old Town Hailey Townsite.

Adjourn

[7:38:50 PM](#) Janet Fugate moved to adjourn. Dan Smith seconded and the motion carried.

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Tuesday, May 27th, 2014
Hailey City Hall
3:30 p.m.**

Present: Jay Cone, Janet Fugate, Regina Korby, Owen Scanlon, Dan Smith

Absent: None

Staff: Micah Austin, Kristine Hilt

Other: Tony Evans, Idaho Mountain Express; Rick Baird, Airport Manager; Matt Dubbe, Mead & Hunt; Mike Smith, Ruscitto/Latham/Blanton; Nick Latham, Ruscitto/Latham/Blanton; Dave Mitchell, TO Engineering

Call to Order

3:36 pm: Chair Cone called the meeting to order.

Public Comment for items not on the agenda

None.

New Business and Public Hearings

NB 1 Tour of Friedman Memorial Airport

3:36 p.m.: Nick Latham notified the Commissioners of the objective of the meeting and introduced the project and his staff. **3:39 p.m.:** Dave Mitchell, T.O. Engineers, introduced the timeline for the needed improvements for the existing airport. Dave outlined the need for a compliant runway safety area and pointed out Runway A and Runway B proposed modifications. Details included terminal expansion, the new proposed airport operations building, project timeline, upcoming projects and phases. Dave notified the Commissioners that the hanger relocation and North end improvements were anticipated to take place in spring of 2015. **3:43 p.m.:** Dave added that the improvements were safety related and therefor funded by the FFA. The airport parking lot would not be part of the funding as it brings revenue to Friedman Memorial Parking Lot. **3:45 p.m.:** Micah Austin inquired about FFA Funding and the requirements for it. Rick Baird, Airport Manager, noted that safety standards were priority and that the Friedman Memorial Airport needed to meet those standards as soon as possible. Rick continued to explain the different types of funds available from the FFA. He noted that the airport received an \$18M grant for pavement improvements. Jay Cone inquired further about the proposed building funding options. Owen Scanlon inquired about the runway completion, increased size of aircraft, and the safety areas being improved. Rick Baird notified the Commission that the size restrictions were limited due to weight restrictions of the current runways. **3:41 p.m.:** Rick Baird continued to brief the Commission on the needed improvements for the terminal expansion. Discussion continued to include parking availability, Allen & Co., and aircraft storage space. **3:44 p.m.:** Nick Latham introduced the site plan along with current and proposed locations of all modifications and additions. He included details about service roads, airport service building, landscaping, entry road, parking lot, FFA landscaping requirements and lighting. Discussion included the bypass area, object free area and the project's new runway area. Chair Cone inquired about possible future funding from the FFA for a new airport and Rick Baird notified him that the terminal improvements have been needed for a long time and that waiting was no longer an option. Discussion between the Commission and Rick Baird included the possibility of adding additional flights, the maximum of three (3) airplanes on site at one time, and the upcoming full presentation on June 9th, 2014.

4:20 p.m.: Nick Latham summarized the on-site tour for the Commissioners and the group traveled outside to review the project areas. The site visit started with an introduction of the terminal expansion. Spray paint was pointed out by Matt Dubbe to help visualize where the building corners of the terminal addition would start and end. Discussion between the team and Commissioners included the rental car area in the parking lot, aircraft

area, height of proposed addition, and landscaping. Mike Smith, RLB, unrolled a colored rendering of the terminal on the ground for all the Commissioners to review. The group walked over to the proposed site for the airport operations building. Stakes with colored tape were installed prior to the tour to explain the size and location of the building to the Commissioners. Nick Latham summarized the building and included details about storage, purpose, height, length, and future goals of area directly near to the building. He included information about the plans for the buildings surrounding the proposed airport operations building. Rick Baird added information about the future of the airport and the goals he most wanted to achieve.

Adjourn

4:48 p.m.: Janet Fugate motioned to adjourn. Dan Smith seconded and the motion passed.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 12, 2014 the Hailey Planning & Zoning Commission considered a Design Review application submitted by Capstone Development, represented by Greg Bloomfield, for one new single-family residence to be located on Lot 1A, Block 4, Croy Addition of the Hailey Townsite (206 W Croy Street) within the General Residential (GR) District and the Townsite Overlay (TO). The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Applicant: Capstone Development, represented by Greg Bloomfield

Request: Design Review for one single-family dwelling

Location: Lot 1A, Block 4, Croy Addition of the Hailey Townsite (206 W Croy)

Zoning: General Residential (GR), within the Townsite Overlay

Notice

Notice for the public hearing was published in the Idaho Mountain Express on April 23, 2014 and mailed to property owners within 300 feet on April 21, 2014.

Application

One single-family dwelling located on Lot 1A Block 4, Croy Addition of the Hailey Townsite (206 W Croy). Lot 1A are 4884 square feet (75.15' X 64.99'). The single family dwelling is two-story with 840 sf on the main level and 961 on the second level for a total living space of 1801 square feet. The attached garage is designed for two cars and comprises 486 square feet. The home is built on a foundation with a crawlspace comprising 840 square feet. A covered front porch accents the home at the entrance. All construction will be in accordance with the 2009 International Residential Code and the Build Better Program of Hailey.

Procedural History

The application was submitted on April 17, 2014 and certified complete on April 18, 2014. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on May 12, 2014, at 5:30 pm in the Council Chambers.

General Requirements for all Design Review Applications

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No concerns</i>
				Life/Safety: <i>No concerns</i>
				Water and Sewer: <i>No concerns</i>
				Building: <i>No concerns</i>
			Streets: <i>No concerns</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			<i>Commission Findings</i>	<i>Signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	See Section 9.4 for applicable code.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • Per 9.4.1, two spaces per dwelling are required with a maximum of 6. • Home will have a 2-car garage and the following: <ul style="list-style-type: none"> ○ Space in driveway for two cars to park
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <p>a) All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. <p>b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d) Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e) Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Commission Findings</i>	<p><i>Applicant will install Dark Sky compliant fixtures, as detailed in the submittal documents. Lights will be:</i></p> <ul style="list-style-type: none"> - <i>Prairie Antique Bronze style for all outdoor fixtures.</i> - <i>Locations shown on electrical plan</i>

				- All outdoor fixtures will be 60-72 inches from grade.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	See 4.13.6, Zoning Ordinance
			Commission Findings	<p>Zoning District: General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</p> <ul style="list-style-type: none"> - Max Height: 30'. <ul style="list-style-type: none"> o Proposed building 28' 7 ¾" to the peak of the roof o Max wall height is 23' 8 1/8" high - Front Setbacks: TO: 12' from the street. Garage doors must be set back 20' from the front property line. <ul style="list-style-type: none"> o 1A structure will be setback 20' from Croy with the front porch located 20' from Croy - Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required <ul style="list-style-type: none"> o Lot 1A is 64.99' wide, therefore the minimum setback is 9.74' o Lot 1A structure is compliant on all side setbacks, which is a minimum of 9.74' for this lot. For a lot width of 64.99', the minimum side setback in the TO is 9.74'. This is derived from the following formula: (64.99' X 15% = 9.74'). The plans show a minimum of 10' setback on all side lot lines. o With a 10' setback, the applicant is allowed a maximum wall height of 25 feet. The tallest wall height is 23' 8 1'8" - Alley Setback: 6' <ul style="list-style-type: none"> o No alleys are adjacent to the subject property - Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage <ul style="list-style-type: none"> o The lot is 4,884 square feet, therefore the maximum lot coverage is 1,465.2 square feet. o All structures shown on site will cover 1441 square feet or 29.5%. The applicant could add an additional 24 square feet to be compliant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Commission Findings	<ul style="list-style-type: none"> - 5 foot (5') sidewalk will be installed the length of the 1A and 4A property lines along Croy Street. - No sidewalks exist on either side of the subject property - Applicant has been advised that on-site retention is required for all drainage on the property. Under no circumstances will drainage be allowed to encroach on adjacent properties or into the public right of way. - As shown in the Drainage Plan submitted with the Design Review materials for Lot 1A the developer shall grade and develop the lots to retain all storm water on-site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (B) Required	In the Townsite Overlay District, any proposal for new construction or addition of a

			Water System Improvements	garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Commission Findings	- No alleys abut subject property.
Title 18: Mobility Design Ordinance Requirements				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.010 Street Classifications, Types, and Designations	
			Commission Findings	- The primary access to the site is from W Croy Street, which is a Residential Local road classification according to 18.06.010
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.012 Street Design and Guideline Standards	
			Commission Findings	- No sidewalks exist adjacent to this property. - The paved surface of W. Croy is approximately 30' wide, with 20 feet on either side within the Right of Way - The Right of Way on Croy is 100'.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.016 Traffic Calming	
			Commission Findings	- No traffic calming improvements are proposed. All improvements are located on-site and off the public right of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.022 Pedestrian Facility Design Guidelines and Standards	
			Commission Findings	- A 5' minimum pedestrian zone is required. The plans show a 5' sidewalk along the length of Lots 1A and 4A.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.024 Bicycle Facility Design Guidelines and Standards	
			Commission Findings	- The applicant is not proposing any public bike racks for these single family dwellings. Per Article 9.4.7, no bike racks are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.026 Street Tree Guidelines and Standards	
			Commission Findings	- No street trees are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.028 Streetscape Elements Guidelines and Standards	
			Commission Findings	- No streetscape elements are proposed

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO): 6A.9

1. Site Planning: 6A.9.C.1

Compliant			Standards and Commission Findings	
Yes	No	N/A	Guideline	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The pattern created by the Old Hailey town grid should be respected in all site planning decisions.

			<i>Commission Findings</i>	<ul style="list-style-type: none"> All four lots are configured in a grid pattern. While not a traditional Old Hailey Townsite Lot, they fulfill the intent of rectangular lots and allowing for as much open space as possible.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> scale and massing of new buildings consistent with the surrounding neighborhood; building orientation that respects the established grid pattern of Old Hailey; clearly visible front entrances; use of alleys as the preferred access for secondary uses and automobile access; adequate storage for recreational vehicles; yards and open spaces; solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; snow storage appropriate for the property; underground utilities for new dwelling units.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> The proposed site plan and development is consistent with the required site planning guidelines. All utilities will be located underground as shown on the site plan for both lots. All utilities for both Lot 1A are
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> The structures are designed to maximize solar exposure to the south facing sides on Lot 1A as much as possible, while retaining privacy.

2. Bulk Requirements (Mass and Scale, Height, Setbacks): 6A.9.C.2

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.2	The perceived mass of larger buildings shall be diminished by the design.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> The proposed structures will be consistent in size and mass to the surrounding structures and with the surrounding neighborhood.

3. Architectural Character: 6A.9.C.3

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.a	<p>General: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> Architectural style is a two-story bungalow with themes currently found in Old Hailey.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	<p>Building Orientation: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> A pedestrian entrance faces the adjacent street and is visible Unrestricted pedestrian access is provided to the front door.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	Building Orientation: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> Structure on Lot 1A faces the adjacent streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.c	Building Form: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> Porch roofs, shed roof over garage and porch, break up the lines of the building. This is consistent with styles and forms found in Old Hailey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> A proposed shed roof with columns defines the entrance to the house.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. Designs should avoid locating drip lines over key pedestrian routes. Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> Roof materials: Asphalt shingles, designed to retain the snow and corrugated metal roof. Roof Pitch: 7/12 (main roof pitch and all roofs with asphalt shingles); 4/12 (shed roof pitch) Snow clips are recommended for the porch roof over the entrance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> The following forms are currently found in the neighborhood: <ul style="list-style-type: none"> Architectural asphalt shingles gable end roofs Shed dormers. The application is consistent with the neighborhood in regards to roof forms and materials
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> Roof pitch is varied. The following is found on the structure: <ul style="list-style-type: none"> 7/12 (Main roof pitch and all roofs with asphalt shingles) 4/12 (shed roof pitch)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: Primary wall planes should be parallel to the front lot line.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> Primary wall planes are sited parallel to the front lot line.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> Proposed structure utilizes a shed roof along the covered porch and garage to break up the wall plane of the building.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • <i>Pop-outs are not used on this structure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	Windows: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>Windows facing Croy are a mix of traditional and modern with two windows wider than they are tall and two windows taller than they are wide.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	Windows: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • <i>Lot 1A has no immediate neighbors, however the windows appear to be designed for privacy in the event Lot 4A is developed.</i> • <i>The applicant is advised that additional windows could be added to maximize views of Carbonate Mountain.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.g	Decks and Balconies: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • <i>No decks or balconies are proposed. The front porch is in scale with the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.3.g	Decks and Balconies: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • <i>No decks or balconies proposed</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged. Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>Wall Materials: Hardy board lap siding (see materials) with 7' exposure between laps. With the lap siding, the appearance of texture will be present.</i> - <i>Facia: Dark stained cedar</i> - <i>Roof Material: Asphalt Shingle and corrugated metal</i> - <i>Wainscoting: Faux stone wainscoting will be present on the front façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>Stone wainscoting and hardy board siding will be present on the front façade. Also, window accents, multi-toned paint, a blend of wood, stone, metal, and glass are present on front façade to break up the wall plane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: Architectural detailing shall be incorporated into the front wall plane of buildings.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • <i>Stone wainscoting and hardy board siding will be present on the front façade. Also, window accents, multi-toned paint, a blend of wood, stone, metal, and glass are present on front façade to break up the wall plane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • <i>Proposed front porch is consistent with the styles of Old Hailey.</i>

			<i>n Findings</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • See above notes.

4. Circulation and Parking: 6A.9.C.4

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • Adequate parking has been provided and pedestrian access off the adjacent streets is provided and does not interfere with traffic from the streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • A two car garage will house and screen vehicles from the street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • No alleys are adjacent to this site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Commission Findings</i>	- Proposed garage is attached.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • The design shows a covered porch with gable roof emphasizing the entry way and comprising the most forward structure for the dwelling. • For Lot 1A, garage is set back 20' from the street and 18' from the adjacent property, consistent with the setbacks for the zone/overlay and breaks up the front wall plane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • A two car driveway and a two car garage is planned. Developer would like to keep the two car driveway to minimize parking on Croy Street when necessary and concentrate all parking on-site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • No RV parking is proposed

5. Alleys: 6A.9.C.5

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.

			<i>Commission Findings</i>	- <i>No alleys are adjacent to this location.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Commission Findings</i>	• <i>No alleys are adjacent to this location.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Commission Findings</i>	• <i>No alleys are adjacent to this location.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Commission Findings</i>	- <i>No alleys are adjacent to this location.</i>

6. Accessory Structures: 6A.9.C.6

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Commission Findings</i>	- <i>No accessory structures are planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Commission Findings</i>	- <i>No accessory structures are planned.</i>

7. Snow Storage: 6A.9.C.7

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Commission Findings</i>	- <i>The proposed dwellings are setback far enough from the adjacent property lines to avoid shedding onto the adjacent properties.</i> - <i>963 sf of total area is provided for snow storage. This is 25% of the total impermeable surfaces, which comprise 963 square feet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Commission Findings</i>	• <i>Snow storage areas do not restrict pedestrian access. Pedestrian access must be unrestricted and visible from the adjacent streets.</i>

8. Existing Mature Trees and Landscaping: 6A.9.C.8

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Commission Findings</i>	- No mature trees exist on this lot.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Commission Findings</i>	- No significant landscape features exist on this lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Commission Findings</i>	- Noxious weeds are present on the site. Developer plans to scrape the two lots bare before beginning construction.

9. Fences and Walls: 6A.9.C.9

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Commission Findings</i>	- No fences are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Commission Findings</i>	- No retaining walls are proposed

11. Historic Structures: 6A.9.C.11 (NOTE: Applicable only to structures built prior to 1940)

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.10	General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Commission Findings</i>	- Structure is not historic.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. New additions should be designed to be recognizable as a product of their own

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

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review application submitted by Capstone Development, represented by Greg Bloomfield, for one new single-family residence to be located on Lot 1A, Block 4, Croy Addition of the Hailey Townsite (206 W Croy Street) within the General Residential (GR) District and the Townsite Overlay (TO) Zoning Districts is hereby approved subject to the following terms and conditions:

1. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
2. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Zoning Ordinance at the time of the new use.

3. All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required
4. A sidewalk and drainage improvements, running the length of the property line adjacent to the public right of way is required. An In-lieu contribution to the City of Hailey for sidewalk improvements will be acceptable, according to 6A.7.6 of the Zoning Ordinance.
5. Building service areas shall be located off alley and away from public view or building frontage areas.
6. Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.
7. All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
8. This Design Review approval shall expire one (1) year from the date these Findings of Fact are signed, unless a building permit application has been submitted to the Building Department.
9. This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. The estimated fee is determined at the time of Building Permit application.
10. Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
11. Except as otherwise provided, all the required building, landscaping, site, infrastructure improvements and all other conditions of approval shall be constructed and completed, or security in the amount of 150% of the estimated cost as approved by the City, before a Certificate of Occupancy will be issued.
12. This Design Review approval is subject to the following conditions:
 - a) All applicable Fire Department and Building Department requirements shall be met, including but not limited to:
 - a. Prior to installation of the new fence, a fence permit shall be obtained from the Community Development Department and the plans for the fence shall meet the standards of Section 8.1, Hailey Zoning Ordinance.
 - b. No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
 - c. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional parking, improvements and/or approvals.
13. Subject to all restrictions listed on the recorded plat for this lot and, if applicable, subdivisions.

A party aggrieved by a final decision of the Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision.

Signed this ____ day of _____, 2014.

Jay Cone, Chair

Attest:

Kristine Hilt, Community Development Coordinator

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 12, 2014 the Hailey Planning & Zoning Commission considered a Design Review application submitted by Capstone Development, represented by Greg Bloomfield, for one new single-family residence to be located on Lot 3A, Block 4, Croy Addition of the Hailey Townsite (206 W Croy Street) within the General Residential (GR) District and the Townsite Overlay (TO). The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Applicant: Capstone Development, represented by Greg Bloomfield

Request: Design Review for one single-family dwelling

Location: Lot 3A, Block 4, Croy Addition of the Hailey Townsite (206 W Croy)

Zoning: General Residential (GR), within the Townsite Overlay

Notice

Notice for the public hearing was published in the Idaho Mountain Express on April 23, 2014 and mailed to property owners within 300 feet on April 21, 2014.

Application

One single-family dwelling located on Lot 3A Block 4, Croy Addition of the Hailey Townsite (206 W Croy). Lot 3A are 4884 square feet (75.15' X 64.99'). The single family dwelling is two-story with 797 sf on the main level and 887 on the second level for a total living space of 1684 square feet. The attached garage is designed for two cars and comprises 528 square feet. A bonus room comprises 208 square feet. The home is built on a foundation with a crawlspace comprising 797 square feet. A covered front porch accents the home at the entrance. All construction will be in accordance with the 2009 International Residential Code and the Build Better Program of Hailey.

Procedural History

The application was submitted on April 17, 2014 and certified complete on April 18, 2014. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on May 12, 2014, at 5:30 pm in the Council Chambers.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No concerns</i>
				Life/Safety: <i>No concerns</i>
				Water and Sewer: <i>No concerns</i>
				Building: <i>No concerns</i>
			Streets: <i>No concerns</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			<i>Staff Comments</i>	<i>Signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	See Section 9.4 for applicable code.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Per 9.4.1, two spaces per dwelling are required with a maximum of 6. • Home will have a 2-car garage and the following: <ul style="list-style-type: none"> ○ Space in driveway for two cars to park
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <p>a) All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. <p>b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d) Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e) Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<p><i>Applicant will install Dark Sky compliant fixtures, as detailed in the submittal documents. Lights will be:</i></p> <ul style="list-style-type: none"> - <i>Prairie Antique Bronze style for all outdoor fixtures.</i> - <i>Locations shown on electrical plan</i>

				- All outdoor fixtures will be 60-72 inches from grade.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	See 4.13.6, Zoning Ordinance
			Staff Comments	<p>Zoning District: General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</p> <ul style="list-style-type: none"> - Max Height: 30'. <ul style="list-style-type: none"> o Proposed building 27' 7/8" to the peak of the roof o Max wall height is 27' 7/8" high - Front Setbacks: TO: 12' from the street. Garage doors must be set back 20' from the front property line facing the street. <ul style="list-style-type: none"> o 3A structure will be setback more than 75' from Croy and is access via a private driveway. The structure is located 18.40' from the front property line. The garage setback does not apply because the structure is not located on a street, however the garage is located more than 20' from the front property line. - Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required <ul style="list-style-type: none"> o Lot 3A is 64.99' wide, therefore the minimum setback is 9.74' o Lot 3A structure is compliant on all side setbacks, which is a minimum of 9.74' for this lot. For a lot width of 64.99', the minimum side setback in the TO is 9.74'. This is derived from the following formula: (64.99' X 15% = 9.74'). The plans show a minimum of 10' setback on all side lot lines. The following setbacks on shown: <ul style="list-style-type: none"> ▪ North Side: 12.62' ▪ West Side: 16.41' ▪ South Side: 12.56' o With a 12.62' setback, on the tallest gable end of the exposed wall, the applicant is allowed a maximum wall height of 30 feet, which is the maximum for the zone. The tallest wall height is 27' 7/8" - Alley Setback: 6' <ul style="list-style-type: none"> o No alleys are adjacent to the subject property - Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage <ul style="list-style-type: none"> o The lot is 4,884 square feet, therefore the maximum lot coverage is 1,465.2 square feet. o All structures shown on site will cover 1415 square feet or 29.5%. The applicant could add an additional 50.2 square feet to be compliant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<ul style="list-style-type: none"> - 5 foot (5') sidewalk will be installed the length of the 3A and 4A property lines along Croy Street. - No sidewalks exist on either side of the subject property - Applicant has been advised that on-site retention is required for all

				<p>drainage on the property. Under no circumstances will drainage be allowed to encroach on adjacent properties or into the public right of way.</p> <ul style="list-style-type: none"> - As shown in the Drainage Plan submitted with the Design Review materials for Lot 3A the developer shall grade and develop the lots to retain all storm water on-site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	<ul style="list-style-type: none"> - No alleys abut subject property.
Title 18: Mobility Design Ordinance Requirements				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.010 Street Classifications, Types, and Designations	
			Staff Comments	<ul style="list-style-type: none"> - The primary access to the site is from W Croy Street, which is a Residential Local road classification according to 18.06.010
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.012 Street Design and Guideline Standards	
			Staff Comments	<ul style="list-style-type: none"> - No sidewalks exist adjacent to this property. - The paved surface of W. Croy is approximately 30' wide, with 20 feet on either side within the Right of Way - The Right of Way on Croy is 100'.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.016 Traffic Calming	
			Staff Comments	<ul style="list-style-type: none"> - No traffic calming improvements are proposed. All improvements are located on-site and off the public right of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.022 Pedestrian Facility Design Guidelines and Standards	
			Staff Comments	<ul style="list-style-type: none"> - A 5' minimum pedestrian zone is required. The plans show a 5' sidewalk along the length of Lots 1A and 4A.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.024 Bicycle Facility Design Guidelines and Standards	
			Staff Comments	<ul style="list-style-type: none"> - The applicant is not proposing any public bike racks for these single family dwellings. Per Article 9.4.7, no bike racks are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.026 Street Tree Guidelines and Standards	
			Staff Comments	<ul style="list-style-type: none"> - No street trees are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.028 Streetscape Elements Guidelines and Standards	
			Staff Comments	<ul style="list-style-type: none"> - No streetscape elements are proposed

**Design Review Guidelines for Residential Buildings
in the Townsite Overlay District (TO): 6A.9**

1. Site Planning: 6A.9.C.1

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> All four lots are configured in a grid pattern. While not a traditional Old Hailey Townsite Lot, they fulfill the intent of rectangular lots and allowing for as much open space as possible.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> scale and massing of new buildings consistent with the surrounding neighborhood; building orientation that respects the established grid pattern of Old Hailey; clearly visible front entrances; use of alleys as the preferred access for secondary uses and automobile access; adequate storage for recreational vehicles; yards and open spaces; solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; snow storage appropriate for the property; underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> The proposed site plan and development is consistent with the required site planning guidelines. All utilities will be located underground as shown on the site plan for both lots. This minimizes clutter in the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> The structures are designed to maximize solar exposure to the south facing sides on Lot 3A as much as possible, while retaining privacy.

2. Bulk Requirements (Mass and Scale, Height, Setbacks): 6A.9.C.2

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.2	The perceived mass of larger buildings shall be diminished by the design.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> The proposed structures will be consistent in size and mass to the surrounding structures and with the surrounding neighborhood.

3. Architectural Character: 6A.9.C.3

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.a	General: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they

				are built.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Architectural style is a two-story bungalow with themes currently found in Old Hailey.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	Building Orientation: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> This home is not located on a street but is accessed via a driveway from Croy. As such, some of the Design Review requirements do not apply A pedestrian entrance faces the adjacent driveway and is visible Unrestricted pedestrian access is provided to the front door and from Croy along the driveway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	Building Orientation: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Structure on Lot 3A faces the adjacent lot and the access driveway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.c	Building Form: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Porch roofs, shed roof over garage and porch, break up the lines of the building. This is consistent with styles and forms found in Old Hailey
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> A proposed shed roof with columns defines the entrance to the house.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: Roof pitch and style shall be designed to meet snow storage needs for the site.
				<ul style="list-style-type: none"> Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. Designs should avoid locating drip lines over key pedestrian routes. Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Roof materials: Asphalt shingles, designed to retain the snow and corrugated metal roof. Roof Pitch: 7/12 (main roof pitch and all roofs with asphalt shingles); 4/12 (shed roof pitch) Snow clips are recommended for the porch roof over the entrance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> The following forms are currently found in the neighborhood: <ul style="list-style-type: none"> Architectural asphalt shingles gable end roofs Shed dormers. The application is consistent with the neighborhood in regards to roof forms and materials
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.

			<i>Staff Comments</i>	<ul style="list-style-type: none"> Roof pitch is varied. The following is found on the structure: <ul style="list-style-type: none"> 7/12 (Main roof pitch and all roofs with asphalt shingles) 4/12 (shed roof pitch)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Primary wall planes are sited parallel to the front lot line.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Proposed structure utilizes a shed roof along the covered porch and garage to break up the wall plane of the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Pop-outs are not used on this structure.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	Windows: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Windows facing the driveway are a mix of traditional and modern with three windows wider than they are tall and two windows taller than they are wide. One window facing the driveway is non-traditional in size and shape with an "L" shaped design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	Windows: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Lot 3A has neighbors to the west, however the windows appear to be designed for privacy in the event the adjacent lot is subdivided and developed. The front windows could cause privacy issues for the future home of Lot 2A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.g	Decks and Balconies: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> No decks or balconies are proposed. The front porch is in scale with the building.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.3.g	Decks and Balconies: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> No decks or balconies proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged. Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Wall Materials: Hardy board lap siding (see materials) with 7' exposure between laps. With the lap siding, the appearance of texture will be present. Facia: Dark stained cedar Room Material: Asphalt Shingle and metal roofing Wainscoting: Faux stone wainscoting will be present on the front façade.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.

			Staff Comments	- Stone wainscoting and hardy board siding will be present on the front façade. Also, window accents, multi-toned paint, a blend of wood, stone, metal, and glass are present on front façade to break up the wall plane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	<ul style="list-style-type: none"> Stone wainscoting and hardy board siding will be present on the front façade. Also, window accents, multi-toned paint, a blend of wood, stone, metal, and glass are present on front façade to break up the wall plane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			Staff Comments	<ul style="list-style-type: none"> Proposed front porch is consistent with the styles of Old Hailey.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Ornamentation and Architectural Detailing: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			Staff Comments	<ul style="list-style-type: none"> See above notes.

4. Circulation and Parking: 6A.9.C.4

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	<ul style="list-style-type: none"> Adequate parking has been provided and pedestrian access off the adjacent streets is provided and does not interfere with traffic from the streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			Staff Comments	<ul style="list-style-type: none"> A two car garage will house and screen vehicles from the street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			Staff Comments	<ul style="list-style-type: none"> No alleys are adjacent to this site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			Staff Comments	- Proposed garage is attached.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			Staff Comments	<ul style="list-style-type: none"> Garage is not on the street side and is not adjacent to a street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			Staff Comments	<ul style="list-style-type: none"> Garage is not on the street side Current driveway is designed for two cars.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			Staff	<ul style="list-style-type: none"> No RV parking is proposed

			Comments	
5. Alleys: 6A.9.C.5				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	<p>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - No alleys are adjacent to this location.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	<p>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • No alleys are adjacent to this location.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	<p>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> • No alleys are adjacent to this location.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	<p>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - No alleys are adjacent to this location.
6. Accessory Structures: 6A.9.C.6				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	<p>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - No accessory structures are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	<p>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - No accessory structures are planned.
7. Snow Storage: 6A.9.C.7				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	<p>Guideline: All projects shall be required to provide 25% snow storage on the site.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - The proposed dwellings are setback far enough from the adjacent property lines to avoid shedding onto the adjacent properties. - 627 sf of total lot area is provided for snow storage. This is 25% of the total amount of impermeable surfaces that would require snow removal. (Total surface areas are 2507 square feet).

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Snow storage areas do not restrict pedestrian access. Pedestrian access must be unrestricted and visible from the adjacent streets.</i>

8. Existing Mature Trees and Landscaping: 6A.9.C.8

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	- <i>No mature trees exist on this lot.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	- <i>No significant landscape features exist on this lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	- <i>Noxious weeds are present on the site. Developer plans to scrape the two lots bare before beginning construction.</i>

9. Fences and Walls: 6A.9.C.9

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	- <i>No fences are proposed</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	- <i>No retaining walls are proposed</i>

11. Historic Structures: 6A.9.C.11 (NOTE: Applicable only to structures built prior to 1940)

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.10	<p>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</p> <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	- <i>Structure is not historic.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ○ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ○ Exterior materials that are compatible with the original building materials should be selected; ○ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ○ The visual impact of the addition should be minimized from the street; ○ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ○ The roof form and slope of the roof on the addition should be in character with the original building; <p>The relationship of wall planes to the street and to interior lots should be preserved with new additions.</p>
			<i>Staff Comments</i>	- <i>Structure is not historic.</i>

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review application submitted by Capstone Development, represented by Greg Bloomfield, for one new single-family residence to be located on Lot 3A, Block 4, Croy Addition of the Hailey Townsite (206 W Croy Street) within the General Residential (GR) District and the Townsite Overlay (TO) Zoning Districts is hereby approved subject to the following terms and conditions:

1. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
2. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
3. All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required
4. A sidewalk and drainage improvements, running the length of the property line adjacent to the public right of way is required. An In-lieu contribution to the City of Hailey for sidewalk improvements will be acceptable, according to 6A.7.6 of the Zoning Ordinance.
5. Building service areas shall be located off alley and away from public view or building frontage areas.
6. Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.
7. All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
8. This Design Review approval shall expire one (1) year from the date these Findings of Fact are signed, unless a building permit application has been submitted to the Building Department.
9. This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. The estimated fee is determined at the time of Building Permit application.
10. Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
11. Except as otherwise provided, all the required building, landscaping, site, infrastructure improvements and all other conditions of approval shall be constructed and completed, or security in the amount of 150% of the estimated cost as approved by the City, before a Certificate of Occupancy will be issued.
12. This Design Review approval is subject to the following conditions:
 - a) All applicable Fire Department and Building Department requirements shall be met, including but not limited to:

- a. Prior to installation of the new fence, a fence permit shall be obtained from the Community Development Department and the plans for the fence shall meet the standards of Section 8.1, Hailey Zoning Ordinance.
 - b. No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
 - c. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional parking, improvements and/or approvals.
13. Subject to all restrictions listed on the recorded plat for this lot and, if applicable, subdivisions.

A party aggrieved by a final decision of the Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision.

Signed this ____ day of _____, 2014.

Jay Cone, Chair

Attest:

Kristine Hilt, Community Development Coordinator

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On June 9, 2014 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by the Chateau Discount Outlet, represented by Ken Sangha, for new base paint to the exterior walls of the structure located at Lot 11A, Block 2, Friedman Park Subdivision (960 S. Main St.). The parcel is within the Limited Business (LB). The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Summary of Project

The applicant is proposing to paint the structure located at 960 S. Main a red color that will match the Welcome Center across Main Street from the structure (see attached paint sample). The entire building would be painted with this color. The applicant has been approved for operating a Wholesale Distributor business of furniture from this location with the only condition being that the Planning and Zoning Commission requested the applicant add landscaping to the site. This has not occurred, however the applicant has not opened the business and no Certificate of Occupancy has been issued for the facility.

Standards of Evaluation

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:

- 1. A building for a non-residential use within any zoning district.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

Chateau Discount Outlet is considered a non-residential building. Therefore, Design Review approval is required according to 6A.1(A).

6A.2 Authority of the Administrator.

A. The Administrator has the authority to review and make, or recommend, decisions as follows:

1. The Administrator has the authority to recommend for approval or denial certain applications for Design Review that the Administrator determines to have no substantial impact on adjacent properties or on the community at large, subject to final approval or denial by the Commission on its consent agenda. Such recommendation for approval or denial shall specify the standards used in evaluating the application; the reasons for the approval or denial; and conditions of approval, if any. Applications that have no substantial impact may include, but are not limited to: additions under five-hundred (500) square feet or which are not prominently visible from a public street, façade changes and alterations to parking or other site elements.

2. Those applications for projects of an emergency nature, necessary to guard against imminent peril, regardless of zoning district, shall receive administrative review and approval, denial, or conditional approval, subject to criteria set forth in subsection 6A.7.B of this Article. The Administrator may, upon the request of the applicant or the direction of any City official, forward the application to the Commission for review

3. The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.

4. The Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of

landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the city. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.

The Administrator recommends exemption of this project from design review requirements according to 6A.2.A.3 and 6A.2.A.1, as printed above. This project involves façade changes and changes to siding materials in the form new exterior paint. The applicant proposes painting the exterior of their facility with new red paint that has been selected to match the Welcome Center paint and siding colors.

After reviewing the complete application and proposal, the Administrator finds the proposed alteration:

1. is minor;
2. will not conflict with the design review standards of this Chapter; and
3. will not adversely impact any adjacent properties.

Application

Chateau Discount Outlet, represented by Justin and Duane Larsen, submitted an application on May 6, 2014 for exemption from the full Design Review process for a modification to an existing building.

Procedural History

The application was considered before the P&Z Commission on May 12, 2014 and June 9, 2014 as a Design Review Exemption.

CONCLUSIONS OF LAW AND DECISION

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

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.

4. Given nature of this project, this constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed improvements are approved and hereby documented.

Signed this ____ day of _____, 2014.

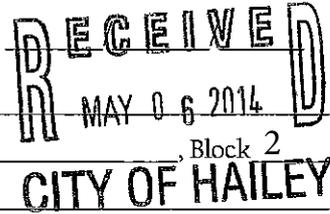
Jay Cone, Chair

Attest:

Kristine Hilt, Community Development Coordinator

City of Hailey - Design Review Application

Submission Date:



Project Name: Chateau Discount Outlet Parcel No. RPH _____

Legal Description of Property: Subdivision Friedman Park Subdivision Lot(s) 11A, Block 2

Street Address of Property: 960 S. Main St.

Current Zoning of Property: LB Year of original construction: _____
(Only applicable if property is within the Townsite Overlay)

Existing building gross sq. ft. (if applicable) 3600 Proposed addition or new construction sq. ft. _____

Name of Owner of the Property: AIRPORT LLC

Mailing Address: PO BOX 9200 City: Ketchum State: ID Zip: 83340

Phone: (570) 760-3063 Fax: () _____ Cell: () _____

Email Address: KenSanjha@gmail.com

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: [Signature] Date: 5/5/14

Name of individual to contact on behalf of Trust or LLC (if applicable): Ken Sanjha

Mailing Address: Same City: _____ State: _____ Zip: _____

Phone: () _____ Fax: () _____ Cell: () _____

Email Address: _____

Application Contact (if different than above): Same

**Application Contact will be the Planning Department's primary point of contact for questions related to the application.

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: () _____ Fax: () _____ Cell: () _____

Email Address: _____

Signature: _____ Date: ____/____/____

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days form the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

FOR CITY USE ONLY Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

- Commercial, Mixed-Use or Multi-Family..... \$ 450.00
plus \$25 / 1,000 gross square feet..... \$ _____
- OR Single-Family Dwelling, Duplex or Accessory Structure in TO..... \$ 250.00
- OR No Substantial Impact..... (Mailing only)..... \$ 75.00
- OR Modification to DR Approval... (No publication or mailing)..... \$ 50.00
- OR DR Exemption... (No publication or mailing)..... \$ 30.00 →
- Publication cost..... \$ 40.00
- Mailing (# of addresses _____) x (_____ postage + .15 paper, envelope & label) \$ _____
- DO NOT COUNTY DUPLICATES OR CITY OF HAILEY**
- Total Due..... \$ _____



115 MAIN STREET S. SUITE H
 HAILEY, ID 83333
 PHONE: (208) 788-4221
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
111839538	05/06/2014
DUE DATE	CUSTOMER ACCOUNT NUMBER
05/07/2014	5768
AMOUNT DUE	TERMS:
30.00	Open Terms

BILL TO:

SANGHA, KEN

PO BOX 9200
 KETCHUM ID 83340

PLEASE DETACH AND RETURN THIS TOP PORTION
 WITH YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY
 115 S MAIN ST STE H
 HAILEY, ID 83333

INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW EXEMPTION	1	30.00	30.00
			30.00
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208)788-4221
 Office Hours: 9:00 a.m. - 5:00 p.m.
 Monday thru Friday

CITY OF HAILEY
115 MAIN ST SOUTH STE H
HAILEY ID 83333

208-788-4221

Receipt No: 2.046714

May 6, 2014

5768
SANGHA, KEN
PO BOX 9200
KETCHUM ID 83340

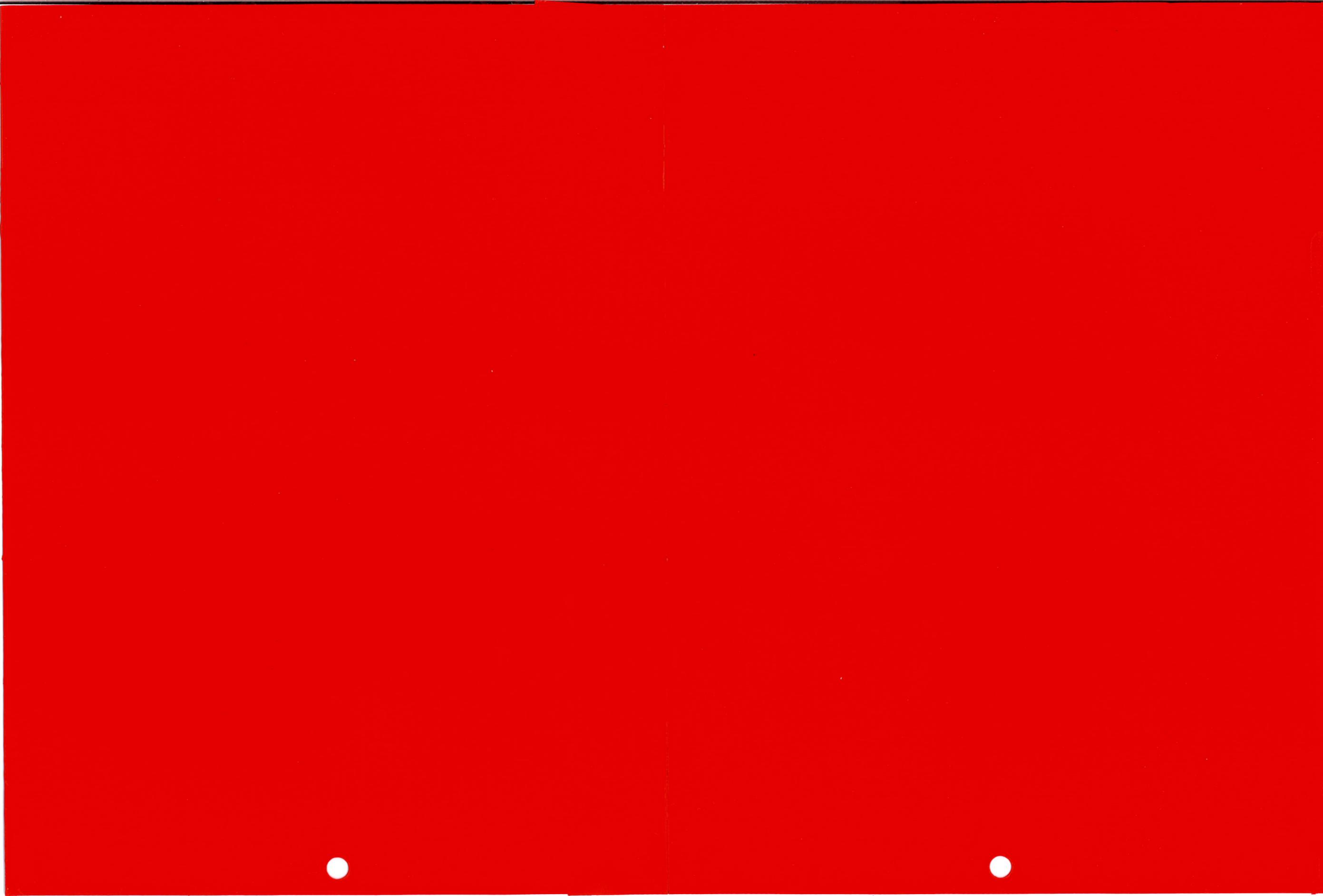
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Accounts Receivable	
A/R Payments	30.00
001-00-10700	
Accts Rec Cash Clearing Acct	

Total:	30.00
New Balance:	.00

Check - MWB	
Check No: 1012	30.00
Total Applied:	30.00

Change Tendered:	.00
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Duplicate Copy
05/06/2014 04:27PM



STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Micah Austin, Community Development Director
RE: Amendment to Zoning District Map – Lots 11-15, Block 41, Woodside Subdivision No. 9
HEARING: June 9, 2014

Applicant: Judy A. Castle, represented by Gary D. Slette
Request: Amendment to Zoning District Map by changing the zoning for Lots 11-15, Block 41, Woodside Subdivision No. 9 from Business (B) to General Residential (GR)
Location: Lots 11-15, Block 41, Woodside Subdivision No. 9
Current Zoning: Business (B)
Proposed Zoning: General Residential (GR)

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing scheduled for June 9, 2014 was published in the Idaho Mountain Express on May 21, 2014 and mailed to property owners within 300 feet on and to public agencies and area media on May 21, 2014. Notice was posted on all external boundaries of the property on May 28, 2014.

Application

The applicant, Judy A. Castle, initiated action for a zone change from Business (B) to General Residential (GR) to allow for the construction of single family homes on lots 11-15, Block 41, Woodside Subdivision No. 9. The applicant's proposal is to build five single family homes, one on each lot, and has no intention of opening a business on the lots. The current zoning designation, Business (B), does not allow for single family dwellings. The lots range from .138 acre to .165 acre, which is large enough to

accommodate one dwelling unit within the GR zone. As required by GR zoning, the lots would not be large enough to subdivide individually into a higher density development.

Procedural History

The Planning and Zoning Commission will hold a public hearing on the proposed amendments on June 9, 2014 at 5:30 pm in the Council Chambers.

Analysis and Discussion

All lots are currently vacant and have not been used for any purpose. Current adjacent uses to the subject properties include self-storage facilities and professional offices to the south and east with Power Engineers comprising the entire Block 84 and several lots within Block 39. Directly south of Lot 15 is a self-storage business owned by Sunbarg Associates and Fainbarg Ventures. Directly north of the properties and adjacent and across Glenbrook Drive from Lot 11 are single-family homes. Further south of the properties and across Woodside Boulevard is the Woodside Light Industrial area where many of the city's industrial businesses are located. These lots, if developed for residential purposes, would be the furthest south residential lots within Hailey City.

The purpose of the General Residential (GR) District is to provide areas for a variety of residential uses and a limited number of other uses compatible with this type of residential development. The intent of the GR zone is to preserve the favorable amenities associated with a residential neighborhood while providing for a variety of housing opportunities. Uses are limited to those that generate relatively little traffic. The applicant's intent is to keep the residential nature of the neighborhood and street by building single family homes, which is consistent with GR zoning. The lots have never been developed and have been vacant for many years.

Within the City of Hailey, buildable lots can be found in all neighborhoods; however the vast majority of vacant lots are located in new subdivisions or developing subdivisions, such as Old Cutters and Northridge. These subdivisions typically have a price point beyond many prospective buyers. The numbers of vacant lots are limited in the Woodside Subdivision, which has traditionally had lower real estate prices than other neighborhoods in the city. These five additional residential lots could provide individuals and families the opportunity of home ownership who otherwise would not have that opportunity in the City of Hailey.

Commercial lots are also very limited in Hailey and removing five lots from the commercial real estate stock may negatively impact the ability for five or more businesses to locate in Hailey on affordable lots with the appropriate zoning, thereby eliminating the opportunity for new jobs and investment in the local economy. In general, staff does not recommend downzoning from commercial to residential lots when the lots are clearly located in a business corridor or near the central business district. In this case, the lots were originally platted for single-family dwellings and the rezone to Business from General

Residential has not produced the desired commercial developments. In addition, the lots are miles from the downtown area and central business district. The Commission and City Council should consider these balances when making their determination on zoning for these lots. Considering this, staff does not have any major concerns with rezoning these lots back to General Residential.

If the Commission and Council are in favor of this rezone, staff recommends a mandatory landscape and fencing buffer between the self-storage units and Lot 15 of at least 8 feet wide and 6 feet in height along the length of the property that abuts Lot 16A. This requirement is in compliance with Section 6A.8.B.3 of the Zoning Ordinance, which address design review requirements when commercial developments are located adjacent to residential zones and uses.

Below is a comparison of permitted, conditional and accessory uses in General Residential (GR), General Residential (GR), and Business (B) zoning districts. The change from B to GR would significantly remove the number of commercial uses allowed on the properties, however it also adds single-family homes as a permitted use.

Category	Description (Excerpt)	GR	B
Residential	Single Family Dwellings	P	N
	Manufactured Home	P	N
	Multi-Family Dwellings	P	P
	Dwelling Units Within Mixed Use Buildings	N	P
Public or Semi-Public	Churches	P	C
	Colleges, vocational and technical trade schools.	N	P
	Government offices and public administration, except correctional institutions.	N	P
	Health care and social assistance.	N	P
	Municipal Uses limited to water storage and well facilities	N	N
	Non-motorized recreational pathways	P	P
	Non-profit recreation center	N	N
	Parks	P	P
	Public recreational or cultural areas	N	N
	Public Service, Public Use and Public Utility Facilities.	C	C
	Semi-Public Uses.	C	P
	Schools and other educational services.	P	P
	PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of Wireless Permit in accordance with the provision of Article VIIIA of this Ordinance. (Lattice towers are prohibited.)	N	C
	PWSF's or WCF's, attached to street poles or mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance. (Freestanding and lattice towers are prohibited.)	C	P
Commercial	Administrative and support services.	N	P
	Airport	N	N
	Artist studios, which have no associated gallery.	N	N
	Arts, entertainment and recreation uses (indoor and outdoor).	N	P
	Arts, entertainment and recreation uses, except outdoor arenas and amusement parks .	N	P
	Auto dealerships.	N	C
	Automobile rental companies	N	N
	Automobile towing.	N	N
	Automotive Repair and Maintenance.	N	C
	Bed and Breakfast Inn.	C	P
	Boarding and Rooming Houses.	C	P
	Broadcasting firms, media offices, and related uses.	N	P

Category	Description (Excerpt)		
		GR	B
	Business parks	N	N
	Cable television firms.	N	N
	Car rental companies.	N	N
	Catering Services.	N	P
	Commercial brewery, bakery, or food catering where no retail sales are conducted.	N	N
	Computer software development, manufacture and service firms.	N	N
	Construction and building material sales (except hardware stores).	N	N
	Construction contractors.	N	N
	Construction equipment and materials rental, storage, sales and service, excluding hardware stores.	N	N
	Construction equipment rental, storage, sales and service.	N	N
	Construction trade contractors' offices with no exterior storage.	N	N
	Construction trade contractors, excluding excavation and landscaping companies.	N	N
	Construction trade contractors, including excavation companies.	N	N
	Control Tower (Air Traffic)	N	N
	Convenience stores, in conjunction with Gasoline Stations that have no more than 1800 square feet of gross floor area. Drive-through service windows are not allowed.	N	N
	Convenience Stores.	N	N
	Dance and martial art studios, fitness facilities.	N	N
	Day Care Centers provided no more than eighteen (18) children will be cared for at any one time.	C	P
	Day Care Centers (13+ children).	C	P
	Day Care Facilities (up to 12 children)	P	P
	Day Care Homes (6 or less children)	P	P
	Employee housing for golf courses or recreational facilities	N	N
	Fabrication and repair of building materials and components, including log homes.	N	N
	Farm supply and equestrian tack and feed stores.	N	N
	Fencing supplies and installation.	N	N
	Finance and insurance firms.	N	P
	Firewood production and storage.	N	N
	Flight schools, provided regularly scheduled commercial passenger aircraft services are operated at the Airport.	N	N
	Floor covering stores.	N	N
	Gasoline Stations and Automotive Repair and Maintenance.	N	N
	Gasoline Stations, including card-lock stations.	N	N
	Gasoline Stations.	N	P
	Gift shops within terminal	N	N
	Golf course, public	N	N
	Guides and outfitters with no more than 20% of the floor area dedicated to retail sales.	N	N
	Helicopter areas, provided regularly scheduled commercial passenger aircraft services are operated at the Airport.	N	N
	Home Occupations.	P	P
	Hotels or motels with or without attached restaurants.	N	P
	Hybrid Production Facilities.	N	C
	Indoor recreational facilities primarily for instruction.	N	N
	Industrial laundry/dry cleaning service and distribution establishments.	N	N
	Interior decorating and design that have no more than 20% of the gross floor area dedicated to on-site retail sales.	N	N
	Investigation and Security Services.	N	N
	Landscape design and installation firms, and landscape nurseries.	N	N
	Landscape design, installation and maintenance firms.	N	N
	Laundromat, dry cleaning, and laundry.	N	P
	Light Manufacturing.	N	N

Category	Description (Excerpt)		
		GR	B
	Medical and personal care stores.	N	N
	Mercantile (wholesale and retail).	N	P
	Mixed Use Buildings.	N	P
	Motor vehicles and parts dealers, service, rental and leasing.	N	N
	Nurseries, greenhouse and floriculture production and sales.	N	N
	Outpatient Animal Services.	N	C
	Parcel delivery and shipping services.	N	
	Parking facilities and structures.	N	C
	Personal Services where retail sales are clearly incidental to the principal use and no outside storage yard or facility is required.	N	P
	Photography studios and photo processing.	N	N
	Physical fitness facilities.	N	N
	Printing and publishing firms.	N	N
	Processing and sales of firewood.	N	N
	Professional and general offices.	N	P
	Radio and television recording studios and stations.	N	N
	Real estate and property management companies.	N	P
	Recording studios (audio or video) and broadcasting studios.	N	N
	Research and development facilities.	N	N
	Residential Care Facility	P	P
	Restaurants which may or may not include the sale of alcoholic beverages.	N	N
	Restaurants within terminal	N	N
	Restaurants and bars.	N	P
	Restaurants. Drive-through service windows are not allowed.	N	N
	Retail trade limited to the following: floor covering and window treatment, household appliances, woodstoves/fireplaces, spa/hot tub, building material and garden equipment and supplies (excluding hardware stores), farm and equestrian, and non-store retail (mail-order and vending machines).	N	N
	Sales, rental, and servicing of trailers, mobile homes, farm implements and heavy equipment.	N	N
	Services to buildings (janitorial/maintenance) and property management companies.	N	N
	Sign studios and manufacturers.	N	N
	Snow removal contractors.	N	N
	Structures and/or buildings integral to a golf course such as club houses, maintenance, buildings, and rest rooms	N	N
	Truck transportation, bus, taxi and limousine services, and couriers.	N	N
	Veterinarians, pet grooming, and training with no outdoor kenneling.	N	C
	Warehouse and storage facilities, including self-storage facilities and exterior storage facilities.	N	N
	Warehouse and storage facilities.	N	N
	Wholesale distributors or Wholesale distributors with incidental and subordinate retail sales.	N	N
	Wholesale distributors.	N	N
	Wholesale trade.	N	N
Agriculture	Horses, a maximum of two (2) horses per acre on lots of one (1) acre minimum size	C	N
	Urban Agriculture	P	N
Above Ground Fuel Tanks	Above ground flammable and combustible liquid tanks utilized by a public use	C	A
	Above ground fuel tank for private or commercial use	N	P
Accessory Dwelling Unit (ADU)	One (1) Accessory Dwelling Unit on lots 7,000 square feet or larger, accessory to a single family dwelling unit or to a non-residential Principal Building. Primary vehicular access to any ADU shall be from a City street or alley. All Accessory Dwelling Units shall have adequate water and sewer services installed to meet City Standards.	A	A
Alternative Energy	Freestanding Solar Panels, subject to the maximum building height for the applicable district.	C	C

Category	Description (Excerpt)	GR	B
Systems	Roof Mounted Solar Panels, subject to the maximum building height for the applicable district	A	A
	Roof Mounted and Freestanding Small Scale Wind Energy System	N	C
Garages		A	A
Greenhouse/ Private	A greenhouse for private use	A	N
Storage	Storage Buildings with a gross floor area of greater than 120 square feet	A	A
	Storage Buildings with a gross floor area less than 120 square feet	A	A
	Shipping Containers utilized for storage, must be shielded from view with fencing and/or landscaping and shall require a building permit	N	N
Swimming Pool		A	N
Temporary Structures	Temporary Structures for use of no more than 12 months	C	C
Lot Dimensions	Minimum Lot Size (square feet)	6000 ⁵	0 ⁹
	Minimum Lot Width (feet)	50 ⁶	0 ⁶
Building Height	Maximum Building Height (feet)	35	35
Setbacks	Minimum Front Yard Setback (feet)	20	0 ⁷
	Minimum Side Yard Setback (feet)	10 ⁷	0 ⁷
	Minimum Rear Yard Setback (feet)	10 ⁷	0 ⁷
	Riparian	100 ⁴	100 ⁴
Multi-Family and Mixed Use Density	Mixed Use Residential Density: Maximum units per acre	--	20
	Multi-Family Residential Density: Maximum units per acre	10	20
Total Lot Coverage	Total maximum coverage by all buildings, which includes one accessory dwelling unit (percentage)	40%	--
Maximum Floor Area	Aggregate gross floor area for Individual Retail/Wholesale Trade (000's square feet)	--	36
	Aggregate gross floor area for Grouped Retail/Wholesale (000's square feet)	--	50

Summary of Use Comparison

The applicant is proposing single-family homes for all five lots, which is allowed in the General Residential but not the Business District. While the GR district is primarily established residential uses, not all commercial uses are prohibited. A variety of low-impact business are permitted or conditionally approved in General Residential, such as a Bed and Breakfast, day care facilities, Home Occupations, and several others. While the change from Business (B) to General Residential (GR) is a significant down zone, it will provide the applicant with a path forward to develop the property and provide potential housing.

Summary of Bulk Comparison

The primary difference between the bulk requirements of General Residential and Business zoning is the setbacks. In GR, setbacks are traditional residential setbacks of 20/10/10 (front/side/rear) while the business zone allows for zero setbacks. To accommodate an appropriate separation between the uses, staff recommends a mandatory landscape and fencing buffer between the self-storage units and Lot 15 of at least 8 feet wide and 6 feet in height along the length of the property that abuts Lot 16A. This requirement is in compliance with Section 6A.8.B.3 of the Zoning Ordinance, which address design review requirements when commercial developments are located adjacent to residential zones and uses. If the Commission and Council choose to require this mandatory buffer, staff recommends the developer complete the buffer prior to issuance of any building permits for these five lots.

Option of Development Agreement

Hailey Zoning Ordinance section 14.8 allows for the rezone of certain parcels to be made conditional upon the owner or developer of the property making a commitment concerning the use or development of the subject parcel. A development agreement may be appropriate to consider if there are unique issues specific to the property, such as topography or proximity to another property with its own unique characteristics. Considering the proximity of these properties to the commercial businesses on the south side, a development agreement is recommended for any conditions that the Commission requires that will minimize conflict between the two uses. Options for conditions in a development agreement may include:

1. Landscape and Fencing buffer between Lot 15 and Lot 16A
2. Require sidewalks and other infrastructure improvements to accommodate pedestrian access from the residential areas to the business areas
3. Other options for bulk requirements that may be applicable

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 Traditional Residential but on the border between a Light Industrial/Business Park and Traditional Residential. Goal 5.1 of the Comprehensive Plan describes Traditional Residential areas as, “Density varies depending on the qualities of different neighborhoods, and generally density is higher within a ¼ mile of downtown, community Activity areas or Neighborhood Service Centers and connected by transit service.” The proposed use is compatible with this description, however the proximity to the designated commercial areas must be acknowledged and addressed when considering this zone change request and the Comprehensive Plan supports this zone change.

	COMP PLAN DESIGNATION	ZONING DESIGNATION	LAND USE
Existing	Traditional Residential	Business (B)	Vacant/Building
Proposed	No Change	General Residential (GR)	Single-Family Homes
North of site	Traditional Residential	General Residential (GR)	Single Family Homes
South of site	Light Industrial/Business Park	Business (B)	Commercial businesses and activities
East of site	Traditional Residential	Business (B)	Commercial businesses and activities (Power Engineers)

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 GR district.

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

The proposed residential uses are compatible with the residential neighborhood to the south and east and the lot configuration is designed to accommodate residential structures and dwellings. The commercial activities directly to the south of this development are low impact with no heavy machinery, fumes, odors, loud noises, or excessive delivery/customer traffic. Power Engineers will have high traffic volumes in the morning and late afternoon to accommodate employees commuting to the facility, however traffic volumes are expected to remain low during the day.

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

The proposed zone change would be consistent with the Comprehensive Plan's description of Traditional Residential areas and this area complies with the Land Use Map. The general welfare of neighboring properties will unlikely be negatively impacted, based on the nature of the uses currently in the vicinity and with the allowed used of adjacent zones.

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 General Residential (GR) zoning is proposed for the parcels and the properties would be used for single-family homes, therefore this requirement does not apply.

- 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 General Residential (GR) zoning is proposed for the parcels and the properties would be used for single-family homes, therefore this requirement does not apply.

Summary

The request to change the zoning of Lots 11-15, Block 41, Woodside Subdivision No. 9 is in compliance with the Comprehensive Plan Land Use Map and all service necessary to serve these lots are available. If the Commission recommends approval, staff recommends requiring a fence and landscape buffer between the General Residential and the Business zoned along the south side of Lot 15. With the vast majority of vacant residential lots now located in Old Cutters and Northridge Subdivisions, these five lots will offer the opportunity of homeownership for five individuals in a subdivision with traditionally more accessible real estate values. While the change from Business to General Residential is significant, these lots were originally designed as residential lots and they have not resulted in commercial developments while zoned Business.

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 be 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 Lots 11-15, Block 41, Woodside Subdivision No. 9 from Business (B) to General Residential (GR), 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 Lots 11-15, Block 41, Woodside Subdivision No. 9 from Business (B) to General Residential (GR), 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].

RECEIVED
APR 1 8 2014

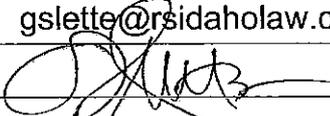
City of Hailey - Zone Change Application

Submittal Date: 04 / 16 / 2014

Name of Applicant: Judy A. Castle
Mailing Address: 436 Nicole Drive City: Jerome State: ID Zip: 83338
Phone: : _____ Fax: : _____ Cell: : _____
Email Address: _____
Signature: _____ Date: _____ / _____ / _____

CITY OF HAILEY

Name of individual to contact on behalf of Trust or LLC (if applicable): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone: : _____ Fax: : _____ Cell: : _____
Email Address: _____

Application Contact (if different than above): Gary D. Slette, Attorney at Law
***Application Contact will be the Planning Department's primary point of contact for questions related to the application.*
Mailing Address: PO Box 1906 City: Twin Falls State: ID Zip: 83303
Phone: : 208 933 0700 Fax: : 208 933 0701 Cell: : 208 731 7331
Email Address: gslette@rsidaholaw.com
Signature:  Date: 04 / 16 / 2014

Address or Location of Subject Property: 3831, 3841, 3851, 3861 and 3871 Glenbrook Drive
Legal Description of Subject Property: Lts 11, 12, 13, 14 & 15 in Blk 41, Woodside Subd. Final Plat #9
Existing Zoning and Use: B - vacant
Proposed Zoning and Use: ~~TN~~ - single family dwelling on each lot - GR

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the Hailey Zoning Ordinance for information on application process

FOR CITY USE ONLY	Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.
Application (without Development Agreement).....	\$400.00—
- or - (circle one)	
Application (with Development Agreement).....	\$500.00
Additional fees for services rendered by City Attorney charged @ \$125.00/hour	
Publication cost (\$40.00 x 2).....	\$ 80.00—
Laminations for Posting Property (\$4.50 ea x 4 x 2)	\$ 36.00—
Mailing [(# of addresses <u>22</u>) + (32 agencies)] x (.49 postage & .15 for paper, envelope & label) 22	\$ <u>34.56</u>
<i>DO NOT COUNT DUPLICATES OR CITY OF HAILEY</i>	
Total Due.....	\$ <u>550.56</u>

TRICO INTERNATIONAL INC.
CIVIL ENGINEERING
TEMPE, ARIZONA

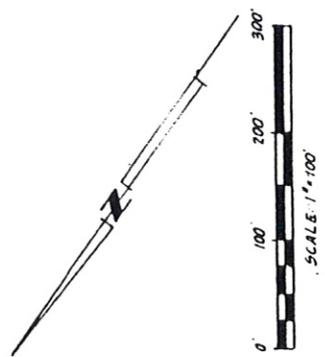
**WOODSIDE SUBDIVISION
FINAL PLAT NO. 9**

Being a subdivision of a portion of Section 23, T.2N., R.18E., Boise Base & Meridian, Blaine County, Idaho.
HAILEY, BLAINE COUNTY, IDAHO

SURVEYORS CERTIFICATE
STATE OF IDAHO } 55
COUNTY OF BLAINE }

Larry D. Becker, being first duly sworn, deposes and says that he is a qualified land surveyor, licensed to practice by the State of Idaho, that he has compared the above copy plat with the original plat and that the same is a true and correct copy thereof.

[Handwritten signatures and dates]
Subscribed and sworn before me this 13th day of Sept. 1973
Notary Public for Blaine County, Idaho
My Commission Expires August 31, 1975
Blaine, Idaho



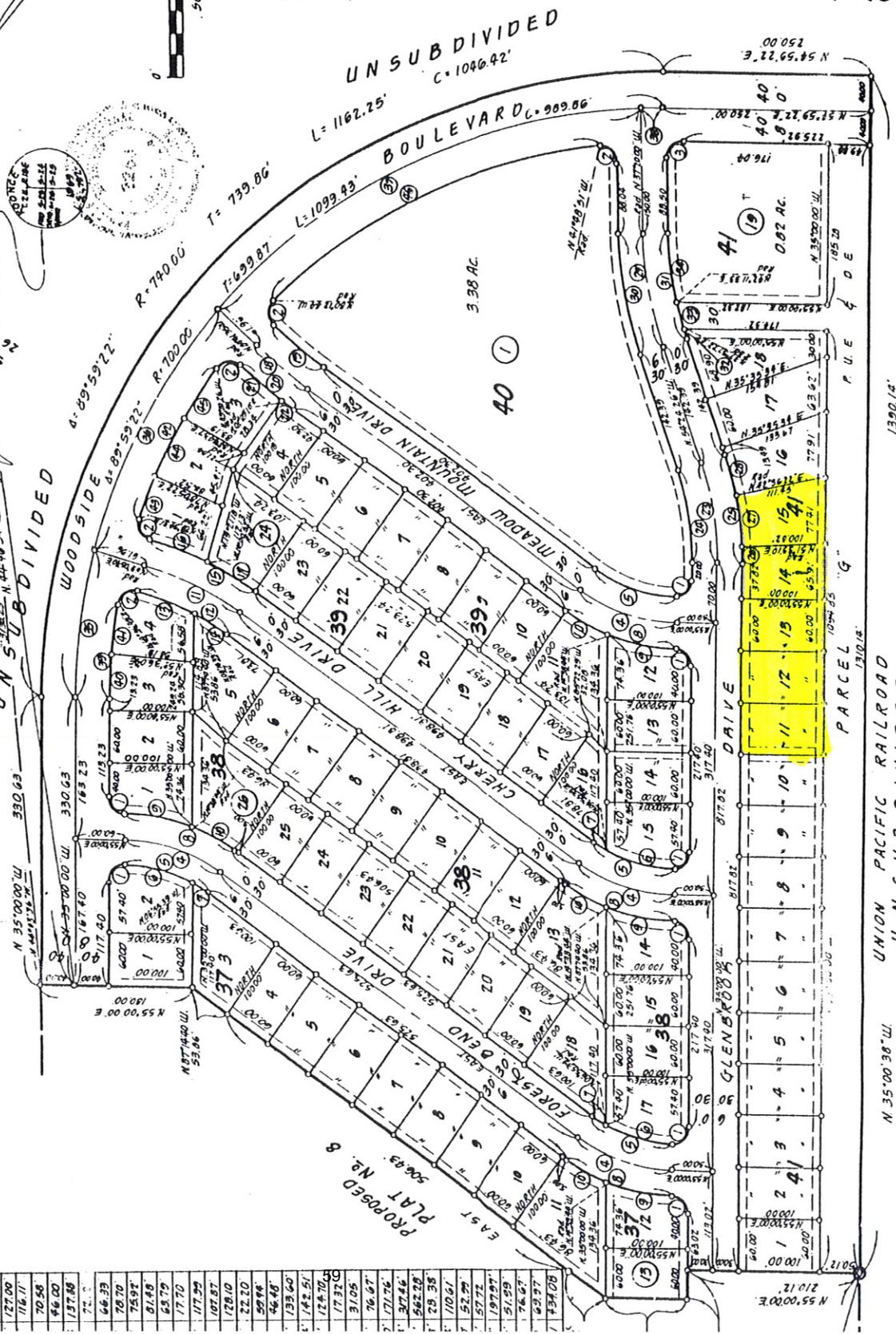
NOMENCLATURE

BASIS OF BEARINGS: The bearing of N. 56° 00' 29\"/>

NOTES

- o - Indicates 9/8" x 30" Iron Pin With cap marked KLS 814
- ① - Indicates lost lot of block
- P.U.E. - Indicates Public Utilities Easement
- D.E. - Indicates Drainage Easement.
- Plat has 83 lots.
- Plat has parcel "G"
- Plat has 2604 Acres.
- Indicates set 16" x 6" x 24" Concrete Monument marked "L.S. 814"
- TYPICAL PUBLIC UTILITIES & DRAINAGE EASEMENT

C	Area
20.20	102.24
20.21	102.24
20.22	102.24
20.23	102.24
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20.98	102.24
20.99	102.24
21.00	102.24



TYPICAL 5' POWER EASEMENT (see description)
NO SCALE

ASEMENT

Robertson & Slette, p.l.l.c.

ATTORNEYS AT LAW

J. EVAN ROBERTSON
GARY D. SLETTE

Robin L. Moore - Paralegal

134 Third Avenue East
P.O. BOX 1906
TWIN FALLS, IDAHO 83303-1906
TELEPHONE (208) 933-0700
FAX (208) 933-0701



GARY D. SLETTE
gslette@rsidaholaw.com

April 16, 2014

Hailey Planning and Zoning
Attn: Micah Austin
115 Main Street South, Suite H
Hailey, ID 83333

RECEIVED
APR 17 2014

BY: _____

RE: Rezone Application

Dear Micah:

Our law firm represents Judy A. Castle, the Nancy L. Simpson Trust, and the Jean R. Eagleston Family Trust, the named applicants on the enclosed Zone Change Application. I am enclosing written Authorizations from each of them authorizing me to proceed on their behalf in this regard. The rezone proposes to change the current Business zoning to the Transition zone. As explained in the enclosed narrative, I believe that this change would be in accordance with the purpose of the Transition zone as set forth in the zoning ordinance, as well as the Goals, Policies and Implementation section of the Hailey Comprehensive Plan.

Once you have reviewed the application, please advise me if you are able to certify it as complete. If so, please advise me of available dates for having this matter heard prior to actually scheduling it. I have a couple of different trips scheduled, and want to avoid a problem in terms of scheduling of this hearing.

If you have any questions or comments, please feel free to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Gary D. Slette".

GARY D. SLETTE

GDS:rlm

Encls.

cc: Clients
rlm\gds\letter\city hailey P&Z

**ANALYSIS OF GOALS, POLICIES AND IMPLEMENTATION
OF HAILEY COMPREHENSIVE PLAN**

The Applicants seek to change the zoning of their property from Business ("B") zoning to the General Residential zoning district ("GR"). According to the Hailey Zoning Ordinance, the GR district is intended to provide areas for residential uses and other uses compatible with residential development. The Applicants desire to construct a single family dwelling on each of the five lots. Single family dwellings in the GR district are a permitted land use.

According to the "Goals, Policies and Implementation" ("GPI") of the Hailey Comprehensive Plan, one of the goals is to encourage the integration of compatible land uses. The property in question is surrounded by numerous single family residential structures, and is backed up by the Southwood Storage business. According to Goal 5.4, the City is to provide a balanced mix of land uses suitably related to each other. In terms of evaluating the actual adjacent uses when considering a rezone from Business to General Residential zoning, it is apparent that the allowance of single family dwellings on the Applicants' property will serve the GPI goal, and the neighborhood in general. Pursuant to Policy 5.4.1(j), the City is charged with directing conflicting or incompatible land uses away from each other. The Applicants believe that the proposed rezone will have the desired effect of allowing single family dwelling construction that is compatible with existing neighboring residential uses.

In accordance with Policy 5.4.4(5), the Plan charges the City to promote land use policies that protect and enhance existing neighborhoods in residential zoning districts. The allowance of five new single family dwellings in this predominantly residential neighborhood will serve to protect and enhance the residential character of the neighborhood as a whole. Pursuant to Policy 5.4.5(a) and (b), the Plan contemplates the allowance of only compatible types of uses in residential zoning districts in order to provide assurance that compatible land uses are located adjacent to existing residential areas.

When viewed as a whole, the continuation of single family dwellings on Glenbrook Drive is consistent with the GPI of the Hailey Comprehensive Plan, and as a consequence, a finding can be made that the GPI supports the Applicants' zone change as requested.

In addition to insuring residential neighborhood compatibility, this rezone will also have the incidental benefit of enhancing the Central Business district by removing land from inventory that is currently zoned "Business". Policy 5.4.2(d) seeks to discourage any further lengthening of the Central Business district in order to maintain it as Hailey's primary retail center. By eliminating this inventory of land that is zoned as Business, the demand for business-owned property within the Central Business district confines may increase.

NOTE: These lots were zoned Business at a time when Power Engineers needed that zoning for its property. At that time, a 25-foot buffer area was imposed on Lot 11 to serve as a buffer between the business and residential zones. In order to effectively utilize this lot for single family residential purposes, the 25-foot buffer area is requested to be eliminated as part of this application. The owner of Lot 11 is fully aware of the neighboring property's zoning and use, and there will no longer be a need for that buffer.

EXHIBIT "A"

NAMES OF APPLICANTS FOR ZONE CHANGE APPLICATION

JUDY A. CASTLE – Lots 11, 12 and 13, Block 41 of Woodside Subdivision Final Plat No. 9

JUDY A. CASTLE; NANCY L. SIMPSON, Trustee of the Nancy L. Simpson Trust; and JEAN R. EAGLESTON, Trustee of the JEAN R. EAGLESTON FAMILY TRUST – An undivided one-third interest each in and to Lots 14 and 15, Block 41 of Woodside Subdivision Final Plat No. 9

AUTHORIZATION

KNOW ALL MEN BY THESE PRESENTS:

JUDY A. CASTLE does hereby authorize and appoint **GARY D. SLETTE**, whose address is PO Box 1906, Twin Falls, Idaho, 83303-1906, as her agent to execute and pursue on her behalf, any and all documents, petitions or applications required or necessary to complete the Zone Change Application with respect to Lots 11, 12, 13, 14 and 15, Block 41 of Woodside Subdivision Final Plat No. 9, City of Hailey, Blaine County, Idaho. All such actions taken on its behalf by **GARY D. SLETTE** pursuant to this Authorization shall be binding upon **Judy A. Castle**.

Facsimile transmission of any signed original, and the retransmission of any signed facsimile transmission shall be the same as delivery of the original.

Dated this 11th day of April, 2014.



JUDY A. CASTLE

!r!u!real estate!authorization zoning_Castle

AUTHORIZATION

KNOW ALL MEN BY THESE PRESENTS:

JEAN R. EAGLESTON, Trustee of the JEAN R. EAGLESTON FAMILY TRUST, docs hereby authorize and appoint **GARY D. SLETTE**, whose address is PO Box 1906, Twin Falls, Idaho, 83303-1906, as its agent to execute and pursue on its behalf, any and all documents, petitions or applications required or necessary to complete the Zone Change Application with respect to Lots 14 and 15, Block 41 of Woodside Subdivision Final Plat No. 9, City of Hailey, Blaine County, Idaho. All such actions taken on its behalf by **GARY D. SLETTE** pursuant to this Authorization shall be binding upon Jean R. Eagleston Trust.

Facsimile transmission of any signed original, and the retransmission of any signed facsimile transmission shall be the same as delivery of the original.

Dated this 14th day of April, 2014.

JEAN R. EAGLESTON TRUST

By: Jean R. Eagleston, Trustee
JEAN R. EAGLESTON
Trustee

AUTHORIZATION

KNOW ALL MEN BY THESE PRESENTS:

NANCY L. SIMPSON, Trustee of the NANCY L. SIMPSON TRUST, does hereby authorize and appoint GARY D. SLETTE, whose address is PO Box 1906, Twin Falls, Idaho, 83303-1906, as its agent to execute and pursue on its behalf, any and all documents, petitions or applications required or necessary to complete the Zone Change Application with respect to Lots 14 and 15, Block 41 of Woodside Subdivision Final Plat No. 9, City of Hailey, Blaine County, Idaho. All such actions taken on its behalf by GARY D. SLETTE pursuant to this Authorization shall be binding upon Nancy L. Simpson Trust.

Facsimile transmission of any signed original, and the retransmission of any signed facsimile transmission shall be the same as delivery of the original.

Dated this 4th day of April, 2014.

NANCY L. SIMPSON TRUST

By: Nancy L. Simpson, Trustee
NANCY L. SIMPSON
Trustee

\\rim\real estate\authorization zoning_Simpson

Instrument # 442290
HAILEY BLAINE, IDAHO 3:35
2000-08-21 03:06:00 No. of Pages: 1
Recorded for : SUN VALLEY TITLE
MARSHA RIEMANN Fee: 3.00
Ex-Officio Recorder Deputy
Insert to WYOCORP DEED

QUITCLAIM DEED

For Value Received HARTLEY FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership

Does hereby convey, release, remise and forever quitclaim unto

JUDY A. CASTLE, a married woman as her sole and separate property

Whose current address is Box 2466
Hailey ID 83333

the following described premises, to-wit:

Lots 11, 12 and 13, Block 41 of WOODSIDE SUBDIVISION FINAL PLAT NO. 9, according to the official plat thereof recorded as Instrument NO. 151026, records of Blaine County, Idaho.

Together with their appurtenances.

Dated: August 19, 2000

HARTLEY FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership

Judy A. Castle, President

By: Judy A. Castle, formerly, Judy A. Hartley, President of Countryside Properties, Inc., an Idaho Corporation, its general partner

State of Idaho

County of Blaine

On this 21st day of August 2000, before me, a Notary Public in and for said State, personally appeared Judy A. Castle, formerly Judy A. Hartley, President of Countryside Properties, an Idaho Corporation, known or identified to me to be the general partner in the partnership of HARTLEY FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership and the partner or one of the partners who subscribed said partnership name to the foregoing instrument and acknowledged to me that she executed the same in said partnership name.

Richard Lee Davis

Notary Public
Residing at: Hailey
Comm. Expires: 3/31/06



Instrument # 443070
HAILEY BLAINE, IDAHO
2000-09-12 11:14:00 No. of Pages: 1
Recorded for: JUDY CASTLE
MARSHA RIEMANN Fee: 3.00
Ex-Officio Recorder Deputy
Index to Writings on DEED

QUITCLAIM DEED

For Value Received HARTLEY FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership

Does hereby convey, release, remise and forever quitclaim unto

JUDY A. CASTLE, a married woman as her sole and separate property

Whose current address is PO B-x 2466
Hailey, ID 83333

The following described premises, to wit:

An undivided one-third (1/3) interest in real property located in Blaine County, Idaho, described as Lots 14 and 15, Block 41, of WOODSIDE SUBDIVISION FINAL PLAT NO. 9, Hailey, Idaho, according to the official plat thereof recorded as Instrument NO. 151026, records of Blaine County, Idaho.

Together with their appurtenances.

Dated September 12th, 2000

HARTLEY FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership

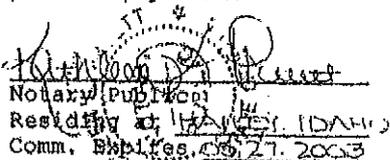


By, Judy A. Castle, formerly, Judy A. Hartley, President of Countryside Properties, Inc., an Idaho Corporation, its general partner

State of Idaho

County of Blaine

On this 12th day of September, 2000, before me, a Notary Public in and for said State, personally appeared Judy A. Castle, formerly Judy A. Hartley, President of Countryside Properties, an Idaho Corporation, known or identified to me to be the general partner in the partnership of HARTLEY FAMILY LIMITED PARTNERSHIP, an Idaho Limited Partnership and the partner or one of the partners who subscribed said partnership name to the foregoing instrument and acknowledged to me that she executed the same in said partnership name.


Notary Public
Residing at HAILEY, IDAHO
Comm. Expires 09-27-2003

445632

Instrument # 445632

HAILEY, BLAINE, IDAHO

2000-12-04 01:21:00 No. of Pages: 2

Recorded for: AHRENS & DE ANGELI

MARSHA RIEMANN

Fee: 8.00

Ex-Officio Recorder Deputy

Index to: MISC DEEDS

BARGAIN AND SALE DEED

JEAN R. EAGLESTON, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to THE JEAN R. EAGLESTON FAMILY TRUST, Grantee, a trust established under the laws of the State of California by an agreement dated November 3, 2000, of which the present Trustee is JEAN R. EAGLESTON, whose current address is 835 Chimalus Drive, Palo Alto, CA 94306, the following described real property, to wit:

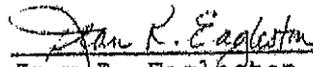
All of the Grantor's interest in and to the following described real property, to wit:

Lots 14 and 15 Block 41, Plat 9, Woodside Subdivision, Hailey, Blaine County, Idaho.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2000 and all subsequent years, together with any and all existing easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed her name to this instrument this 3rd day of November, 2000.



Jean R. Eagleston

STATE OF CALIFORNIA)
County of Santa Clara) ss.

On November 3, 2000, before me, SOO YUN KIM, personally appeared Jean R. Eagleston, ~~personally known to me~~ or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signatures on the instrument is the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal on the above date.



Soo Yun Kim
Notary Public for California

Instrument # 449189

HAILEY, BLAINE, IDAHO

2001-03-22

01:36:00 No. of Pages: 2

Recorded for: AHRENS & DE ANGELI

MARSHA RIEMANN

Fee: 6.00

Ex-Officio Recorder Deputy

Index to: MSC DEEDS

BARGAIN AND SALE DEED

Nancy L. Simpson, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Nancy L. Simpson, Trustee of The Nancy L. Simpson Trust, Grantee, a trust established under the laws of the State of California by an agreement dated October 12, 2000, whose current address is 11346 Sutter's Mill Circle, Gold River, California 95670, the following described real property, to wit:

An undivided one-third (1/3) interest in the real property located in Blaine County, Idaho, described as follows, to wit:

Lots 14 and 15, Block 41, Flat 9, Woodside Subdivision, Hailey, Idaho.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

SUBJECT TO taxes and assessments for the year 2001 and all subsequent years, together with any and all existing easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of March, 2001.

Nancy L. Simpson
Nancy L. Simpson

STATE OF CALIFORNIA)
): ss.
County of Sacramento)

On 3/14, 2001, before me, Scott Douglas Brewer
personally appeared Nancy L. Simpson, personally known to me or
proved to me on the basis of satisfactory evidence to be the
person whose name is subscribed to the within instrument and
acknowledged to me that she executed the same in her authorized
capacity, and that by her signature on the instrument is the
person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS my hand and official seal on the above date.

(SEAL)

Scott Douglas Brewer
Notary Public for California



BARGAIN AND SALE DEED-2

Owner 1	Owner 2	Mail Address Line 1	Mail Address Line 2
BAEZA JOSE ELICEO PATLAN	DE PATLAN CLAUDIA MARTINEZ	PO BOX 5653	HAILEY ID 83333-0000
BOYETT JEFFREY		BOX 1421	KETCHUM ID 83340-0000
CAHUANA ANGEL NICOLAS	CAHUANA VALENTINA	PO BOX 382	JEROME ID 83338-0000
CASTLE JUDY A		436 NICOLE DR	JEROME ID 83338-0000
DOMKE RODNEY		PO BOX 344	BELLEVUE ID 83313-0000
ECCLES FLYING HAT RANCH		BOX 3028	SALT LAKE CITY UT 84110-0000
GOMEZ R. JUAN CAROLS	CARRANZA G. MARIA S	PO BOX 4853	HAILEY ID 83333-0000
GRABHER FRIEDRICH	GRABHER MICHELE IRION	BOX 385	SUN VALLEY ID 83353-0000
HURTADO IRENE R	HURTADO JOSE A	BOX 491	BELLEVUE ID 83313-0000
KRAFT JASON H	KRAFT CASEY L	931 CHERRY HILL DR	HAILEY ID 83333-0000
LIZARRAGA VICTOR	LIZARRAGA KARINA	BOX 545	HAILEY ID 83333-0000
MC GRAW LISA R		3821 GLENBROOK DR	HAILEY ID 83333-0000
MC NAMARA CARON	MC NAMARA DENNIS A	BOX 3695	KETCHUM ID 83340-0000
MOSQUEDA MARTIN	MOSQUEDA ANA	PO BOX 1858	KETCHUM ID 83340-0000
MOUNTAIN HAZEL		BOX 754	HAILEY ID 83333-0000
PARKER MICHAEL J	PARKER SABRA L	BOX 1714	HAILEY ID 83333-0000
POWER ENGINEERS INCORPORATED		BOX 1066	HAILEY ID 83333-0000
SAMSON HELEN LEIDY TRUSTEE	SAMSON REVOCABLE TRUST	PO BOX 970	HAILEY ID 83333-0000
SELLERS EDWARD M		BOX 1831	HAILEY ID 83333-0000

SIMPSON NANCY L TRUSTEE	CASTLE JUDY A	436 NICOLE DR	JEROME ID 83338- 0000
SUN VAL ASSOCIATES	FAINBARG VENTURES I LP	BOX 1796	KETCHUM ID 83340-0000
TAYLOR RONNIE L	TAYLOR VIVIAN F	6626 S 2475 E	SALT LAKE CITY UT 84121-2613

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Design Review of alterations and additions to the current Terminal building including a major expansion, renovation, and site plan alterations to the Friedman Memorial Airport located at Tax Lot 8151

HEARING: June 9, 2014

Applicant: Friedman Memorial Airport Authority

Request: Design Review of a remodel and addition to the passenger terminal at the Friedman Memorial Airport

Location: Friedman Memorial Airport, FR Section 10, 15, and 22 (Tax Lot 8151)

Zoning: Airport (A)

Notice:
Notice of the public hearing on June 9, 2014 was published in the Idaho Mountain Express on Wednesday, May 21, 2014. Notice was mailed to all adjoining property owners on Wednesday, May 21, 2014.

Application:
The Friedman Memorial Airport Authority (FMAA) requests design review approval of a major renovations and additions to the airport terminal to better accommodate passengers, staff, security, and operations of all terminal activities. The new additions to the terminal comprise a total of 14,940 square feet, expanding the total terminal square footage to 32,252. The total footprint of the proposed building, which includes the current terminal, will be 31,454 square feet. The terminal has been designed to accommodate the expanding needs at the airport. The height of the building is 26' 4 3/8" at its maximum with 18' roof heights over the majority of the structure where flat roofs exist. All heights for the terminal building meet FAA compliance and the terminal has been designed according to FAA specifications. All mechanical equipment as proposed is screened and placed out of public view. The design incorporates awnings, varied wall materials, contrasting/complimentary colors, landscaping,

and a broken roof line all contribute to a well-designed structure to serve a practical and necessary function.

Procedural History

On June 9, 2014, the Hailey Planning and Zoning Commission will hold a public hearing to consider the request from the Friedman Memorial Airport Authority for design review of major additions and modification to the existing terminal building located at the airport.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department and Boards/Commissions Comments	Life/Safety: <ul style="list-style-type: none"> - Police Department <ol style="list-style-type: none"> 1. No concerns with presented design review request. - Fire Department <ol style="list-style-type: none"> 1. With proposed plan, a dry suppression system is required. 2. Lower access drive to the lower parking lot should be a minimum of 20' wide.
				Water <ul style="list-style-type: none"> - Concern with the impact of moving the 12" water line to accommodate the new admin building. Shutting down the line during construction will cause pressure to spike for all users in south Woodside with expected pressures exceeding 100 psi. - EZ Tap is required to reroute the 12" main, avoiding pressure spikes. EZ Tap must be installed according to city inspections and specifications.
				Sewer <ul style="list-style-type: none"> - Manholes should be offset from the center of the access drives to match City Standards - The private lift station and accompanying private pressure line should be abandoned. No concerns with closing the lift station. - A 20' PUE may be necessary to obtain by the developer if they decide to hook into the city sewer main through adjacent private property. - The service line shown on the plans running west from the new terminal building will need to gravity feed across a parking lot to a gravity sewer line. Currently, it is shown connecting into the pressure sewer line, which will be abandoned with the lift station.
				Building: <ul style="list-style-type: none"> - More detail is needed to ensure that proper safety precautions are taken during construction such as adequate separation between the public and the construction areas.

				<ul style="list-style-type: none"> - Plans are not adequate to show that safety issues have been addressed. This will not hold up Design Review, but the applicant is advised that more precautions are necessary to obtain a building permit -
				<p>Streets:</p> <ul style="list-style-type: none"> - No Concerns. No city streets are included or altered in this design review request.
				<p><u>Boards and Commissions</u></p> <p>Tree Committee:</p> <ul style="list-style-type: none"> - N/A <p>Parks and Lands Board</p> <ul style="list-style-type: none"> - N/A <p>Hailey Arts and Historic Preservation Commission:</p> <ul style="list-style-type: none"> - N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	<p>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.</p>
			Staff Comments	<ul style="list-style-type: none"> - <i>Signage for coordination of airport activities are not subject to the regulations of Section 8.2 (i.e. "Arrivals", "Departures," etc.)</i> - <i>Any commercial signage will be subject to the sign regulations in Section 8.2.</i> - <i>No commercial signage is proposed with this application.</i> - <i>The applicant has indicated that any additional commercial signage will be submitted to the City for approval under a separate signage permit application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	<p>See Section 9.4 for applicable code.</p>
			Staff Comments	<ul style="list-style-type: none"> - <i>Section 9.4 of the Zoning Ordinance does not call out airport terminals or airport operations for specific parking requirements. In absence of any specific regulations, the code requires 1 space for every 1,000 square feet of building space. Under this standard the new terminal proposed at 32,252 square feet will require 32 spaces. The applicant has indicated that they are providing a total of 338 spaces. This is in violation of Section 9.4.6, however the applicant is proposing to meet this requirement according to the criteria listed in 9.4.6.1.</i> - <i>See below for an analysis of this section of code.</i> - <i>With no standardized parking requirements for airport terminals, the applicant has been advised to present a parking plan to the Planning and Zoning Commission that will show that all parking needs for the terminal and airport activities have been satisfied.</i>

			<p>- <i>The applicant has submitted the following analysis for approval:</i></p> <p><u>Applicant's Remarks:</u> Code does not address airport usage. A number of spaces will be eliminated by the terminal addition, and an analysis of spaces required was completed. The usage of the parking lot is unique, for the following reasons:</p> <ul style="list-style-type: none"> o Paid parking, in contrast with most public parking in the City of Hailey. o Approximately 110 of the existing parking spaces are reserved for rental cars, employees (taxis, airport staff, airlines, TSA, etc.). o Parking demand varies widely, depending on the time of year. Peak times are typically in July, August, February and March, with other peaks on holiday travel days. o Most (approximately 79%) of the vehicles that enter the parking lot leave within 30 minutes. It is assumed that most of these vehicles only pick up or drop off a passenger, not parking at all. <p>For purposes of this analysis, historical data was obtained from airport staff and evaluated. This data reveals that the peak overnight parking demand in the past three years was 152 cars, which occurred on a March 2014 weekend and was unusually high. Data from parking lot tickets was also evaluated, but it was determined that 152 cars is a conservative number, appropriate for this analysis.</p> <p>The parking lot was designed with the new terminal footprint. The orientation of parking spaces will be changed from angled to perpendicular, using 9'X18' spaces, as permitted in City code. In addition to parking requirements, accommodation for taxis, buses, rental car returns and other unique airport functions were also considered in the parking lot layout.</p> <p>The current parking lots (upper and lower) include 338 total spaces, including reserved space and ADA spaces. Approximately 30 spaces are lost in the winter for snow storage. It should be noted that these total spaces include airport administration parking, which will be accommodated at the Airport Operations Building after the projects are completed.</p> <p>The proposed parking lot includes 326 spaces in the summer and 315 in the winter. (An additional 17 spaces will be provided at the Airport Operations Building for airport staff and visitors.) This total parking was compared with the peak demand of 110 reserved spots plus 152 peak overnight parked cars, with adequate space to accommodate the anticipated demand.</p> <p>The Airport recognizes that demand for airport parking may increase</p>
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				over time. Space to construct additional parking is available to the west of and at the north end of the lower lot, and such construction will be completed when necessary.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4.6 (Parking in excess of 200% of required spaces)	No use shall provide on - site parking for more than two hundred percent (200%) of the number of spaces required by this Ordinance unless permitted by specific action of the Commission. Applications for parking in excess of that normally permitted will be heard by the Commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for Design Review.
			Staff Comments	<ul style="list-style-type: none"> - The requirement is 32 spaces, based on the square footage of the building and the default parking requirement of 1 space for 1000 square feet of gross building area (9.4.A.4) - The applicant proposes 326 spaces, which is ten times the required amount. The code restricts any parking in excess of 200% of the require number but allows for the Commission to permit such when the applicant can meet certain criteria. If the applicant can meet four of six specific critera, the parking may be allowed in excess of 200%. - See below for how the applicant proposes to meet this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4.6 1 Criteria for allowing parking in excess of 200%	<p>The Commission shall consider the following criteria when evaluating any application for parking in excess of that normally permitted. Applicants are required to satisfy at least 4 of the following criteria:</p> <ol style="list-style-type: none"> 1. The excess parking area will be commonly used for public interests such as park and ride or car pool lots. The property owner will be permitted to reserve the use of the parking area 12 days in any calendar year. 2. The excess parking area provided would relieve or help to relieve a substantial shortage of parking within an 800 foot radius. 3. The excess parking area will not be adjacent to a public right - of way, and will be separated from the right-of-way by a building. 4. The excess parking area is part of an overall development scheme which compensates for insufficient parking in other portions of the same development. 5. The excess parking area will be used as an alternate facility, such as a basketball court or skateboard park, when not in use as an overflow parking area. The property owner will be permitted to reserve the use of the parking area 12 days in any calendar year. 6. The excess parking area will surfaced with an alternative and attractive material.
			Staff Comments	<ul style="list-style-type: none"> - The applicant proposes to meet criteria numbers 1, 2, 3, and 4. The applicant has provided the following for explanation: <p>Terminal Parking</p> <p>Per City of Hailey Ordinance 9.4.A.3, development projects with a specific use not listed within the zoning ordinance (Article 9) are required to provide (1) one parking space per 1,000 SQ. FT. of building area.</p> <p>This requirement, when applied to the proposed Terminal Expansion,</p>

			<p>results in a required parking count of 31 spaces. The proposed overall square footage of the Terminal Expansion is 31,555 SQ. FT. City of Hailey Ordinance 9.4.6 states that no project may provide more than 200% of the parking spaces required, which in this circumstance would result in a maximum allowable parking count of 61 spaces.</p> <p>In order to provide an efficient and fully functional airport, this project requires that additional parking above and beyond the allowable 61 spaces be provided on-site. The design for the new airport parking area proposes to provide a total of 326 parking spaces during summer months, and 315 parking spaces during winter conditions. This assessment of parking needs has been based on historic data obtained from parking ticket counts that demonstrate the typical peak demand experienced by the airport parking area. The observed historic peak over-night parking demand is 152 spaces, with an additional 110 spaces held in reserve to accommodate rental car services and airport employee parking requirements.</p> <p>This statement is intended to clarify for the Planning & Zoning Commission, the need for additional parking in excess of the 61 allowable spaces permitted by the City of Hailey Parking Ordinance. In response, the applicant will show that it meets at least 4 of the 6 criteria required within subsection 9.4.6.1 of the City of Hailey Parking Ordinance. Criteria Number</p> <p>1) The airport parking area is a publicly available parking area, which operates 24 hours a day, throughout the entire year. This parking area provides vehicle storage for passengers traveling to and from the Wood River Valley, in essence operating as a park and ride lot of the traveling public. Users of the Airport parking lot are not prohibited to flying passengers and any who wish to use this facility may do so at their own expense.</p> <p>2) The airport parking area provides additional over-flow parking, when needed, for many other facilities that operate within an 800 FT. radius of the airport site. This includes the St. Luke's medical center, adjacent private airplane storage hangars, and the multitude of light industrial developments within the airport west development area. The excess amount of available parking within the proposed airport parking area has the potential to enhance effective circulation throughout the area and on the adjacent public streets.</p> <p>3) The airport site, as shown in the submitted design review submittal drawings, is separated from adjacent public streets and City of Hailey right of way areas by a distance of approximately 450 FT. or more. In addition to this separation, the airport site is separated from the public right of way by the adjoining airport west development area; including the Blaine Country Correctional Facility, St. Luke's Medical</p>
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				<p>Center, and several smaller light industrial developments. This separation provides physical and visual separation of the proposed airport parking area from the public right of way, as required by the provisions of the City of Hailey Parking Ordinance.</p> <p>4) The proposed airport parking area is a critical component to the overall design and functionality of the airport site as a whole. The parking area serves to provide vehicle parking for many functions within and outside of the airport site, including adjacent airplane hangars, rental cars service providers, and the traveling public. The nature of safety and circulation restrictions required by the Federal Aviation Administration create a condition where providing fewer parking spaces that are more distributed throughout the airport site is unfeasible. In order to provide and operate an effective and safe airport, the project proposes to provide parking in proximity to the airport terminal.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9.4.7 (A) Bicycle Parking Req.</p>	<p>All multi-family residential and commercial development including new construction and additions, must provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five (25%) of the required number of vehicle parking spaces, whichever is greater</p>
			<p>Staff Comments</p>	<ul style="list-style-type: none"> - <i>The requirement is for 32 parking spaces, therefore 8 bike racks are required.</i> - <i>The site plan shows eight bicycle parking spaces and is compliant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8B.4.1 Outdoor Lighting Standards</p>	<p>8B.4.1 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<p>Staff Comments</p>	<ul style="list-style-type: none"> - <i>All parking lot lights are proposed at a maximum height of 17', which is compliant with Section 8B.4.3(a).</i> - <i>All exterior lighting proposed meets the requirements of Article 8B.</i> - <i>The Federal Aviation Administration (FAA) requires dark-sky</i>

				<p><i>compliant light fixtures, which complement the City of Hailey's night sky ordinance.</i></p> <ul style="list-style-type: none"> - <i>Refer to Sheets 1.6, 1.6A, and 1.6B for overall site exterior lighting and Sheets 3.0, 3.1, 3.4 and 3.5 for exterior lighting specific to the Airport Operations Building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6A.7 (A) Required Street Improvements Required</p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			<p><i>Staff Comments</i></p>	<ul style="list-style-type: none"> - <i>This requirement is applicable only for projects fronting a public street.</i> - <i>All improvements will be located on property owned by the FMAA and do not involve encroachments or improvements to public rights-of-way.</i> - <i>The applicant is proposing a sidewalk on the north side of the project to provide safe pedestrian access from the parking area to the main building entrance and to the proposed bike parking area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6A.7 (B) Required Water System Improvements</p>	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<p><i>Staff Comments</i></p>	<ul style="list-style-type: none"> - N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Req.</p>	<p>4.13.6 Bulk Requirements.</p>
			<p><i>Staff Comments</i></p>	<ul style="list-style-type: none"> - <i>According to Section 5.4 of the Zoning Ordinance, all bulk requirements in the Airport Zone are, "Subject to FAA regulations and 14 CFR, Chapter 1, Subchapter E, Part 77, Objects Affecting Navigable Airspace, as amended."</i> - <i>The applicant has submitted the following in regards to meeting FAA bulk requirements</i> <p><i>Friedman Memorial Airport, Facility Siting Requirements</i></p> <p><i>The Terminal and AOB projects proposed have been developed to be in compliance with applicable FAA criteria for building heights and setbacks as defined in FAA AC 150/5300-13A, and 14 CFR Part 77 SAFE, EFFICIENT USE, AND PRESERVATION OF THE NAVIGABLE AIRSPACE.</i></p> <p><i>FAA AC 150/5300-13A defines the safety areas for Friedman</i></p>

			<p><i>Memorial Airport in relation to design aircraft. Based on this criteria, maximum heights and setbacks are established to protect the airspace around the airfield as defined in 14 CFR Part 77, with only items fixed by function desired to penetrate the surfaces without lighting or other adjustments to airspace. Examples of items fixed by function include control towers and runway lighting.</i></p> <p><i>Based on proximity to the runway, the terminal is the most critical structure, and has been designed to accommodate relevant height restrictions. The AOB is well below typical surface requirements based on distance from runway. Necessary documentation with the FAA will be completed prior to construction to include FAA Form 7460 Notice of Proposed Construction for concurrence on our interpretation of the applicable criteria.</i></p>
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Title 18: Mobility Design Ordinance Requirements

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18.06.010 Street Classifications, Types, and Designations</p> <p><i>Staff Comments</i> - The requirements of Title 18 are not applicable to this application because this does not involve an "Infrastructure Project" as defined by 18.04.015.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18.06.012 Street Design and Guideline Standards</p> <p><i>Staff Comments</i> - N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18.06.016 Traffic Calming</p> <p><i>Staff Comments</i> - N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18.06.022 Pedestrian Facility Design Guidelines and Standards</p> <p><i>Staff Comments</i> - N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18.06.024 Bicycle Facility Design Guidelines and Standards</p> <p><i>Staff Comments</i> - N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18.06.26 Street Tree Guidelines and Standards</p> <p><i>Staff Comments</i> - N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>18.06.028 Streetscape Elements Guidelines and Standards</p> <p><i>Staff Comments</i> - N/A</p>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1a	<p>The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The proposed Terminal Building faces west and south, maximizing solar gain from south and west facing windows. The design utilizes windows and doors to break up all sides to serve the functional purpose of the building and public safety.</i> - <i>The Terminal is designed to accommodate both arrivals and departures with a secured and unsecured side of the Terminal. Windows and solar exposure are present in all areas of the terminal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1b	<p>All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>No plant material whatsoever exists where the terminal addition will be sited.</i> - <i>No existing plant material is located on the current site, which is dominated by asphalt and structures.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	<p>Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Sidewalks, crosswalks, parking lot lighting, and open spaces have all be integrated into the design to ensure appropriate pedestrian safety standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	<p>Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>All mechanical facilities for the terminal are located within the building or entirely screened from public view</i>

				- The existing trash pickup location will be screened and cleaned up.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	- No alleys exist on site or adjacent to this project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	- No vending machines are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)
			Staff Comments	- Not applicable as the project is not located on a public street. - Due to airport security requirements and airport operations, this is not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1h	Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	- No alleys exist adjacent to this project. - No street frontage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	- The airport has ten total areas designated for snow storage with a total storage capacity of 37,470 square feet. - The terminal parking area requires 31,164 square feet and 34,886 square feet has been provided in areas "A" thru "I". - The Airport Operations Building parking area requires 2,138 square feet and 2,584 square feet has been provided with Area "J" located directly adjacent to the AOB parking area. - All snow storage areas are practically sited and are accessible to all types of snow removal equipment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	- The airport has a total of 133,204 square feet of parking areas. To meet the snow storage needs of these parking area, ten total areas designated for snow storage with a total storage capacity of 37,470 square feet have been provided. The following is breakdowns of requirements for each parking area: 1. The terminal parking area comprises 124,654 square feet, resulting in 31,164 square feet required for snow storage. 34,886 square feet has been provided utilizing Areas "A-I"

				<p>as illustrated on Sheet 1.1.</p> <p>2. The Airport Operations Building parking area comprises 8,550 square feet and requires 2,138 square feet. 2,584 square feet has been provided with Area "J" located directly adjacent to the AOB parking area, as illustrated on Sheet 1.1.</p> <p>-</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	<p>A designated snow storage area shall not have any dimension less than 10 feet.</p> <p><i>Staff Comments</i></p> <p>- Adequate snow storage has been provided.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1l	<p>Hauling of snow from downtown areas is permissible where other options are not practical.</p> <p><i>Staff Comments</i></p> <p>- All snow will be retained on-site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	<p>Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</p> <p><i>Staff Comments</i></p> <p>- All snow storage areas have been planned to accommodate access, safety, trash pickup services, and utility services.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	<p>Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</p> <p><i>Staff Comments</i></p> <p>- The proposed snow storage areas are proposed for natural grass species seeding that are hardy, moderately salt tolerant, and resilient to heavy snow.</p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2a	<p>The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - The surrounding buildings are mainly aircraft hangars, the airport terminal, storage facilities, and airport operations buildings. Adjacent to this site are a variety of industrial and commercial uses. - The proportion, size, shape, and rooflines of the proposed structure are compatible with surrounding buildings. - The variation of the building heights is intended to reduce the bulk massing of the building and provide visual interest. The proportion, shape, and size of the rooflines are consistent with existing aircraft hangars and service buildings on the airport site, and also consistent with buildings located in the surrounding area within the Airport Way Subdivision.

				<ul style="list-style-type: none"> - <i>The choice of materials for the façade of the building matches the surrounding buildings in Airport West and within the airport campus.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2b	<p>Standardized corporate building designs are prohibited.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - <i>The design is not a standard corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	<p>At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - <i>The design breaks up the scale of the building with a varied roofline, awnings, materials, and other aspects that reduce the overall scale.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2d	<p>The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - <i>Not applicable. No street is adjacent to this site.</i> -
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2e	<p>Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - <i>The project is for new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	<p>All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - <i>The proposed design succeeds by incorporating varying materials, textures and colors to create a cohesive design that is appealing and scaled down.</i> - <i>The exterior walls of the proposed Terminal incorporate the use of varying materials, textures, and colors.</i> - <i>The exterior wall cladding proposed for the project is a mix of metal wall panels with varying color and profiles proportional to the scale and different massing components of the Administration and ARFF and Snow Removal area.</i> - <i>Stone wainscoting accents the building and porte-cochere.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2g	<p>Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> - <i>The proposed building colors and facades are compatible with existing buildings at the airport and within the Airport West subdivision.</i> - <i>This building will be a good addition to the airport and will make for a more appealing experience at the terminal</i>

☒	☐	☐	6A.8(A)2h	Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The design incorporates several roof lines and designs with awnings and varied materials breaking up the flat roofs. - The pitched roof of the entry ways are designed to break up the scale of the flat roof.
☒	☐	☐	6A.8(A)2i	<p>All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<p>The proposed Terminal building proposes among others, the following energy efficient strategies:</p> <ol style="list-style-type: none"> 1. The terminal addition will be primarily oriented on an East/West axis to take advantage of mitigated passive solar gain through southern exposure. 2. Horizontal sun controls louvers will be employed to control summer sunlight when higher in the sky. The window and door units will be provided with low emissivity glazing. 3. All windows have roof projections for weather protection or sun screening. 4. Northern facing glazing is employed to provide views to both the mountains beyond and to the airside operations. Daylight sensors will be utilized to reduce lighting electrical loads during daytime hours. Motion Activated parking area lighting which dims automatically during low-use periods 5. High performance, low-E, argon gas filled double pane insulated units will be used for all glazing to maximize visible light transmittance but minimize glare and solar heat transmission.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2j	Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	- <i>No roof pitches are proposed. Roofs are flat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2k	Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	- <i>All proposed roof drainage components will be internally drained within the building and extended to below grade drainage structures. Overflow drain outlets will be located per the building code requirements and in appropriate locations where freezing will not create pedestrian hazards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	- <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2m	A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	- <i>N/A</i>
3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (A) 3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3a	Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	- <i>No accessory structures are proposed</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3b	Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	- <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	- <i>All new fencing will match existing on the airport site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	- <i>All new fencing will match existing. The approach to the airport has been designed to be more inviting and accommodating, including the fencing.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3e	All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All roof mounted mechanical equipment is screened with architectural metal screens with a finish and color compatible with the building. - All roof mounted equipment has been placed in the center of the roof to minimize any visual impacts from the ground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - No alternative energy sources are located on the building.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3g	All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All roof mounted mechanical equipment is screened with architectural metal screens with a finish and color compatible with the building. - All roof mounted equipment has been placed in the center of the roof to minimize any visual impacts from the ground. - All mechanical equipment is roof-mounted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All utility and services lines will be installed underground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3i	Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - N/A
4. Landscaping: 6A.8 (A) 4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4a	<p>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The landscape plan indicates that plantings will be drought tolerant and proposes native and hardy evergreens, grasses, and deciduous trees. The following is the proposed species and quantities: <ul style="list-style-type: none"> - (29) Ponderosa Pine for street trees - (8) Lodgepole Pine for landscape trees

				<ul style="list-style-type: none"> - (15) Swedish Aspens for landscape trees - (350) Ornamental grasses and shrubs <ul style="list-style-type: none"> ▪ Feather Reed Grass ▪ Blue Oat Grass ▪ Ribbon Grass - (22) Evergreen Shrubs <ul style="list-style-type: none"> ▪ Dwarf Mugo Pin ▪ Compressed Scotch Pine ▪ Spreading Yew ▪ Black Arborvitae
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All plant species are native to Idaho and/or hardy to Zone 4 and below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The landscape plan details an irrigation system that incorporates automatic sprinkler system with water conservation technologies. - Water conservation techniques include drip irrigation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4d	Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All trees shown will have a caliper of at least 5 inches with planting height of 8'-10' - Ground covers are a mix of hardy native grasses and low-lying shrubs. - NOTE: FAA regulations do not allow large deciduous trees within close proximity of aircraft operations for safety considerations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4e	Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Not applicable to this zoning district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4f	Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff</i>	<ul style="list-style-type: none"> - Not applicable to this zoning district.

			<i>Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	- All storm water will be retained on site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	- A maintenance plan has been submitted with the landscape plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4i	Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4j	Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4k	Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4l	Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4m	Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4n	Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	- No retaining walls are proposed

Design Review Requirements for Non-Residential Buildings located in B, LB, or TN Zoning Districts (6.A.8.B. 1-3)	
1. Site Planning: 6A.8.B.1	
Compliant	Standards and Staff Comments

Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.1.a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.1.b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks underground utilities for new dwelling units.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
2. Building Design: 6A.8.B.2.a-9				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.c	c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.d	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.f	f. Fire department staging areas shall be incorporated into the design elements of the building
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.g	g. New buildings adjacent to residential areas shall be designed to ensure that

				<p>building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:</p> <ul style="list-style-type: none"> i) Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii) Stepping down the massing of the building along the site's edge; and iii) Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
4. Landscaping: 6A.8.B.3.a				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.3.a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>

Design Review Requirements for Non-Residential Buildings located in LI, SCI, TI or A Zoning Districts (6.A.8.C. 1)				
1. Site Planning: 6A.8.C.1				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.C.1.a	Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Buildings have been designed to eliminate "back" sides of the building to be more appealing to adjoining properties and visitors to the airport. - Vehicle circulation is primarily accessed along a private driveway that will be lined with evergreens and low-lying landscaping. No access easements are required. No complaints have been received concerning access to the airport. - Parking has been planned to accommodate all parking needs on site without the need to encroach on adjoining properties. - All drainage will be retained on site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.C.1.b	Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.
			<i>Staff Comments</i>	- <i>A main access drive and separate egress drive efficiently facilitate</i>

				<i>circulation through the airport.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.C.1.C	Vehicle circulation, parking and loading shall not block pedestrian access ways.
			<i>Staff Comments</i>	- <i>With the access and egress drives located off all public streets, pedestrian conflicts have been minimized.</i>

6A.6 Criteria.

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

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant’s sole expense include, but will not be limited to, the following requirements and improvements:
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.

- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) All utilities will be located underground, consistent with 6A.9.C.1.

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

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

Motion Language

Approval:

Motion to approve the design review application submitted by the Friedman Memorial Airport Authority for approval of a significant additions and renovations to the Terminal Building, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (h) are met.

Denial:

Motion to deny the design review application submitted by the Friedman Memorial Airport Authority for significant additions and renovations to the Terminal Building, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the design review application submitted by the Friedman Memorial Airport Authority for significant additions and renovations to the Terminal Building to _____ [Commission should specify a date].

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Design Review of the Airport Operations Building and site plan alterations to the Friedman Memorial Airport located at Tax Lot 8151

HEARING: June 9, 2014

Applicant: Friedman Memorial Airport Authority

Request: Design Review of new construction of the Airport Operation Building

Location: Friedman Memorial Airport, FR Section 10, 15, and 22 (Tax Lot 8151)

Zoning: Airport (A)

Notice:

Notice of the public hearing on June 9, 2014 was published in the Idaho Mountain Express on Wednesday, May 21, 2014. Notice was mailed to all adjoining property owners on Wednesday, May 21, 2014.

Application:

The Friedman Memorial Airport Authority (FMAA) request design review approval of a new Airport Operation Building that would house the administrative offices for the airport as well as the Aircraft Rescue, Recovery, and Firefighting (ARFF) services for the airport. The Operations Building comprises a total of 14,146 square feet with 13,537 square feet on the main floor and 609 square foot mezzanine above the main floor. The total footprint of the proposed building will be 13,515 square feet. The building has been designed with architectural features to minimize the scale of the building. The north and west sides are landscaped with the east and south sides designed to meet the needs of daily and emergency operations at the airport. The height of the building is 24' at its maximum with a 14' height over the administrative portions of the building. All mechanical equipment as proposes is screened and placed out of public view. Awnings, varied wall materials, contrasting/complimentary colors, landscaping, and a broken roof line all contribute to a structure that serves a practical and necessary function. This proposed building would replace the current administrative building and the ARFF building, both of which would be demolished to make space for a new taxiway bypass.

Procedural History

On June 9, 2014, the Hailey Planning and Zoning Commission will hold a public hearing to consider the request from the Friedman Memorial Airport Authority for design review of a new Airport Operations Building to be located at the airport.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department and Boards/Commissions Comments	<p>Life/Safety:</p> <ul style="list-style-type: none"> - Police Department <ul style="list-style-type: none"> o No concerns with presented design review request. - Fire Department <ul style="list-style-type: none"> o With proposed plan, a dry suppression system is required. o Lower access drive to the lower parking lot should be a minimum of 20' wide.
				<p>Water</p> <ul style="list-style-type: none"> - The City of Water Department requires an EZ Valve installed North of our pressure reducing station (PRV). This would allow the Airport to relocate our water main at the airport terminal without having to bypass the PRV, and increasing water pressures in south Woodside over 100 psi. - The conditions the Water Department are requiring, are: <ol style="list-style-type: none"> 1. They must dig up the water main at a location convenient for the Airport and the water dept. to confirm Water Main size and to install EZ Valve 2. Trench must be adequate for EZ valve installation 3. Must hire EZ valve contractor to install the valve (i.e. Ferguson Waterworks) 4. Once valve is installed a valve box must be supplied and installed by the airport following City standards. Also all bedding and back fill must fallow City standards and is the responsibility of the airport. The water department must inspect bedding and valve box placement over the valve to ensure we can turn valve on and off. <p>Sewer</p> <ul style="list-style-type: none"> - Manholes should be offset from the center of the access drives to match City Standards - The private lift station and accompanying private pressure line

				<p>should be abandoned. No concerns with closing the lift station.</p> <ul style="list-style-type: none"> - A 20' PUE may be necessary to obtain by the developer if they decide to hook into the city sewer main through adjacent private property. - The service line shown on the plans running west from the new terminal building will need to gravity feed across a parking lot to a gravity sewer line. Currently, it is shown connecting into the pressure sewer line, which will be abandoned with the lift station.
				<p>Building:</p> <ul style="list-style-type: none"> - More detail is needed to ensure that proper safety precautions are taken during construction such as adequate separation between the public and the construction areas. - Plans are not adequate to show that safety issues have been addressed. This will not hold up Design Review, but the applicant is advised that more precautions are necessary to obtain a building permit -
				<p>Streets:</p> <ul style="list-style-type: none"> - No Concerns. No city streets are included or altered in this design review request.
				<p><u>Boards and Commissions</u></p> <p>Tree Committee:</p> <ul style="list-style-type: none"> - N/A <p>Parks and Lands Board</p> <ul style="list-style-type: none"> - N/A <p>Hailey Arts and Historic Preservation Commission:</p> <ul style="list-style-type: none"> - N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	<p>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.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Any signage will be subject to the sign regulations in Section 8.2. - No signage is proposed with this application. - The applicant has indicated that signage will be submitted to the City for approval under a separate signage permit application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	<p>See Section 9.4 for applicable code.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The administrative and operations building falls under the parking regulations of 9.4.2 which requires 1 space for 1,000 gross square feet of building. - Per the City of Hailey Parking Ordinance – Title 9 and calculated occupancy loads for the Airport Operations Building, 14 parking

				<p>spaces are required for the project (14,146 square feet of building area).</p> <ul style="list-style-type: none"> - Seventeen (17) parking spaces have been provided on-site to accommodate employees and visitors. One (1) accessible van space has been provided and located on the shortest route of travel to the main building entrance in compliance with the International Building Code. Refer to Sheet 1.1 Site Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>9.4.7 (A) Bicycle Parking Req.</p>	<p>All multi-family residential and commercial development including new construction and additions, must provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five (25%) of the required number of vehicle parking spaces, whichever is greater</p>
			<p>Staff Comments</p>	<ul style="list-style-type: none"> - Four bike parking spaces have been provided on the north west side of the building and adjacent to the sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8B.4.1 Outdoor Lighting Standards</p>	<p>8B.4.1 General Standards</p> <ol style="list-style-type: none"> All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> Overlighting; Energy waste; Glare; Light Trespass; Skyglow. 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. 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. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<p>Staff Comments</p>	<ul style="list-style-type: none"> - All parking lot lights are proposed at a maximum height of 17', which is compliant with Section 8B.4.3(a). - All exterior lighting proposed meets the requirements of Article 8B. - The Federal Aviation Administration (FAA) requires dark-sky compliant light fixtures, which complement the City of Hailey's night sky ordinance. - Refer to Sheets 1.6, 1.6A, and 1.6B for overall site exterior lighting and Sheets 3.0, 3.1, 3.4 and 3.5 for exterior lighting specific to the Airport Operations Building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>6A.7 (A) Required Street Improvements Required</p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>

			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>This requirement is applicable only for projects fronting public streets.</i> - <i>All improvements will be located on property owned by the FMAA and do not involve encroachments or improvements to public rights-of-way.</i> - <i>The applicant is proposing a sidewalk on the north side of the project to provide safe pedestrian access from the parking area to the main building entrance and to the proposed bike parking area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.7 (B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	- N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Bulk Req.</i>	4.13.6 Bulk Requirements.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>According to Section 5.4 of the Zoning Ordinance, all bulk requirements in the Airport Zone are, "Subject to FAA regulations and 14 CFR, Chapter 1, Subchapter E, Part 77, Objects Affecting Navigable Airspace, as amended."</i> - <i>The applicant has submitted the following in regards to meeting FAA bulk requirements</i> <p><i>Friedman Memorial Airport, Facility Siting Requirements</i></p> <p><i>The Terminal and AOB projects proposed have been developed to be in compliance with applicable FAA criteria for building heights and setbacks as defined in FAA AC 150/5300-13A, and 14 CFR Part 77 SAFE, EFFICIENT USE, AND PRESERVATION OF THE NAVIGABLE AIRSPACE.</i></p> <p><i>FAA AC 150/5300-13A defines the safety areas for Friedman Memorial Airport in relation to design aircraft. Based on this criteria, maximum heights and setbacks are established to protect the airspace around the airfield as defined in 14 CFR Part 77, with only items fixed by function desired to penetrate the surfaces without lighting or other adjustments to airspace. Examples of items fixed by function include control towers and runway lighting.</i></p> <ul style="list-style-type: none"> - <i>Based on proximity to the runway, the terminal is the most critical structure, and has been designed to accommodate relevant height restrictions. The AOB is well below typical</i>

				<p>surface requirements based on distance from runway. Necessary documentation with the FAA will be completed prior to construction to include FAA Form 7460 Notice of Proposed Construction for concurrence on our interpretation of the applicable criteria.</p>
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Title 18: Mobility Design Ordinance Requirements

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.010 Street Classifications, Types, and Designations	
			<i>Staff Comments</i>	- The requirements of Title 18 are not applicable to this application because this does not involve an "Infrastructure Project" as defined by 18.04.015.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.012 Street Design and Guideline Standards	
			<i>Staff Comments</i>	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.016 Traffic Calming	
			<i>Staff Comments</i>	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.022 Pedestrian Facility Design Guidelines and Standards	
			<i>Staff Comments</i>	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.024 Bicycle Facility Design Guidelines and Standards	
			<i>Staff Comments</i>	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.26 Street Tree Guidelines and Standards	
			<i>Staff Comments</i>	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.028 Streetscape Elements Guidelines and Standards	
			<i>Staff Comments</i>	- N/A

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

1. Site Planning: 6A.8 (A) 1, items (a) thru (n)					
Compliant			Standards and Staff Comments		
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1a	The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings	
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The proposed Airport Operations Building is situated roughly north-south with windows and doors breaking all sides to serve the functional purpose of the building. - The building has been oriented and positioned on the site to accomplish the following goals that address functionality, accessibility, and interest: <ul style="list-style-type: none"> o Orient the building to take advantage of solar exposure to the greatest extent possible for the large equipment bay doors and adjacent aprons. o Provide reasonable maneuvering clearances adjacent to existing buildings for airport operations, A.R.F.F. apparatus, snow removal equipment, and other vehicles. o Position the building to provide direct A.R.F.F. apparatus access to the runway areas. o Provide adequate circulation for fuel equipment operations. o Position the structure to provide the administrative staff with as much visible access as possible to the runway and Terminal parking areas. o Maintain the existing Storage building and open air canopy storage structure. o Position the building to accommodate potential expansion of aircraft operation and parking to the south of the terminal. o Provide public access and parking to the administration portions of the building. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1b	All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.	
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - No existing plant material is located on the current site, which is dominated by asphalt and gravel. - A new "site" will be created to accommodate this building. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	Site circulation shall be designed so pedestrians have safe access to and through the site and to building.	
			<i>Staff</i>	<ul style="list-style-type: none"> - A designated, delineated employee and visitor vehicular parking 	

			Comments	<p>area is proposed for the Airport Operations Building project.</p> <ul style="list-style-type: none"> - Safe pedestrian access to the building from the parking is provided by a concrete sidewalk that runs along the entire length of the main building entrance. - For air side circulation, employee access to the Administration and ARFF functions is located on the northeast side of the building away from the large vehicle and equipment bays. - Employee access to the Snow Removal functions is located on the northeast side of the building for direct access to large vehicle and equipment bays for servicing and on the southeast side of the building for safe egress and circulation away from the large service bays. Refer to Sheet 1.1 Site Plan and 3.0 Floor Plan. - Compared to the current configuration for pedestrian access to the administration offices, this proposed plan offers much more provisions for safety.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	<p>Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			Staff Comments	<ul style="list-style-type: none"> - The electrical and gas meters for the Airport Operations Building are located on the southwest side of the building, screened with proposed landscaping, and do not affect proposed snow storage areas. Refer to Sheet 1.5 Landscape Plan and Sheet 3.0 Floor Plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	<p>Where alleys exist, or are planned, they shall be utilized for building services.</p>
			Staff Comments	<ul style="list-style-type: none"> - No alleys exist on site or adjacent to this project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	<p>Vending machines located on the exterior of a building shall not be visible from any street.</p>
			Staff Comments	<ul style="list-style-type: none"> - No vending machines are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	<p>On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p>
			Staff Comments	<ul style="list-style-type: none"> - With no street adjacent to this structure, this particular standard does not apply. Regardless, the applicant has proposed a parking area with landscape screening and adequate circulation for pedestrian traffic that provides space for snow storage.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1h	<p>Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p>

			Staff Comments	<ul style="list-style-type: none"> - No alleys exist adjacent to this project. - Access to the proposed onsite parking designated for the Airport Operations Building is serviced from a single approach to the larger parking lot area, which is also serviced by a single approach at the main visitor entrance. The proposed, relocated airfield operations service road is configured in a manner to delineate and limit intermittent circulation conflicts with the designated Airport Operations Building and Terminal Parking parking circulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	<ul style="list-style-type: none"> - The airport has ten total areas designated for snow storage with a total storage capacity of 37,470 square feet. - The terminal parking area requires 31,164 square feet and 34,886 square feet has been provided. - The Airport Operations Building parking area requires 2,138 square feet and 2,584 square feet has been provided with Area "J" located directly adjacent to the AOB parking area. - All snow storage areas are practically sited and are accessible to all types of snow removal equipment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	<ul style="list-style-type: none"> - The airport has a total of 133,204 square feet of parking areas. To meet the snow storage needs of these parking area, ten total areas designated for snow storage with a total storage capacity of 37,470 square feet have been provided. The following is breakdowns of requirements for each parking area: <ul style="list-style-type: none"> o The terminal parking area comprises 124,654 square feet, resulting in 31,164 square feet required for snow storage. 34,886 square feet has been provided utilizing Areas "A-I" as illustrated on Sheet 1.1. o The Airport Operations Building parking area comprises 8,550 square feet and requires 2,138 square feet. 2,584 square feet has been provided with Area "J" located directly adjacent to the AOB parking area, as illustrated on Sheet 1.1. -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<ul style="list-style-type: none"> - Adequate snow storage has been provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1l	Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff	<ul style="list-style-type: none"> - All snow will be retained on-site.

			Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	- All snow storage areas have been planned to accommodate access, safety, trash pickup services, and utility services.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	- The proposed snow storage areas are proposed for natural grass species seeding that are hardy, moderately salt tolerant, and resilient to heavy snow.
2. Building Design: 6A.8 (A) 2, items (a) thru (m)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2a	The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	<ul style="list-style-type: none"> - The surrounding buildings are mainly aircraft hangars, the airport terminal, storage facilities, and airport operations buildings. Adjacent to this site are a variety of industrial and commercial uses. - The proportion, size, shape, and rooflines of the proposed structure are compatible with surrounding buildings. The proposed Airport Operations Building is comprised of a two main flat roof massing components. - The Administration portion of the facility is covered by a lower height flat roof while the ARFF and Snow Removal functions are covered with a relatively higher flat roof (24’). - The variation of the building heights is intended to reduce the bulk massing of the building and provide visual interest. The proportion, shape, and size of the rooflines are consistent with existing aircraft hangars and service buildings on the airport site, and also consistent with buildings located in the surrounding area within the Airport Way Subdivision. - The choice of materials for the façade of the building matches the surrounding buildings in Airport West and within the airport campus.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2b	Standardized corporate building designs are prohibited.
			Staff Comments	- The design is not a standard corporate design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.

			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The design breaks up the scale of the building with a varied roofline, awnings, materials, and other aspects that reduce the overall scale.</i> - <i>At the ground level pedestrian/visitor side of the building the project proposes a relatively lower building mass, pedestrian circulation amenities, landscape features and projecting roof elements that provide shade and protection from weather, the main building entrance, and significant fenestration.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2d	The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Not applicable. No street is adjacent to this site.</i> -
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2e	Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The project is for new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The proposed design succeeds by incorporating varying materials, textures and colors to create a cohesive design that is appealing and scaled down.</i> - <i>The exterior walls of the proposed Airport Operations Building incorporate the use of varying materials, textures, and colors.</i> - <i>The exterior wall cladding proposed for the project is a mix of metal wall panels with varying color and profiles proportional to the scale and different massing components of the Administration and ARFF and Snow Removal area.</i> - <i>The window colors are of a dark bronze color that is compatible with both wall color finish selections and the exterior architectural sun shade devices are of a varying color compatible with the adjacent wall finish material.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2g	Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The proposed building colors and facades are compatible with existing buildings at the airport and within the Airport West subdivision.</i> - <i>The applicant has expressed that the design of the building is intended to make for a more appealing entrance to the Friedman Memorial Airport.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2h	Flat-roofed buildings over two stories in height shall incorporate roof elements such as

				parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	- Two roofs are proposed for the administrative and ARFF function at 14' and 24' respectively. The higher flat roof building portion of the ARFF and Snow Removal is proposed with cantilevered architectural sun shade devices. Varying materials help in breaking up the roof lines and scaling down the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2i	<p>All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<p>The proposed Airport Operations Building proposes among others, the following energy efficient strategies:</p> <ol style="list-style-type: none"> 1. The long axis building wall plane solar orientation is very close to 30 degrees of true south. 2. The project will incorporate metal thermal break insulated double glazing window units. 3. The window and door units will be provided with low emissivity glazing. 4. All windows have roof projections for weather protection or sun screening. 5. High clerestory windows and integrated overhead door glazing provide significant daylighting to reduce the overall lighting demand within the interior spaces. 6. Motion Activated parking area lighting which dims automatically during low-use periods
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2j	Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff</i>	- No roof pitches are proposed. Roofs are flat.

			<i>Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2k	Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	- All proposed roof drainage components will be internally drained within the building and extended to below grade drainage structures. Overflow drain outlets will be located per the building code requirements and in appropriate locations where freezing will not create pedestrian hazards.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2m	A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	- N/A
3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (A) 3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3a	Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	- No accessory structures are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3b	Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	- N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	- All new fencing will match existing on the airport site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	- All new fencing will match existing. The approach to the airport has been designed to be more inviting and accommodating, including the fencing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3e	All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.

			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All roof mounted mechanical equipment is screened with architectural metal screens with a finish and color compatible with the building. - All roof mounted equipment has been placed in the center of the roof to minimize any visual impacts from the ground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - No alternative energy sources are located on the building.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3g	All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All mechanical equipment is roof-mounted - All roof mounted mechanical equipment is screened with architectural metal screens with a finish and color compatible with the building. - All roof mounted equipment has been placed in the center of the roof to minimize any visual impacts from the ground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All utility and services lines will be installed underground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3i	Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - N/A
4. Landscaping: 6A.8 (A) 4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4a	Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The landscape plan indicates that plantings will be drought tolerant and proposes native and hardy evergreens, grasses, and deciduous trees. The following is the proposed species and quantities: <ul style="list-style-type: none"> - (29) Ponderosa Pine for street trees - (8) Lodgepole Pine for landscape trees - (15) Swedish Aspens for landscape trees - (350) Ornamental grasses and shrubs <ul style="list-style-type: none"> ▪ Feather Reed Grass ▪ Blue Oat Grass ▪ Ribbon Grass

				<ul style="list-style-type: none"> - (22) Evergreen Shrubs <ul style="list-style-type: none"> ▪ Dwarf Mugo Pin ▪ Compressed Scotch Pine ▪ Spreading Yew ▪ Black Arborvitae
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All plant species are native to Idaho and/or hardy to Zone 4 and below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The landscape plan details an irrigation system that incorporates automatic sprinkler system with water conservation technologies. - Water conservation techniques include drip irrigation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4d	Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - All trees shown will have a caliper of at least 5 inches with planting height of 8'-10' - Ground covers are a mix of hardy native grasses and low-lying shrubs. - NOTE: FAA regulations do not allow large deciduous trees within close proximity of aircraft operations for safety considerations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4e	Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Not applicable to this zoning district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4f	Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Not applicable to this zoning district.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>All storm water will be retained on site.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	- A maintenance plan has been submitted with the landscape plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4i	Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4j	Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4k	Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4l	Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4m	Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	- No retaining walls are proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4n	Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	- No retaining walls are proposed

Design Review Requirements for Non-Residential Buildings located in B, LB, or TN Zoning Districts (6.A.8.B. 1-3)				
1. Site Planning: 6A.8.B.1				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.1.a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.1.b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks underground utilities for new dwelling units.

			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
2. Building Design: 6A.8.B.2.a-9				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.c	c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.d	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.f	f. Fire department staging areas shall be incorporated into the design elements of the building
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: i) Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii) Stepping down the massing of the building along the site’s edge; and iii) Limiting the length of or articulating building facades to reflect adjacent residential patterns

			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>
4. Landscaping: 6A.8.B.3.a				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.3.a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	- <i>Not applicable to this zoning district.</i>

Design Review Requirements for Non-Residential Buildings located in LI, SCI, TI or A Zoning Districts (6.A.8.C. 1)				
1. Site Planning: 6A.8.C.1				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.C.1.a	Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Buildings have been designed to eliminate “back” sides of the building to be more appealing to adjoining properties and visitors to the airport.</i> - <i>Vehicle circulation is primarily accessed along a private driveway that will be lined with evergreens and low-lying landscaping. No access easements are required. No complaints have been received concerning access to the airport.</i> - <i>Parking has been planned to accommodate all parking needs on site without the need to encroach on adjoining properties.</i> - <i>All drainage will be retained on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.C.1.b	Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.
			<i>Staff Comments</i>	- <i>A main access drive and separate egress drive efficiently facilitate circulation through the airport.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.C.1.C	Vehicle circulation, parking and loading shall not block pedestrian access ways.
			<i>Staff Comments</i>	- <i>With the access and egress drives located off all public streets, pedestrian conflicts have been minimized.</i>

6A.6 Criteria.

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

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

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.

- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) All utilities will be located underground, consistent with 6A.9.C.1.

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

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

Motion Language

Approval:

Motion to approve the design review application submitted by the Friedman Memorial Airport Authority for approval of a new Airport Operations Building, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (h) are met.

Denial:

Motion to deny the design review application submitted by the Friedman Memorial Airport Authority for approval of a new Airport Operations Building, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the design review application submitted by the Friedman Memorial Airport Authority for approval of a new Airport Operations Building to _____ [Commission should specify a date].

RECEIVED
MAY 02 2014

City of Hailey - Design Review Application

Submittal Date: 5 / 2 / 2014

Project Name: FMA TERMINAL EXPANSION AND RENOVATION Parcel No. RPH 2N18015010
Legal Description of Property: Subdivision FR SEC. 10, 15 & 22 Loc(s) TAX LOT 8151, Block _____
Street Address of Property: 1610 AIRPORT CIRCLE, HAILEY, ID 83333
Current Zoning of Property: A - AIRPORT DISTRICT Year of original construction: _____
(Only applicable if property is within the Townsite Overlay)
Existing building gross sq. ft. (if applicable) 14,514 Proposed addition or new construction sq. ft. 14,940 + 798

Name of Owner of the Property: FRIEDMAN MEMORIAL AIRPORT AUTHORITY
Mailing Address: P.O. Box 929 City: HAILEY State: ID Zip: 83333
Phone: (208) 788-4956 Fax: () _____ Cell: () _____
Email Address: vick@flyfma.com

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: Richard Baird Date: 4 / 28 / 2014

Name of individual to contact on behalf of Trust or LLC (if applicable): RICHARD BAIRD, AIRPORT MANAGER
Mailing Address: P.O. Box 929 City: HAILEY State: ID Zip: 83333
Phone: (208) 788-4956 Fax: () _____ Cell: () _____
Email Address: vick@flyfma.com

Application Contact (if different than above): JAN HORSFALL
**Application Contact will be the Planning Department's primary point of contact for questions related to the application.
Mailing Address: 6501 WATTS ROAD City: MADISON State: WI Zip: 53719
Phone: (608) 443-0531 Fax: () _____ Cell: () _____
Email Address: jan.horsfall@meadhunt.com
Signature: J. Horsfall Date: 5 / 2 / 2014

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

FOR CITY USE ONLY Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

<input checked="" type="checkbox"/> Commercial, Mixed-Use or Multi-Family.....	\$ 450.00
plus \$25 / 1,000 gross square feet..... (116)	\$ 393.45
OR <input type="checkbox"/> Single-Family Dwelling, Duplex or Accessory Structure in TO.....	\$ 250.00
OR <input type="checkbox"/> No Substantial Impact..... (Mailing only).....	\$ 75.00
OR <input type="checkbox"/> Modification to DR Approval... (No publication or mailing).....	\$ 50.00
OR <input type="checkbox"/> DR Exemption... (No publication or mailing).....	\$ 30.00
► Publication cost.....	\$ 40.00
Mailing (# of addresses <u>180</u>) x (. <u>49</u> postage + .15 paper, envelope & label)	\$ 115.20
<i>DO NOT COUNTY DUPLICATES OR CITY OF HAILEY</i>	
Total Due.....	\$ <u>998.65</u>

DESIGN REVIEW—APPLICATION CHECKLIST

RECEIVED

MAY 02 2014

CITY OF HAILEY

Project Name: _____

City Use Only

Certified Complete by: _____

Date: ____/____/____

The following items must be submitted with the application for the application to be considered complete (✓):

Yes/	No	Item	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	The completed Design Review application form including project name and location, and applicant and representative names and contact information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	One (1) 24" x 36" set of plans and survey and one (1) 11" x 17" set showing at a minimum the following:
<input type="checkbox"/>	<input type="checkbox"/>	a.	Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
<input type="checkbox"/>	<input type="checkbox"/>	b.	Drainage plan (grading, catch basins, piping, and dry-wells).
<input type="checkbox"/>	<input type="checkbox"/>	c.	Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
<input type="checkbox"/>	<input type="checkbox"/>	d.	Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation, and snow storage. List square footage of subject property including lot dimensions.
<input type="checkbox"/>	<input type="checkbox"/>	e.	Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping including species type, size and quantity).
<input type="checkbox"/>	<input type="checkbox"/>	f.	Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
<input type="checkbox"/>	<input type="checkbox"/>	g.	Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
<input type="checkbox"/>	<input type="checkbox"/>	h.	Exterior Lighting plan, pursuant to Article VIII B, of the Zoning Ordinance (location, height, type, and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
<input type="checkbox"/>	<input type="checkbox"/>	i.	Sign plan (location, dimensions and lighting). <i>TBD</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	Plans and drawings for all buildings, except Single Family Dwellings and Accessory Structures, shall be prepared and stamped by an Idaho licensed architect.
<input type="checkbox"/>	<input type="checkbox"/>	4.	A materials and colors sample board. Each sample should be approximately 12"x12" in size.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.	One (1) colored rendering of at least one side of the proposed building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
<input type="checkbox"/>	<input type="checkbox"/>	7.	A list of the names and addresses of all property owners and residents within three hundred (300) feet of the exterior boundaries of the subject property, in a format acceptable to the City. (Names and addresses can be obtained using the Blaine County map server http://maps.co.blaine.id.us/ or from the Blaine County Assessor's office)
<input type="checkbox"/>	<input type="checkbox"/>	8.	Other information as required by the Administrator, Hearing Examiner or the Commission.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.	Electronic PDF copies of all documents and materials listed above. (RECOMMENDED)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.	Written statement of how each design review standard is met. (RECOMMENDED)
<input type="checkbox"/>	<input type="checkbox"/>	11.	Payment of applicable fees.

City Use Only:

Verify that application is complete
 Double check address
 Advise applicant if Lot Line Adjustment is needed

Check following basic standards:

- Density
- Setbacks
- Height (plans must show elevation points of record grade)
- Lot coverage
- Floor area
- Required Parking Spaces

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City of Hailey - Design Review Application

Submittal Date: _____

Project Name: AIRPORT OPERATIONS BUILDING Parcel No. RPH 2N1801500180

Legal Description of Property: Subdivision FR SEC. 10, 15, & 22 Lot(s) TAX LOT 8151, Block _____

Street Address of Property: 1616 AIRPORT CIRCLE, HAILEY, ID 83333

Current Zoning of Property: AIRPORT DISTRICT A Year of original construction: _____

Existing building gross sq. ft. (if applicable) _____ Proposed addition or new construction sq. ft. 14,146 SQ. FT.

Name of Owner of the Property: FRIEDMAN MEMORIAL AIRPORT AUTHORITY

Mailing Address: P.O. BOX 929 City: HAILEY State: ID Zip: 83333

Phone: (208) 788 - 4956 Fax: () _____ Cell: () _____

Email Address: rick@flyfma.com

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: Richard Baird Date: 4/28/2014

Name of individual to contact on behalf of Trust or LLC (if applicable): RICHARD BAIRD - AIRPORT MANAGER

Mailing Address: P.O. BOX 929 City: HAILEY State: ID Zip: 83333

Phone: (208) 788 - 4956 Fax: () _____ Cell: () _____

Email Address: rick@flyfma.com

Application Contact (if different than above): MICHAEL BULLS, AIA - RUSCITTO/LATHAM/BLANTON

**Application Contact will be the Planning Department's primary point of contact for questions related to the application.

Mailing Address: P.O. BOX 419 City: SUN VALLEY State: ID Zip: 83353

Phone: (208) 726 - 5608 Fax: (208) 726 - 1033 Cell: () _____

Email Address: mbulls@rlb-sv.com

Signature: Michael Bulls Date: 5/2/2014

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

FOR CITY USE ONLY Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

<input checked="" type="checkbox"/> Commercial, Mixed-Use or Multi-Family.....	\$ 450.00
plus \$25 / 1,000 gross square feet.....	\$ 353.65
OR <input type="checkbox"/> Single-Family Dwelling, Duplex or Accessory Structure in TO.....	\$ 250.00
OR <input type="checkbox"/> No Substantial Impact..... (Mailing only).....	\$ 75.00
OR <input type="checkbox"/> Modification to DR Approval... (No publication or mailing).....	\$ 50.00
OR <input type="checkbox"/> DR Exemption... (No publication or mailing).....	\$ 30.00
- Publication cost.....	\$ 40.00
Mailing (# of addresses <u>180</u>) x (<u>.49</u> postage + .15 paper, envelope & label)	\$ 115.20
DO NOT COUNTY DUPLICATES OR CITY OF HAILEY	
Total Due.....	\$ 958.85

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CITY OF HAILEY

DESIGN REVIEW—APPLICATION CHECKLIST

Project Name:	City Use Only Certified Complete by: CITY OF HAILEY Date: ___/___/___
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The following items must be submitted with the application for the application to be considered complete (✓):

Yes	No	Item	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	The completed Design Review application form including project name and location, and applicant and representative names and contact information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	One (1) 24" x 36" set of plans and survey and one (1) 11" x 17" set showing at a minimum the following:
<input type="checkbox"/>	<input type="checkbox"/>		✓ a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
<input type="checkbox"/>	<input type="checkbox"/>		✓ b. Drainage plan (grading, catch basins, piping, and dry-wells).
<input type="checkbox"/>	<input type="checkbox"/>		✓ c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
<input type="checkbox"/>	<input type="checkbox"/>		✓ d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation, and snow storage. List square footage of subject property including lot dimensions.
<input type="checkbox"/>	<input type="checkbox"/>		✓ e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping including species type, size and quantity).
<input type="checkbox"/>	<input type="checkbox"/>		✓ f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
<input type="checkbox"/>	<input type="checkbox"/>		✓ g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
<input type="checkbox"/>	<input type="checkbox"/>		✓ h. Exterior Lighting plan, pursuant to Article VIII B, of the Zoning Ordinance (location, height, type, and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
<input type="checkbox"/>	<input type="checkbox"/>		✓ i. Sign plan (location, dimensions and lighting). TBD
<input type="checkbox"/>	<input type="checkbox"/>	3.	Plans and drawings for all buildings, except Single Family Dwellings and Accessory Structures, shall be prepared and stamped by an Idaho licensed architect.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.	A materials and colors sample board. Each sample should be approximately 12"x12" in size.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.	One (1) colored rendering of at least one side of the proposed building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
<input type="checkbox"/>	<input type="checkbox"/>	7.	✓ <i>cash</i> A list of the names and addresses of all property owners and residents within three hundred (300) feet of the exterior boundaries of the subject property, in a format acceptable to the City. (Names and addresses can be obtained using the Blaine County map server http://maps.co.blaine.id.us/ or from the Blaine County Assessor's office)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. <i>NA</i>	Other information as required by the Administrator, Hearing Examiner or the Commission.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9.	Electronic PDF copies of all documents and materials listed above. (RECOMMENDED)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.	Written statement of how each design review standard is met. (RECOMMENDED)
<input type="checkbox"/>	<input type="checkbox"/>	11. <i>NA</i>	Payment of applicable fees.

City Use Only:

<input checked="" type="checkbox"/> Verify that application is complete <input type="checkbox"/> Double check address <input type="checkbox"/> Advise applicant if Lot Line Adjustment is needed	Check following basic standards: <input type="checkbox"/> Density <input type="checkbox"/> Setbacks <input type="checkbox"/> Height (plans must show elevation points of record grade) <input type="checkbox"/> Lot coverage <input type="checkbox"/> Floor area <input type="checkbox"/> Required Parking Spaces
--	---

Plans and submittals for the Friedman Memorial Airport Design Review request are available via separate link on the City of Hailey website, under the link for the June 9, 2014 Planning and Zoning meeting: <http://haileycityhall.org/meetings/planning>

The airport plans are in excess of 42 megabytes



115 MAIN STREET S. SUITE H
 HAILEY, ID 83333
 PHONE: (208) 788-4221
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
111839546	05/08/2014
DUE DATE	CUSTOMER ACCOUNT NUMBER
05/09/2014	4996
AMOUNT DUE	TERMS:
998.65	Open Terms

BILL TO:

FRIEDMAN MEMORIAL AIRPORT AUTH

1616 AIRPORT WAY
 HAILEY ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION
 WITH YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY
 115 S MAIN ST STE H
 HAILEY, ID 83333

INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW	1	843.45	843.45
PLANNING PUBLICATION	1	40.00	40.00
PLANNING POSTAGE	1	115.20	115.20
			998.65
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208)788-4221
 Office Hours: 9:00 a.m. - 5:00 p.m.
 Monday thru Friday



115 MAIN STREET S. SUITE H
 HAILEY, ID 83333
 PHONE: (208) 788-4221
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
111839547	05/08/2014
DUE DATE	CUSTOMER ACCOUNT NUMBER
05/09/2014	4996
AMOUNT DUE	TERMS:
958.85	Open Terms

BILL TO:

FRIEDMAN MEMORIAL AIRPORT AUTH

1616 AIRPORT WAY
 HAILEY ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION
 WITH YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY
 115 S MAIN ST STE H
 HAILEY, ID 83333

INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW	1	803.65	803.65
PLANNING PUBLICATION	1	40.00	40.00
PLANNING POSTAGE	1	115.20	115.20
			958.85
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208)788-4221
 Office Hours: 9:00 a.m. - 5:00 p.m.
 Monday thru Friday

1030 AIRPORT WAY LLC		PO BOX 4108	HAILEY ID 83333-0000
1999 ELECTRA WAY LLC	C/O THOMAS & JOHNSTON	PO BOX 3234	KETCHUM ID 83340-0000
213 TZ LLC	ZIEGLER THOMAS P (MEMBER)	113 ABBY RD	HAILEY ID 83333-0000
42401 LLC	C/O JOHN SEILLER	PO BOX 6090	KETCHUM ID 83340-0000
466 CORPORATION	C/O SCARAB ENTERPRISES	100 SKY PARK DR	MONTEREY CA 93940-0000
5B HANGAR LLC	C/O PETER STURDIVANT	PO BOX 968	HAILEY ID 83333-0000
875 EAST ASSOCIATES LLC		1225 E HARVARD AVE	SALT LAKE CITY UT 84015- 0000
ACORN CAPITAL LLC		BOX 226789	LOS ANGELS CA 90022- 0000
AERO HANGERS ASSOCIATION		BOX 4299	KETCHUM ID 83340-0000
AIRPORT LLC		PO BOX 9200	KETCHUM ID 83340-0000
AIRPORT WEST BUSINESS PARK OWNERS ASSOCIATION INC	C/O ENGEL & ASSOCIATES LLC	101 E BULLION ST STE 3C	HAILEY ID 83333-0000
AIRPORT WEST LLC		BOX 1607	BELLEVUE WA 98009-0000
ANGEL NEST LLC		BOX 3269	HAILEY ID 83333-0000
ATENCIO JON	ATENCIO IDA MAWBY	3690 E BRIGHTON POINT DR	SALT LAKE CITY UT 84121- 0000
ATKINSON DON R	ASSP LLC	901 CANYON RD	HAILEY ID 83333-0000
BASHAW BRETT D TRUSTEE	BASHAW PATRICIA I E TRUSTEE	301 E EDGEWATER AVE	NEWPORT BEACH CA 92661-0000
BEER TRACI A		BOX 3270	HAILEY ID 83333-0000
BERMAN DAVID LEE	BERMAN CHRISTINE- TRUSTEES	BOX 1738	CAVE CREEK AZ 85327- 0000
BIGG LLC		PO BOX 3011	HAILEY ID 83333-0000

BINE RENE		BOX 4148	HAILEY ID 83333-0000
BLAINE COUNTY		206 S 1ST AVE STE 200	HAILEY ID 83333-0000
BLAINE COUNTY SCHOOLS		118 W BULLION ST	HAILEY ID 83333-0000
BLUE SKY INC		BOX 569	SUN VALLEY ID 83353-0000
BOGGS CHARLES R	BOGGS TRACY D	5928 WEDGEWOOD DR	GRANITE BAY CA 95746- 6704
BRAATZ JAMES A	BRAATZ SHELLEY K	BOX 3781	HAILEY ID 83333-0000
BRIDGMAN SUE ELLEN	DOWEN JAMES	BOX 361	SUN VALLEY ID 83353-0000
BROWN DAVID F		PO BOX 2936	BATTLE GROUND WA 98604-0000
BRUESS SCOTT		BOX 4664	HAILEY ID 83333-0000
BRYAN RON R	BRYAN CARLA P	2320 CALLELA SERNA	SAN CLEMENTE CA 92672-0000
BUTLER LINDA DEAN ANDERSON		BOX 1031	HAILEY ID 83333-0000
CALLIOPE INVESTMENT COMPANY LLC		PO BOX 1482	SUN VALLEY ID 83353-0000
CAMPBELL JOHN TRUSTEE	CAMPBELL JENNIFER LYONS TRUSTEE	PO BOX 986	HAILEY ID 83333-0000
CAPILANO INVESTMENTS LTD	C/O ROBERT KAPLAN	PO BOX 1659	SUN VALLEY ID 83353-0000
CE LLC	C/O RPS	BOX 1271	KETCHUM ID 83340-0000
CHAPPELL JANET		PO BOX 2709	KETCHUM ID 83333-0000
CIRCLE 16 LLC		1712 PIONEER AVE STE 100	CHEYENNE WY 82001-0000

CLARK LARRY M	CLARK NOELLE L	225 BROADFORD HIGHLANDS LN	HAILEY ID 83333-5517
CRONIN MICHAEL	CRONIN MICHELE VILLARROEL	BOX 3696	HAILEY ID 83333-0000
CROUL JOHN V-TRUSTEE	CROUL TRUST	1901 BAYADERE TERRACE	CORONA DEL MAR CA 92625-0000
CROW PETER	CROW LISA	BOX 2741	KETCHUM ID 83340-0000
DARLING CARY R	DARLING TAMMIE L	1811 BRIARWOOD DR	HAILEY ID 83333-0000
DINGMAN DAVID L		10 LONE PINE RD	HAILEY ID 83333-0000
DOWNARD BYRON	DOWNARD LINDA	BOX 29	BELLEVUE ID 83313-0000
DOWNARD OWEN R	DOWNARD CAROL A	PO BOX 1266	HAILEY ID 83333-0000
DUKE PATTI L		BOX 183	HAILEY ID 83333-0000
DUNN ALEXANDER J	DUNN CHANTE D	PO BOX 2752	HAILEY ID 83333-0000
ECCLES FLYING HAT RANCH		BOX 3028	SALT LAKE CITY UT 84110-0000
ECCLES FLYING HAT RANCH		BOX 3028	SALT LAKE CITY UT 84110-0000
EUSTIS HOLDINGS LLC		11287 MARINE VIEW DR SW	SEATTLE WA 98146-0000
EVANS MELVIN BRYAN	EVANS JANET L	1142 BUTTERCUP RD	HAILEY ID 83333-0000
FEDERAL NATIONAL MORTGAGE ASSOCIATION		PO BOX 650043	DALLAS TX 75265-0043
FISHER GEORGE B LLC		PO BOX 598	SUN VALLEY ID 83353-0000
FLORES ERIK ORTEGA	ORTEGA VANESSA A	PO BOX 1853	HAILEY ID 83333-0000
FORSTROM LAURIE		970 W BROADWAY PMB 513	JACKSON WY 83001-9475

FOX-T182T LLC	WILSON DAVID	BOX 6770	KETCHUM ID 83340-0000
FRIEDMAN MEMORIAL AIRPORT AUTHORITY		PO BOX 929	HAILEY ID 83333-0000
FRIEDMAN PARTNERS		PO BOX 1607	BELLEVUE WA 98009-0000
GARDNER ROBERT E	GARDNER KATHRYN A	BOX 1200	HAILEY ID 83333-0000
GEUIN RONALD	GEUIN MARLOW	BOX 1689	SUN VALLEY ID 83353-0000
GOLF SIERRA LLC		7683 SE 27TH ST #283	MERCER ISLAND WA 98040-0000
GOLLEHER AIRPORT WEST 1 LLC		145 S GOLDEN EAGLE DR	HAILEY ID 83333-0000
GORDON BOB		BOX 4859	KETCHUM ID 83340-0000
GRIFFIN Z WAYNE JR TRUSTEE	GRIFFIN CYNTHIA TRUSTEE	BOX 5807	KETCHUM ID 83340-0000
GRIMBERG WILLIAM P & BRITTA LN		BOX 2667	HAILEY ID 83333-0000
HAEMMERLE RELI L		BOX 44	HAILEY ID 83333-0000
HAILEY CONGREGATION OF JEHOVAHS WITNESSES INC		PO BOX 1842	HAILEY ID 83333-0000
HAILEY GARAGES LLC	C/O MY SUN VALLEY HOME	PO BOX 1441	KETCHUM ID 83340-0000
HAILEY SWEETWATER PARTNERS LLC		4401 N MESA ST	EL PASO TX 79902-1107
HALVERSON FRANK D	KENT MARCIA	BOX 944	HAILEY ID 83333-0000
HEFFERNAN MICHAEL V JR		1568 NE COHO CT	WOOD VILLAGE OR 97060-0000
HEFFNER STEVE		PO BOX 2067	HAILEY ID 83333-0000
HEFFNER STEVEN A		BOX 2067	HAILEY ID 83333-0000
HEIER DAVID F		2770 S SKY RANCH LOOP	PALMER AK 99645-0000

HELM CHARLES J TRUSTEE	HELM JANICE L TRUSTEE	7364 GOOSE MEADOW WAY	ROSEVILLE CA 95747-0000
HERNANDEZ JOSE		PO BOX 3887	KETCHUM ID 83340-0000
HIRNER WALDEMAR	HIRNER NADJA	BOX 1142	SUN VALLEY ID 83353-0000
HOBSON PHILIP TRUSTEE	HOBSON MARY K TRUSTEE	11780 W LA DE DA LN	PRESCOTT AZ 86305-0000
HOCH JAMES JOHN TRUSTEE	KELLY CONNIE DIANE TRUSTEE	2774 LEVANTE ST	CARLSBAD CA 92009-0000
HOPE CLIVE B	HOPE RUTH M	PO BOX 3337	HAILEY ID 83333-0000
HORSE BARN LLC		141 CITATION WAY STE 7	HAILEY ID 83333-0000
IDAHO TRANSPORTATION DEPT		216 S DATE ST	SHOSHONE ID 83352-0000
JOHNSON RANDY WARREN	JOHNSON KARI SUE	209 BAYHORSE RD	BELLEVUE ID 83313-0000
JUAREZ ARTURO RUIZ	DE RUIZ JUAREZ MARIA E	PO BOX 714	BELLEVUE ID 83313-0000
JULIAN BARBARA LYN		BOX 3085	HAILEY ID 83333-0000
KAPLAN ROBERT M TRUSTEE	ROBERT M KAPLAN 2003 TRUST	PO BOX 2600	SUN VALLEY ID 83353-2600
KINGBEAR LLC	STUMPH TRENT	PO BOX 3818	KETCHUM ID 83340-0000
KINGLAND LEROY D TRUSTEE	LEROY D KINGLAND REVOCABLE LIVING TRUST	227 BELLEVUE WAY NE PMB 1	BELLEVUE WA 98004-0000
KIRKMAN VICKI JUNE	C/O KAREN KIRKEIDE	3523 HILLIARD RD	JACKSONVILLE FL 32217-0000
KRANZ SUSAN	RUIZ ELVIS	1711 BRIARWOOD DR	HAILEY ID 83333-0000

KREMER PETER C TRUSTEE	KREMER 1979 TRUST	260 NEWPORT CTR DR STE 505	NEWPORT BEACH CA 92660-0000
LALONE STEVEN A		PO BOX 2552	HAILEY ID 83333-0000
LANDAU MICHAEL	LANDAU SHARON	BOX 5434	KETCHUM ID 83340-0000
LE QUANG		BOX 3218	HAILEY ID 83333-0000
LISTON NANCY		624 KELLY CT	GARNERVILLE NV 89460-0000
LITTLE WOOD RIVER PROPERTIES LLC		PO BOX 213	CAREY ID 83320-0000
LIVERMORE HARRY EUGENE TRUSTEE	LIVERMORE SUSAN GENE TRUSTEE	PO BOX 4690	KETCHUM ID 83340-0000
LOCKHART PATRICK	C/O LOCKHART IVNVESTMENT S	PO BOX 25260	PORTLAND OR 97298-0260
LOMAS-SUN VALLEY LLC		1662 DEL MONTE WAY	MORAGA CA 94556-0000
LOMAX EDNA MARIAN		BOX 4104	HAILEY ID 83333-0000
LOT 7 BLOCK 4 LLC		BOX 4380	KETCHUM ID 83340-0000
MAGUIRE PATRICK J M	MAGUIRE MARINA	BOX 2608	HAILEY ID 83333-0000
MANNING BRYAN R		BOX 4143	HAILEY ID 83333-0000
MARCHBANKS JOSEPH BRENT	CRAIGHILL CAROL E	1207 N 14TH ST	BOISE ID 83702-0000
MARTINEZ BENITO		PO BOX 280	HAILEY ID 83333-0000
MATTHIESEN CHARLES L	MATTHIESEN DAWN F	BOX 2540	KETCHUM ID 83340-0000
MAXWELL RICK		PO BOX 148	HAILEY ID 83333-0000
MAZZOLA CHRIS	MAZZOLA PENNY	BOX 839	SUN VALLEY ID 83353-0000
MC HUGH WILLIAM M	DE GRANDE JOANN	4009 W BERTONA ST	SEATTLE WA 98199-0000

MC LAUGHLIN JAMES D	MC LAUGHLIN WILLA K	BOX 6	KETCHUM ID 83340-0000
MENDOZA CRESENCIO	MENDOZA ERLINDA	PO BOX 2637	KETCHUM ID 83340-0000
MENNE IDAHO I LLC		777 N FIRST ST STE 600	SAN JOSE CA 95112-0000
MICHAEL FOLKS SHOWROOM INC	BENEFIT PENSION PLAN	BOX 80184	SEATTLE WA 98108-0000
MONJARAS MANUEL	MONJARAS CELINA	BOX 821	HAILEY ID 83333-0000
MORIN A J	C/O LANCE BREWER	3183 E AIRWAY AVE	COSTA MESA CA 92626-0000
NELSEN THOMAS S	NELSEN ROXANNE C	616 JUNIPER SIERRA BLVD	STANFORD CA 94305-0000
NELSON BRENT C	NELSON JERRY H CO-TRUSTEE	PO BOX 1480	HAILEY ID 83333-0000
NELSON HELEN V	KING SUSAN RUTT TRUST	BOX 2619	SUN VALLEY ID 83353-0000
NELSON RICHARD W		BOX 1326	HAILEY ID 83333-0000
NEUMANN DANIEL L	NEUMANN CATHLEEN F	BOX 2882	HAILEY ID 83333-0000
NICHOLSON ROBERT	NICHOLSON LYNNE	PO BOX 3315	SUN VALLEY ID 83353-0000
O'GARA EDWARD F III TRUSTEE	O'GARA FAMILY TRUST	BOX 4964	KETCHUM ID 83340-0000
ORTEGA ANTONIO	FRIAS-CALDERA YAZMIN	PO BOX 4715	HAILEY ID 83333-0000
PARIS RICHARD F		113 BLACKFEET DR	HAILEY ID 83333-0000
PETER LEWIS ENTERPRISES INC		BOX 548	KETCHUM ID 83340-0000
PHIPPS MERLE		2951 GLENBROOK DR	HAILEY ID 83333-0000
PISTOL CREEK FINANCIAL COMPANY		BOX 1607	BELLEVUE WA 98009-0000

PORTAGE BAY PARTNERS LLC		BOX 523	MEDINA WA 98039-0000
QUISPE KAREN E AGUIRRE		PO BOX 2901	HAILEY ID 83333-0000
RAINEY & RAINEY LLC		PO BOX 2790	HAILEY ID 83333-0000
RATCLIFFE BRAD	RATCLIFFE DAPHNE	2931 GLENBROOK DR	HAILEY ID 83333-0000
REYNOLDS TODD N		BOX 1354	HAILEY ID 83333-0000
ROCKY MOUNTAIN APPLIANCE SERVICE LLC		PO BOX 2830	HAILEY ID 83333-0000
ROCKY MOUNTAIN HARDWARE INC		BOX 4108	HAILEY ID 83333-0000
ROGNESS CLARK	C/O CHAR ENGELSTAD	BOX 122	FAIRFIELD ID 83327-0000
ROKAN PARTNERS LP	C/O RPS	PO BOX 1271	KETCHUM ID 83340-0000
RUIZ LORENA		PO BOX 2264	HAILEY ID 83333-0000
RUIZ VIDAL	VARGAS DE RUIZ MA SOCORRO	PO BOX 2967	HAILEY ID 83333-0000
SARGENT BARABARA L		BOX 2559	HAILEY ID 83333-0000
SCHER JEROME	SCHER BARBARA	BOX 485	HAILEY ID 83333-0000
SCOTT SANDY S		BOX 2215	SUN VALLEY ID 83353-0000
SILVER CREEK PROPERTY HOLDINGS LLC		PO BOX 1108	BURLEY ID 83318-0000
SIMPSON PATRICK		726 PAHSIMEROI RD	MAY ID 83253-0000
SOUND CONTAINER		14408 NE 20TH ST	BELLEVUE WA 98007-3711
SOUTH COVE VENTURES L L C		BOX 1607	BELLEVUE WA 98009-0000
SPECTOR WAYNE		BOX 4591	KETCHUM ID 83340-0000

SPRENGER GRUBB & ASSOCIATES INC	C/O DAVID ANDERSON	7103 N PENNCROSS WAY	MERIDIAN ID 83646-0000
SPRING MEADOW L L C		BOX 1565	HAILEY ID 83333-0000
ST LUKES WOOD RIVER MEDICAL CENTER LTD	ATTN: ACCOUNTING DEPT	190 E BANNOCK	BOISE ID 83712-0000
STEVENS ROBERT G		BOX 308	KETCHUM ID 83340-0000
SUN VALLEY AVIATION INC		BOX 1085	HAILEY ID 83333-0000
SUN VALLEY SHOPPING CTR INC		BOX 2088	KETCHUM ID 83340-0000
SUNSET PROPERTIES LLC		2510 N POST RD	ANCHORAGE AK 99501-0000
SVEI DONNA		BOX 6755	KETCHUM ID 83340-0000
TERRAZAS EDWARD P		BOX 2665	HAILEY ID 83333-2665
THERRIEN CORNEIL MARCIA		BOX 828	KETCHUM ID 83340-0000
THOMAS DANIEL P		BOX 6727	KETCHUM ID 83340-0000
TOMPKINS STEVEN A		BOX 1808	KETCHUM ID 83340-0000
TUCKER RICHARD R	TUCKER PAMELA J	PO BOX 713	HAILEY ID 83333-0000
URANUS LLC		BOX 3163	HAILEY ID 83333-0000
URBANY SAMUEL E	URBANY ALEXIS A	BOX 2863	HAILEY ID 83333-0000
VALLEY SELF STORE PARTNERSHIP		BOX 1469	HAILEY ID 83333-0000
VALLEY SELF STORE PARTNERSHIP		BOX 1469	HAILEY ID 83333-0000
VINAGRE GARY E TRUSTEE	GARY E VINAGRE INDIVIDUAL 401K	BOX 90	KETCHUM ID 83340-0000
VP COMPANIES INC		PO BOX 284	SUN VALLEY ID 83353-0000
WACKERLI LUEVA	WACKERLI STEVE	2908 HOMESTEAD LN	IDAHO FALLS ID 83404-0000

WALSH JEFFREY MICHAEL		1735 BRIARWOOD DR	HAILEY ID 83333-0000
WAREHOUSE WEST CONDO OWNERS		BOX 1541	HAILEY ID 83333-0000
WEISS J R	WEISS PAMELA A	24 GREENWAY PLAZA #1304	HOUSTON TX 77046-0000
WESTFALL TERESA		12160 PENDERVIEW TER APT 1123	FAIRFAX VA 22033-4757
WOOD RIVER VALLEY HANGER ASSOC	C/O TIM JENESON	PO BOX 477	KETCHUM ID 83340-0000
WOODWARD DAVID		PO BOX 7680	KETCHUM ID 83340-0000
ZIEGLER THOMAS P TRUST		113 ABBY RD	HAILEY ID 83333-0000
ZONDAG LINDSAY	ZONDAG DIRK	611 ANGELA DR	HAILEY ID 83333-0000

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: City of Hailey initiated text amendment to Ordinance 532, the Zoning Ordinance, by amending section 8.1.1 and 8.1.2 to clarify the General Provisions and Specific Standards for regulating fences, by amending 8.2.2 to revise the definition of Animated Sign and add a definition for Electronic Message Display, by amending 8.2.6 to prohibit Electronic Message Display Signs, by amending 8.2.7 to revise Design Guidelines and Standards for all signs, and by amending 8.2.8 with the addition of a Sign Matrix.

HEARING: Planning and Zoning: June 9, 2014
City Council: TBD

Notice

Notice for the public hearing before the Planning and Zoning Commission on June 9, 2014 was published in the Idaho Mountain Express on May 21, 2014 and mailed to public agencies and area media on May 21, 2014.

Proposal

The proposed amendment to Article 8 of the Zoning Ordinance would revise sections of code regulating both fences and signs within the City of Hailey. Section 8.1 would be amended to clarify the general provisions and standards for siting fences and regulating the location and maintenance of fences. The amendments to Section 8.2 would add a definition of Electronic Message Display and would also prohibit Electronic Message Displays. In addition, the Design Guidelines and Standards in 8.2 would be revised to clarify standards, correct errors in the text, and by adding a Sign Matrix to assist in correctly siting signs within zoning districts.

Background

In late 2012, the City of Hailey began a community discussion of whether Electronic Message Displays were appropriate for the community and proposed a text amendment to allow the signs. The Planning and Zoning Commission voted unanimously to recommend denial of the ordinance on two occasions and the City Council voted once on the proposal which was denied by the City Council. During the that process, staff did extensive research into sign ordinances all over the state and country as the related to Hailey's sign ordinance. As a result, errors were discovered in Hailey sign ordinance as well as inconsistencies in sign standards, area calculation standards, and other areas of sign regulations. As a result of the negative vote from the City Council on Electronic Message Displays, staff was directed to draft an ordinance strictly prohibiting EMDs in the City of Hailey. The proposed ordinance fulfills this directive as well as amends sections of Article 8 that were determined to be inconsistent or unclear.

Procedural History

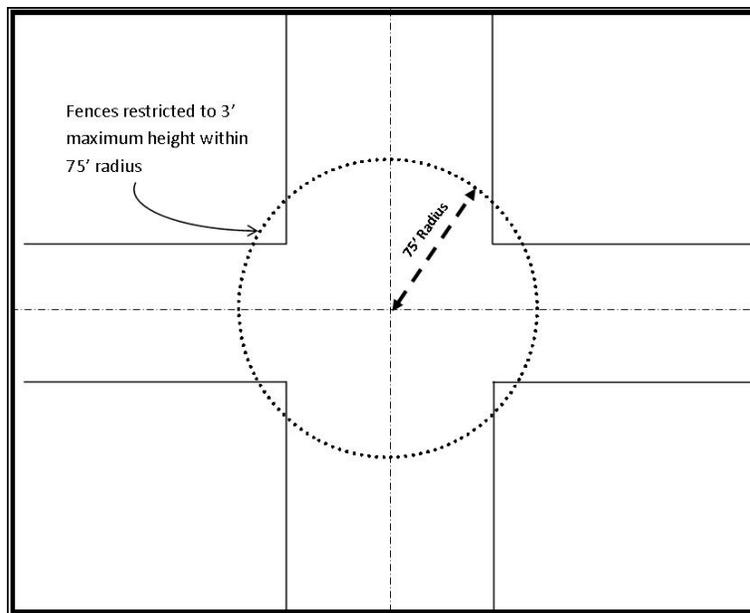
The text amendment will be considered by the Hailey Planning and Zoning Commission on June 9, 2014 during a regularly scheduled and noticed public hearing.

Department Comments

The proposed ordinance addresses both fences and signs. The following is a summary of those amendments and implications to each section.

Fences

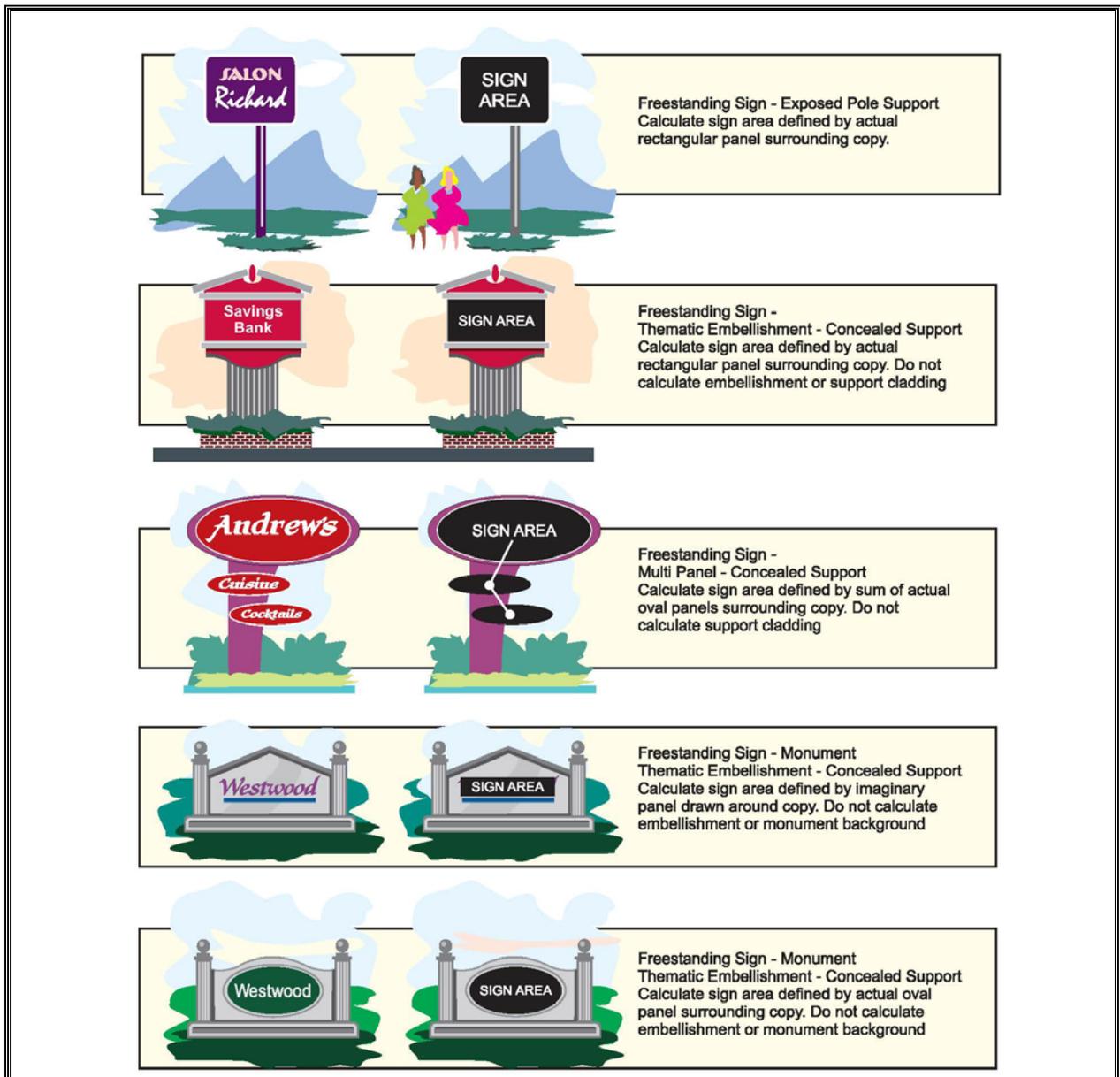
The proposed ordinance addresses the fence siting requirements when a fence is located within 75' of the centerline of an intersection. While it has always been the City's policy to deny fences within 75' of an intersection, this policy has not always been enforced and the numerous fences throughout the city that are within this radius shows how prevalent these fences have become over the years. While no fences have been knowingly permitted within this radius, Staff questioned the public safety value of this requirement and found that the Idaho Transportation Department standards are to allow fences and other objects within a 75' radius of an intersection, provided they are no taller than 36" from grade. It is staff's recommendation in this amendment to allow fences within the 75' radius, provided they are no taller than 36". An illustration in the proposed ordinance assists in clarifying this standard:



In addition to the siting standards for fences within intersections, the amendment also clarifies that a Fence Permit is not required for maintaining a fence. The proposed language reads, "Fence Permits are not required for maintenance and repairs to existing fences that do not change the location, height, material, or structure of the fence." This has been a staff policy to not require fences for this type of maintenance, however staff has received several questions from the public over the last two years and clarifying this in the ordinance may assist in resolving these concerns.

Signs

The initial motivation for this amendment was to strictly and clearly prohibit Electronic Message Displays in the City of Hailey. However, during the text amendment process that ultimately resulted in denial of the EMD ordinance, staff found several sections of 8.2 (Signs) that needed clarification or had errors. The proposed ordinance adds and definition for Electronic Message Displays, strictly prohibits them, and addresses the standards for evaluating signs, including how to correctly calculate a sign area. Illustrations have been provided in the proposed ordinance that clarifies sign area calculation standards. The following illustration is taken from the proposed ordinance and gives several examples of how to correctly calculate a sign area. This will be an excellent tool for the public and for staff in evaluation sign permits.



The amendment also addresses some errors that were discovered the currently adopted sign ordinance including a section that prohibits Awning Signs in all business districts. Clearly, this was a mistake and has been addressed in the text amendment. Other revisions include reformatting the sections and subsections to be consistent throughout Section 8.2, removing all references to lit signs, and listing which zones are appropriate for specific signs. All lighting and zoning standards have been moved to the Sign Matrix, which is similar to the District Use Matrix adopted in 2013 for efficiently organizing zone regulations. The Sign Matrix addresses which types of signs are allowed in each zone:

Sign Description or Category	Zoning Districts											
	RGB	LR	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Awning and Marquee	N	N	N	P	P	P	P	P	P	P	P	P
Changeable Copy	N	N	N	P	P	P	P	P	P	P	P	P
Externally Lit Sign	N	N	N	P	P	P	P	P	P	P	P	P
Freestanding	P	P	P	P	P	P	P	P	P	P	P	P
Internally Lit and Neon Signs	N	N	N	N	N	N	P	P	P	P	P	P
Portable	N	P	P	P	P	P	P	P	P	P	P	P
Projecting	N	N	N	P	P	P	P	P	P	P	P	P
Temporary Signs	N	N	N	N	P	P	P	P	P	P	P	P
Wall Signs	P	N	P	P	P	P	P	P	P	P	P	P
Window Signs	N	N	N	P	P	P	P	P	P	P	P	P

Except for prohibiting Electronic Message Displays, the proposed amendment does not introduce any new regulations but adds language to clarify and streamline the decision-making process for both the public and staff for current regulations.

The proposed amendments are in compliance with the Section 5, Goal 5.1(b), and Section 11, Goal 11.1, of the Comprehensive Plan. The amendments are also in compliance with the current Zoning Ordinance and the Subdivision Ordinance.

Standards of Evaluation

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

14.6 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 Council should consider how the proposed amendments relates to the various goals of the Comprehensive Plan (listed below for reference). Section 11, Community Design, has been addressed as being most applicable to this application as seen below.

Section 11: COMMUNITY DESIGN

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

Fences and particularly Signs are often the first impression that a city gives to many visitors, residents, and businesses. Fences should be planned and constructed in a way that is functional but adds aesthetic value to a home and neighborhood. For better or for worse, signs can define the character of a city by enhancing or detracting from the overall aesthetics. The proposed amendment supports the City Council and Planning and Zoning Commission’s clear direction to prohibit EMD signs because they did not feel these signs portrayed the appropriate image for Hailey. Other proposed amendments further clarify the code in a way that will continue to produce appealing signage through the Sign Permit Process. All of these amendments work towards establishing a built environment that is envisioned in the Comprehensive Plan and are compliant with the Comp Plan.

Section 5: Land Use, Population and Growth Management

Goals 5.1 (b): Downtown, the historic commercial center containing the greatest concentration of commercial, cultural and civic activity.

The downtown and historic commercial center has the highest density of signage in the City of Hailey, which demands a carefully thought out Sign Permit process that relies on clear standards and regulations. The proposed amendment clarifies these standards and attempts to keep the built environment of Hailey an aesthetically appealing and inviting place for business, residents, and visitors. The heart of Hailey is the downtown area and without proper and complimentary signage, it risks losing the vibrancy and appeal of a historic and exciting downtown area.

Comp Plan Goals (2010)	
1.1	Preserve, protect and restore natural resources including waterways, floodplains, wetlands, soil, community forest, native vegetation, green space and wildlife habitat and migration corridors for the benefit of the City and its residents.
1.2	Efficiently use and conserve resources.
1.3	Promote renewable energy production
1.4	Promote energy conservation
1.5	Promote air quality protection
2.1	Reduce the potential threat to loss of life, limb or property and minimize public expenditures due to natural and man-made hazards.
3.1	Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations
3.2	Protect the residential character of the original Townsite.
4.1	Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey

residents within ¼ mile to ½ mile of the greatest number of residents.
5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map:
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.
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.
d. High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.
e. Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.
f. Traditional Residential – Density varies depending on the qualities of different neighborhoods, generally density is higher within a ¼ mile of Downtown, Community Activity Areas or Neighborhood Service Centers and connected by transit service.
g. Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas.
h. Light Industrial – 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.
i. Airport Site Redevelopment – a diversity and integration of uses and community assets that complement and support Downtown and are connected within and to existing neighborhoods.
j. Community Gateways – areas where one has a sense of arrival or sense of being within a part of town distinguished from others providing opportunities for special design considerations.

5.2	Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and as the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.
5.3	Continue cooperation with the Blaine County and the Friedman Memorial Airport Authority in regional planning efforts to optimally relocate the airport and plan for the long term redevelopment of the site within the city limits to ensure that changes in land use are beneficial to the community of Hailey.
5.4	Protect open space within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and agricultural areas which help define the unique character of Hailey.
5.5	Lessen dependency on the automobile.
5.6	Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.
5.7	Encourage development at the densities allowed in the Zoning Code.
6.1	Encourage a diversity of economic development opportunities within Hailey
6.2	Encourage abundant, competitive and career-oriented opportunities for young workers.
7.1	Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.
7.2	Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.
8.1	Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.
9.1	Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.
10.1.	Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.
11.1	Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods.
12.1	Evaluate whether proposed regulatory or administrative actions may result in an unconstitutional taking of private property.
13.1	Encourage and facilitate the development of school facilities that are planned consistently with the city's other land use policies.
13.2	Ensure the provision of safe, adequate, convenient multi-modal transportation access to all existing and future school sites.

- 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;**

There are no additional costs or compromise anticipated to public facilities and services.

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

The proposed amendment would have no impact on surrounding a

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

It is not anticipated that the proposed amendment will adversely affect the public health, safety and welfare of citizens.

Motion Language

Approval:

Motion to recommend to the City Council the proposed amendments to Article 8, Sections 8.1 and 8.2, finding that 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 to the City Council denial of the proposed amendments to Article 8, Sections 8.1 and 8.2, finding that _____ [the Council 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 proposed amendment to Section 8.2 to _____ [the Commission should specify a date].

Table:

Motion to table the proposed amendment to Section 8.2

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING SECTION 8.1 TO CREATE STANDARDS FOR FENCES AND LANDSCAPING WITHIN A SEVENTY FIVE FOOT RADIUS OF THE CENTERLINE OF AN INTERSECTION; BY AMENDING SUBSECTION 8.2.2 TO AMEND THE DEFINITION OF ANIMATED SIGN, CHANGEABLE COPY SIGN AND WINDOW SIGN AND TO ADD THE DEFINITION OF ELECTRONIC MESSAGE DISPLAY; BY AMENDING SECTION 8.2.5 TO LIST WINDOW SIGNS AS AN EXEMPT SIGN; BY AMENDING SECTION 8.2.6 TO LIST AN ELECTRONIC MESSAGE DISPLAY SIGN AS A PROHIBITED SIGN; BY REPEALING SUBSECTIONS 8.2.7, 8.2.9, 8.2.10 AND 8.2.11 AND ADDING A NEW SUBSECTION 8.2.7 TO ESTABLISH DESIGN GUIDELINES AND STANDARDS; BY REPEALING SUBSECTION 8.2.8 AND REPLACING IT WITH A NEW SUBSECTION 8.2.8 TO ESTABLISH A SIGN MATRIX; BY RESERVING SECTIONS 8.2.9, 8.2.10 AND 8.2.11; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A REPEALER CLAUSE; AND BY PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City of Hailey wishes to uniformly regulate fences at intersections to promote public safety;

WHEREAS, the City of Hailey wishes to expressly regulate the display of electronic message displays (EMD);

WHEREAS, the City of Hailey wishes to clarify provisions of its sign ordinance and to create a matrix for permitted and non-permitted signs;

WHEREAS, the proposed amendments are generally in accordance with the Comprehensive Plan;

WHEREAS, the proposed amendments will not create excessive additional requirements at public cost for public facilities and services; and

WHEREAS, the proposed amendments will be in accordance with the welfare of the general public.

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

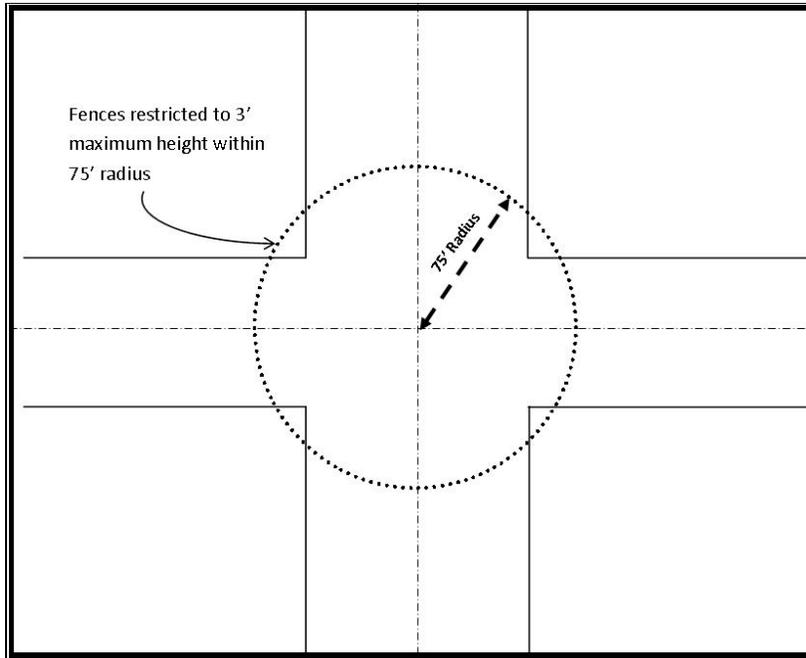
Section 1. Section 8.1 of the Hailey Municipal Code is amended by the deletion of the stricken language and addition of the underlined language, as follows:

8.1 Fences.

8.1.1 General Provisions. The following requirements shall apply in all districts:

a. No fence may be located, constructed, or maintained in such a way as to obstruct the view of intersections by motorists and pedestrians.

b. Fences shall not be located within seventy five (75) feet of the centerline intersection of two (2) streets. Fences located within a seventy-five (75) foot radius of the centerline of any intersection of two (2) or more streets shall not exceed three (3) feet in height. Refer to illustration below:



c. No barbed wire or other sharp pointed metal fence and no electrically charged fence shall be permitted, unless after consideration, the Commission makes a determination that such materials are necessary for security purposes.

d. A fence permit, issued by the Building Official Community Development Department, shall be required for all fences in all districts.

e. Fence Permits are not required for maintenance and repairs to existing fences that do not change the location, height, material, or structure of the fence.

8.1.2 Specific Standards. The following provisions shall apply in addition to those specified in Section 8.1.1.

- a. Except as otherwise provided, for all uses in the LR, GR, LB and TN districts, fences shall not exceed four (4) feet in height when located within the required front yard setback and six (6) feet when located within the required side and rear yard setbacks.
- b. For all uses in the LI, TI, SCI-SO and B Districts, fences shall not exceed six (6) feet in height.
- c. For all uses in the SCI-I District or for Public Uses or Public Utility Facilities in all zoning districts, fences shall not exceed eight (8) feet in height.
- d. Arbors, trellises, entry arches and similar yard or landscape features may be permitted within a required yard setback provided they are not more than eight (8) feet high, five (5) feet wide and three (3) feet deep.
- e. Multiple features, excluding landscaping, shall not be placed in a linear fashion for the purpose of creating a fence-like barrier.
- f. Chain link material is prohibited except for Public Uses or Public Utility Facilities

- with an approved Conditional Use Permit.
- g. For the purpose of applying the above height standards, the average height of the fence along any unbroken run may be used, provided the height at any point is not more than 10% greater than the maximum height.

Section 2. Subsection 8.2.2 of the Hailey Municipal Code is amended by the deletion of the stricken language and addition of the underlined language and by the insertion of the definitions in alphabetical order, as follows:

Animated Sign. Any sign or part of a sign that changes physical position in any way, or that uses movement or change of lighting to depict action or create a special effect or scene or the illusion of movement ~~which gives the visual impression of movement or rotation.~~

Changeable Copy Sign. A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged by manual means or remotely without altering the face of the sign.

Electronic Message Display (EMD) Sign. A Changeable Copy Sign or portion thereof using backlighting or internal lighting capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

~~Window Sign – Any sign installed upon or within three feet of a window for the purpose of viewing from outside the premises. This term does not include merchandise displayed.~~ A sign affixed to the surface of a window with its message intended to be visible to the exterior environment.

Section 3. Subsection 8.2.5 of the Hailey Municipal Code is amended by the addition of the underlined language, as follows:

8.2.5 Exempt Signs.

A. The following Signs shall not be subject to the permit process as defined by Section 8.2.4 and are not included in the total aggregate sign area as defined in Section 8.2.9.

1. Flags, symbols, or insignias either historic or official of any state or nation, providing the Flag is no larger than sixty square feet and is flown from a pole the top of which is no higher than forty feet (40') from natural grade.
2. Signs posted by a government entity.
3. Two Temporary Signs per building or if a multi-unit building one per Unit.
4. Signs with areas of four square feet or less.
5. Merchandise displayed in windows that does not involve Copy.
6. Pennants and wind socks, which in no way identify or advertise a person, product, service, or business.
7. Any sign inside a building not visible from the exterior of the building.
8. Art located on private property which in no way identify or advertise a person, product, service, or business.
9. Historic Signs designated by the Hailey City Council as having historical

significance to the City or replicas of historic Signs as approved by the Hailey Council.

10. Building identification Signs which identify the name of the building only. These Signs are separate from Signs which identify, advertise, or promote any person, entity, product, or service.

11. Signs on licensed and registered vehicles that are used for normal day-to-day operations of a business, regardless of whether the business is located within Hailey.

12. Window Signs.

Section 4. Subsection 8.2.6 of the Hailey Municipal Code is amended by the addition of the underlined language, as follows:

8.2.6 Prohibited Signs.

A. No person shall erect, maintain, or relocate any of the following Signs within the City:

1. Signs creating traffic hazards. A sign at or near any public street, or at the intersection of any public streets, situated in such a manner as to create a traffic hazard by obstructing vision. Additionally, any sign at any location which would interfere with, obstruct the view of, or be confused with any authorized traffic sign.

2. Any sign which, due to structural weakness, design defect, or other reason, constitutes a threat to the health, safety, and welfare of any person or property.

3. Any sign which contains an intermittent light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source.

4. Roof Signs, except mansard roof Signs provided that the highest portion of any sign attached to a mansard roof is no more than 2/3 the height of the mansard roof to which it is attached.

5. Animated Signs.

6. Any Pennant, propeller, or similar device which is designed to display movement under the influence of the wind and which contains a message, announcement, declaration, demonstration, display, illustration, or insignia used for promotion or advertisement of a person, product, service, or business.

7. Any Sign attached to or displayed on outdoor furniture.

8. Any Sign mounted on wheels.

9. Any inflatable object used for promotional or sign purposes, excluding standard size balloons.

10. Signs advertising a business that is located outside of the corporate limits of Hailey.

11. Signs using "day-glo," fluorescent, or brilliant luminescent colored or neon lit backgrounds.

12. Reflective colored material that gives the appearance of changing color.

13. Any Sign covering or obscuring windows, doors, storefronts, building entrances, eaves, cornices, columns, horizontal expression lines, or other architectural elements or details.

14. Electronic Message Display Sign (EMD)

Section 5. Subsections 8.2.7, 8.2.9, 8.2.10 and 8.2.11 of the Hailey Municipal Code are repealed and replaced by a new Subsection 8.2.7, as follows:

8.2.7 Design Guidelines and Standards.

8.2.7.1 General Guidelines. The following are suggested ways to increase the effectiveness of Signs placed within the City

a. Projecting Signs are preferred over Portable or sandwich board Signs. Projecting Signs generally are more effective for increasing visibility to both pedestrians and motorist.

b. Sign materials and colors should compliment the building façade. Basic and simple color applications are encouraged.

c. The color of letters and symbols should contrast with the base or background color of the sign to maximize readability.

d. In multi-unit buildings, a Directory Sign with the names and suite numbers of all Units without individual street level entrances are encouraged to be provided at the shared entrance to those Units.



Easy-to-read fonts should be used and hard to read fonts should be avoided.



8.2.7.2 Lighting Standards.

A. All internally and externally lighted Signs shall comply with lighting standards as set forth in Article VIII B of the Hailey Zoning Ordinance.

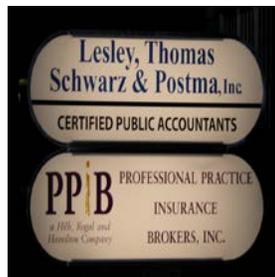
B. A sign lit by an external light source shall specifically illuminate the Sign.

C. Signs using backlighting or internal lighting shall only illuminate the Copy portion of the Signs. All other areas, including background, shall be constructed, treated and colored in a manner which makes those areas opaque.

Externally illuminated sign (Allowed)



Internally illuminated sign where the background is illuminated (Prohibited)



Internal illumination of symbols and letters but not the sign background (Allowed)



D. A maximum of 2 neon Signs per Unit or building shall be allowed, regardless of whether the sign requires a permit.

8.2.7.3 Area Standards.

A. Except as otherwise provided herein, the total Sign area permitted for any

building shall not exceed a total of two square feet of Sign area per lineal foot of Building Frontage.

1. A building with only one Unit that meets or exceeds 75 feet of linear Building Frontage shall not exceed 150 square feet of total sign area.

2. The total Sign area permitted for a multi-unit building shall be determined by the Master Sign Plan.

B. Signs on vacant properties are subject to Section 8.2.7.5(C), and are allowed only one Sign per lot.

C. The total aggregate area of all Signs for any building shall not exceed the total Sign area permitted. All Sign faces displayed that are over four (4) square feet shall be included in determining the total aggregate Sign area for a building.

D. The area of a Sign shall be computed using all faces of a Sign within a perimeter which forms the outside shape, excluding any necessary supports upon which the Sign may be placed. Where a Sign consists of more than one face, section, or module, all areas shall be totaled.

E. Internally lighted Signs shall not exceed a total of 75 square feet for any building.

F. The size standards in Section 8.2.7.5 shall apply and control the total sign area permitted for each type of sign.

8.2.7.4 Sign Standards for Multi-Unit Buildings.

A. All Units with an individual street level entrance are allowed up to two Signs, with no more than one Sign on any one building facade.

B. Each street level interior Units without an individual street level entrance and/or each Units located above the ground floor shall be limited to one Sign.

C. The location and placement of all exterior Signs for all units within a multi-unit Building shall be determined and shall be consistent with the design, scale and proportion of the Building and shall be mounted accordingly.

D. The Sign area available for any business within a multi-tenant or Mixed Use Building shall be limited to the amount allocated to the Unit the Business occupies in the approved Master Sign Plan.

E. The Master Sign Plan shall consider the number of units, the Building Façade area and configuration, existing Sign area if applicable and should reasonably provide signage for each Unit.

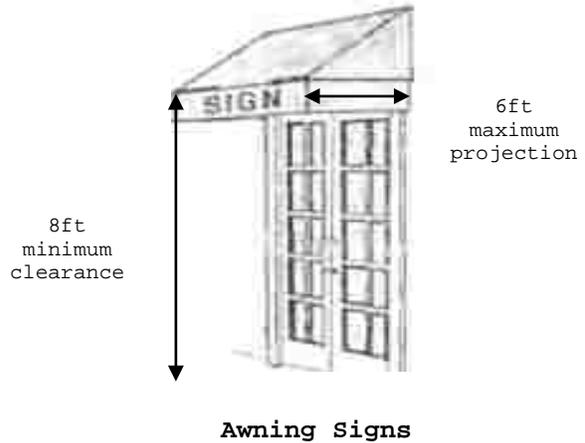
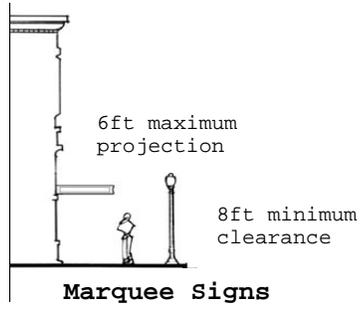
G. The size standards in Section 8.2.7.5 shall apply and control the total Sign area permitted for each type of Sign.

8.2.7.5 Standards for Categories of Signs.

A. Awning and Marquee Signs.

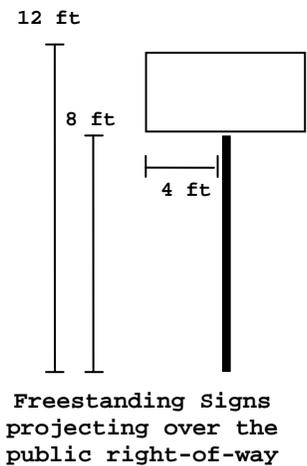
1. The Copy area is limited to the valances of the awnings.

2. Shall not project more than six feet (6') from the building wall and shall provide at least eight feet (8') of vertical clearance when projecting over a pedestrian access way, measured from the ground to the lowest part of the supports for the Awning or Marquee Sign.



B. Freestanding Signs.

1. The height shall not be greater than twelve feet (12'), measured from natural grade to the top of the Sign.
2. Shall provide eight feet (8') of ground clearance if projecting over the public right-of-way.
3. There shall be only one Freestanding Sign per Building.
4. Freestanding Signs aligned perpendicular to the adjacent public right-of-way are allowed a maximum sign area of 48 square feet, or 24 square feet per side. Those aligned parallel to the adjacent public right-of-way are allowed a maximum sign area of 24 square feet.
5. Shall not extend, at any point, more than four feet (4') into the public right of way.

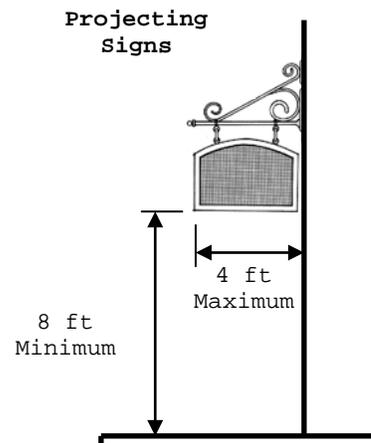


C. Portable Signs.

1. Any Portable Sign is limited to two (2) sign faces or two (2) sides per Portable Sign.
2. Maximum area allowed is six (6) square feet per side, and limited to three feet (3') in height. If there are supporting legs on a Portable Sign frame, they may be up to six inches (6") in height.
3. One Portable Sign is permitted per Unit.
4. Portable Signs shall be weighted or anchored in some manner to prevent them from being moved or blown over by the wind.
5. Portable Signs shall not be located so as to obstruct pedestrian or vehicular traffic, or obstruct sight lines at intersections.
6. No more than two (2) Portable Signs placed in the public right-of-way shall be permitted per corner.
7. Portable Signs must be located in a manner that that maintains thirty-six inches (36") of clear width along all public right-of-ways.

D. Projecting Signs.

1. Projecting Signs may be placed on a building or underneath an approved canopy, awning or



colonnade, but may not extend, at any point, more than four feet (4') from the surface to which it is attached.

2. Signs must have at least eight feet (8') of vertical clearance when projecting over a pedestrian access way, measured from natural grade to the bottom of the Sign.

3. No part of the Sign may extend higher than the lowest portion of a flat roof, the top of a parapet wall, the vertical portion of a mansard roof, the eave line or fascia of a gable, gambrel, or hipped roof.

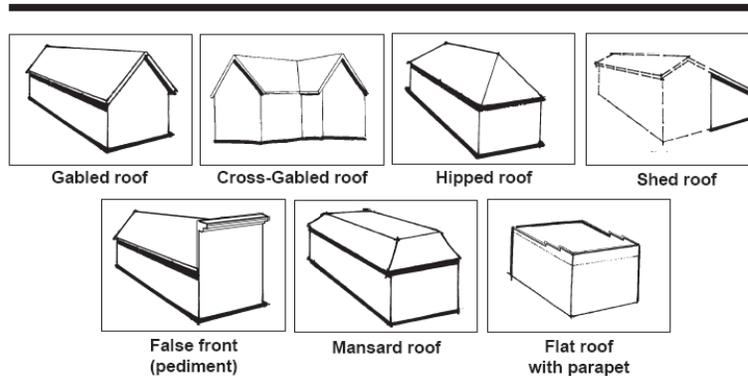
4. Any portion of a Projecting Sign shall be located below the bottom of any second floor window of a multi-unit building.

E. Wall Signs.

1. Wall Signs may be placed on a structure provided they do not exceed a total of ten percent (10%) of the facade to which they are attached.

2. No part of the Sign may extend higher than the lowest portion of a flat roof, the top of a parapet wall, the vertical portion of a mansard roof, the eave line or fascia of a gable, gambrel, or hipped roof.

Typical Roof Types



F. Window Signs.

1. Permanent Window Signs may be placed in or on any window provided that no more than 50% of the total transparent area of the window is obscured.

Window Signs



G. Changeable Copy Signs.

1. The Copy on any Changeable Copy Sign shall not be changed more than three times per day. Changeable Copy Signs shall be maintained in a legible and serviceable manner.

2.. The size of any Changeable Copy Sign shall be determined by the

applicable size standards specified for an Awning and Marquee, Freestanding, Portable, Projecting, Wall, or Window Sign.

H. Electronic Message Display (EMD) Signs.

1. Shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing/varying of light intensity.

2. No more than one message may be displayed per 24 hour period.

3. Area of an EMD sign shall not occupy more than thirty three (33) percent, or 1/3, of the total sign area. Maximum area for such displays is thirty (30) square feet, which includes front and back sides of the sign.

4. Shall emit a light of constant intensity, not to exceed 5,000 nits on clear days and 500 nits from dusk to dawn. In no event shall such an illuminated sign or device be placed or directed to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises to cause glare or reflection that may constitute a traffic hazard or nuisance. Electronic Message Display portion of the sign shall only operate between 7:00 am and 10:00 pm.

5. Text-only single color message displays with letters no higher than twelve (12) inches.

6. Number: limited to one per location and property.

7. Height: The top of the EMD portion of the sign shall not exceed five (5) feet in height from record grade.

8. Such signs, displays, or device may not be installed on a non-conforming sign. A monument sign is required.

9. Shall only be allowed for the purpose of informing the public with non-commercial messages of public interest and public education. EMD are not allowed for commercial use or by any entities other than local governments or public educational institutions.

I. Temporary Signs.

1. A Temporary Sign shall be displayed for no more than ninety-six (96) hours and for no more than four (4) times per year with a minimum of a five (5) day interval between displays of the Temporary Sign.

2. No more than two (2) Temporary Signs are allowed for any building or for any Unit in a multi-unit building at any given time.

3. The total square footage of one or more Temporary Signs shall not exceed thirty-six feet (36').

4. The square footage of Temporary Signs is exempted from the total allotted sign square footage allowed for any building or for any Unit in a multi-unit building.

5. Temporary Signs shall not exceed the height of the roof lines of adjacent buildings or structures.

6. Temporary Signs shall not extend into a Street or Alley, unless specifically authorized in a sign permit.

Section 6. Subsection 8.2.8 of the Hailey Municipal Code is repealed and replaced by a new Subsection 8.2.8, as follows:

8.2.8 Sign Matrix. Signs are permitted or non-permitted in the zoning districts as follows:

Sign Description or Category	Zoning Districts											
	RG B	LR	GR	N B	LB	TN	B	LI	TI	A	SC I- SO	SC I-I
Awning and Marquee	N	N	N	P	P	P	P	P	P	P	P	P
Changeable Copy	N	N	N	P	P	P	P	P	P	P	P	P
Freestanding	P	P	P	P	P	P	P	P	P	P	P	P
Internally Lit and Neon Signs	N	N	N	N	N	N	P	P	P	P	P	P
Lit sign (Internal and External)	N	N	N	P	P	P	P	P	P	P	P	P
Portable	N	P	P	P	P	P	P	P	P	P	P	P
Projecting	N	N	N	P	P	P	P	P	P	P	P	P
Temporary Signs	N	N	N	N	P	P	P	P	P	P	P	P
Wall Signs	P	N	P	P	P	P	P	P	P	P	P	P
Window Signs	N	N	N	P	P	P	P	P	P	P	P	P

A “P” indicates that a sign is permitted in the respective zoning district, provided the sign conforms to the applicable requirements of the Land Use Ordinance. An “N” indicates that a sign is not allowed in the respective zoning district.

Section 7. Sections 8.2.9, 8.2.10 and 8.2.11 are hereby reserved.

Section 8. Severability Clause. If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 9. Repealer Clause. All Ordinances or Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 10. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

**PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED
BY THE MAYOR THIS ___ DAY OF _____, 2014.**

FRITZ X. HAEMMERLE, Mayor

ATTEST:

MARY CONE, City Clerk