

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, July 22, 2013
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 July 8, 2013 regular meeting and workshop on beekeeping.
- CA 2 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Gerald and Lisa Flaherty for the construction of an accessory structure (garage with a garden room), located at Hailey Townsite, Blk 24, Lots 21 & 22 (316 3rd Avenue South), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts. In addition to the Design Review application, public comment is invited for any public infrastructure improvements constructed in connection to this project, pursuant to Title 18 of the Hailey Municipal Code.
- CA 3 Motion to approve Findings of Fact and Conclusions of Law for an application for Preliminary Plat proposal for Northridge VIII Subdivision to be located at Lot 2, Block 1, within the Limited Residential 1 (LR-1) Zoning District. Proposed name of subdivision is Northridge X Subdivision with a total property area of 4.75 acres spreading across a total of 2 Lots. In addition to the Preliminary Plat application, public comment is invited for any public infrastructure improvements constructed in connection to this project, pursuant to Title 18 of the Hailey Municipal Code.
- CA 4 Motion to approve Findings of Fact and Conclusions of Law Public for a Design Review application by The Cottages of Sun Valley, represented by Garold Maxfield, Jason Tomlinson, and Suzanne Asay, for the construction of a Residential Care Facility, providing assisted and independent living services, located on Lot 2, Block 1 of Northridge Subdivision #8 (northeast corner of McKercher/Hwy75 intersection), within the Limited Residential 1 (LR-1) District. In addition to the Design Review application, public comment is invited for any public infrastructure improvements constructed in connection to this project, pursuant to Title 18 of the Hailey Municipal Code.

New Business

- NB 1 Public hearing consideration of a Design Review application by Charles Maguire for the construction of a new single family residence located at Hailey Townsite, Blk 47, Lot 11A (201 3rd Avenue North), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. In addition to the Design Review application, public comment is invited for any public infrastructure improvements constructed in connection to this project, pursuant to Title 18 of the Hailey Municipal Code.

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

- NB 2 Public Hearing and consideration of a City of Hailey initiated text amendment to Title 18 of the Hailey Municipal Code, the Mobility Design Ordinance, by amending Section 18.04 to allow the Hearing Examiner or Planning and Zoning Commission to approve an infrastructure project in conjunction with a zoning and subdivision application which involves a final decision by the Hearing Examiner or Planning and Zoning Commission. The amendment further defines the required standards of the Mobility Design Ordinance as it relates to Large Subdivisions and smaller projects.
- NB 3 Public Hearing and consideration of a City of Hailey initiated text amendment to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards.
- NB 4 Public Hearing and consideration of a City of Hailey initiated text amendment to Article 2, Definitions, of the Zoning Ordinance (Ordinance No. 532) to include the activity of Beekeeping in the definition of Urban Agriculture and to amend Article 7 to define bulk requirements and standards for beekeeping including minimum lot size, hive location and maintenance, and required setbacks from adjoining properties.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: Monday, July 22, 2013
(no documents)

**NOTE: The Planning and Zoning meeting on July 22 will begin at 5:30 pm.
After that date, all Planning and Zoning meeting will begin at 5:30 pm.**

Adjourn

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

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, July 8, 2013
Hailey City Hall
6:30 p.m.

Present: Janet Fugate, Geoffrey Moore, Jay Cone, Owen Scanlon, Regina Korby
Staff: Micah Austin, Ned Williamson, Jim Lynch, Kristine Hilt

Call to Order

[6:29:41 PM](#) Chair Moore called the meeting to order.

Public Comment for items not on the agenda
None.

Consent Agenda

CA 1 Motion to approve minutes of June 24, 2013 regular meeting and workshop on beekeeping.

Janet Fugate moved to pull all items. Owen Scanlon moved to pull 2nd CA item. Owen Scanlon motioned to approve CA items 1 and 3. Motion passed unanimously.

CA 2 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application submitted by Brant Tanner of Tanner Investments, LLC for Design Review of a new single-family residence, to be located at Hailey Townsite, Blk 129, Lot 12A, within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[6:32:00 PM](#) Owen Scanlon added concern of an extra stair and questioned the plans submitted. Brian Yaeger of Galena Engineering clarified on behalf of Brant Tanner. Explanation include issue of driveway slope and stairs. Owen Scanlon publically acknowledged Brant Tanner on effort for fulfilling previous commission requirements. One stairway over the other is requested for approval. [6:34:33 PM](#) **Jay Cone moved to approve the Findings of Fact for Lot 12A. Owen Scanlon seconded and the motion passed unanimously.**

CA 3 Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by Sturtos Hailey, represented by Jeff Davis, for new paint colors for the exterior of the building located on Lots 9 and 10, Block 44, Hailey Townsite (1 West Carbonate)

New Business

NB 1 Public hearing and consideration of a Design Review application by The Cottages of Sun Valley, represented by Jason Tomlinson and Suzanne Asay, for the construction of a Residential Care Facility, providing assisted and independent living services, located on Lot 2, Block 1 of Northridge Subdivision #8 (northeast corner of

McKercher/Hwy75 intersection), within the Limited Residential 1 (LR-1) District.

******Jason Tomlinson and Suzanne Asay were unable to represent The Cottages, however, CEO, Garold Maxfield was present.*

[6:36:15 PM](#) Micah Austin summarized the application, facility infrastructure and purposes including parking, landscaping, sidewalks, and materials. Micah Austin then summarized the coinciding staff report and included that changes requested by the city engineer, fire department, street department, and building official were reflected.

[6:42:07 PM](#) Mr. Austin specified that one non-compliant area of the application remained, the front façade. Mr. Austin clarified ordinance specifications and compliance of application of The Cottages while detailing examples of other non-compliant facades including Pioneer Federal Credit Union and the Stinker Station. Building location modification on the site plan was necessary due to egress and parking requirements.

[6:44:41 PM](#) Micah Austin called for questions. Garold Maxfield, owner CEO of the Cottages, Mayflower way, Boise, ID thanked Micah Austin for support and assistance to meeting all ordinances and codes. Garold clarified goals of aesthetics of buildings including above standard practice. Jay Cone asked Garold to clarify on why the buildings were turned in regards to egress.

[6:47:49 PM](#) Garold clarified. Jay Cone then asked Mr. Austin about parking requirements.

[6:50:32 PM](#) Discussion of parking, security, storage, deliveries and sign continued between Garold Maxfield and the commission. Janet Fugate asked Garold Maxfield to elaborate on landscaping including shrubs and trees.

[7:03:56 PM](#) Discussion of façade, aesthetics, building elevations and sidewalks continued.

[7:10:18 PM](#) Regina Korby inquired about the sign lighting in a residential area and the hours of operation for the facility.

[7:12:31 PM](#) Micah Austin read the city's light ordinance. Chair Moore then called for public comment: Micah Austin read an email from a concerned resident. Email voiced opinions against the planned facility and residents.

[7:15:55 PM](#) Aaron Houston of 141 Cranbrook, voiced that he has other concerns including lighting in parking lot, hours of operations, inadequate parking, lock down facility, patient to care ratio, noise, building times, dust, and propane tank placement.

[7:23:47 PM](#) Chair Moore called for Garold Maxfield to address questions. Garold Maxfield clarified on number of patients, parking spots, delivery times, staff, activities, facility purposes and residents.

[7:29:14 PM](#) Owen Scanlon inquired about lockdown facility and definition. Garold Maxfield clarified on term and related company experience on safety and successful operating. Discussion continued to include resident behavior, correction, options for addition care beyond the Cottage's licensing, and air conditioning sound. Micah Austin clarified on AmeriGas and tank placement including that the Fire Marshal met the architect to address issue. Ned Williamson then clarified on use and purpose of Design Review for the commission.

[7:39:20 PM](#) Ned Williamson mentioned that the City Council had reviewed and adopted the integration of residential care facilities in Limited Residential Zones.

[7:46:20 PM](#) Chair Moore added that façade issue had not been resolved. Owen Scanlon then added conditions for exterior street facing doors and a condition for adequately screening the air conditioners. Discussion continued on architecture, detail and landscaping. Janet Fugate added concern about the lit entry sign. Micah Austin clarified on the LR-1 light ordinance.

[7:54:02 PM](#) Micah Austin clarified conditions: confirm screening for air compressors and design of exterior doors on south elevations to portray more residential appearance.

[7:57:09 PM](#) Discussion continued on lighting within parking areas and property lighting. Signage lighting was addressed again.

[8:00:48 PM](#) Janet Fugate moved to approve the design review application for the Cottages of Sun Valley, represented by Garold Maxfield (CEO) and Jason Tomlinson (Architect) for a new Residential Care Facility to be constructed and operated on Lot 2, Block 1 of Northridge 8 (VIII) 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 (k) are met. Regina Korby seconds and the motion passed unanimously.

(I- The exterior doors on the south elevation facing McKercher Blvd shall be design according to a more pedestrian scale and to emphasize a pedestrian entrance.

J- The clocktower and sign shall not be lit, according to Article 8.2 of the Zoning Ordinance.

K- The condensing units shall be screening with year-round landscaping to fully buffer the visual impact of the condensing units.)

NB 2 Public Hearing and consideration of a Design Review application by Gerald and Lisa Flaherty for the construction of an accessory structure (garage with a garden room), located at Hailey Townsite, Blk 24, Lots 21 & 22 (316 3rd Avenue South), within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts.

[8:03:12 PM](#) Micah Austin summarized the application and project and outlined the non-compliant area. A drainage plan was later submitted and approved by Tom Hellen, City Engineer. Tom Hellen also requested that no sidewalks are installed on property. Summary included setbacks, lot coverage, drainage plan, architecture, and utilities. Owen Scanlon added concern about the rebuilt portion. Micah Austin clarified the site plan.

[8:12:53 PM](#) Owen Scanlon asked if the garage was currently being utilized. Gerald Flaherty, 316 South 3rd Avenue, responded and clarified that neighbor's snow fell into the current driveway. A new driveway would have different orientation to allow functional use. Discussion included current look of existing house and proposed front of new accessory structure.

[8:17:50 PM](#) Regina Korby voiced concern of expansion of non conforming structure. Mr. Austin clarified on requirement and conforming plans. A picture of the existing house was shown and discussion of snow removal, colors and alleyway continued.

[8:25:20 PM](#) Chair Moore calls for public comment. Dave Cropper called for approval from the commission.

[8:26:11 PM](#) Regina Korby motioned to approve the design review application by Gerald Flaherty for an accessory structure to be located at Lots 21 and 22, Block 24, Hailey Townsite (316 3rd Avenue S.), located with the LR-1 district and within the Townsite Overlay, 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 (h) are met.. A-H are met. Janet Fugate seconded and the motion passed unanimously.

NB 3 Public Hearing and consideration of an application for Preliminary Plat proposal for Northridge VIII Subdivision to be located at Lot 2, Block 1, within the Limited Residential 1 (LR-1) Zoning District. Proposed name of subdivision is Northridge X

Subdivision with a total property area of 4.75 acres spreading across a total of 2 Lots.

[8:28:49 PM](#) Chair Moore called for recess.

[8:32:21 PM](#) Chair Moore called meeting back to order.

Micah Austin summarized the subdivision and proposed lot including history of lot and purpose of proposed plat.

[8:37:40 PM](#) Ken Bosser, with EHM Engineering from Kimberly, Idaho, discussed drainage plan, easement, history of plat, previous legal description and purpose of cleanup. Commission had no comments.

[8:41:16 PM](#) Chair Moore called for public comment. Dave Cropper encouraged approval.

[8:43:01 PM](#) **Jay Cone motioned to approve the Preliminary Plat for Northridge X Subdivision, submitted by West of First LLC and represented by Tim Vawser, finding that the application meets City Standards. Owen Scanlon seconded and the motion passed unanimously.**

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

[8:44:38 PM](#) Micah Austin clarified on Tanner's submittals and future requirements for all applicants. Micah Austin will strongly recommend a drainage plan with topography. Chair Moore added that going forward he will not conditionally approve projects. Discussion went on to include ordinance requirements, a better outlined checklist, and better prepared applicants. Discussion continued to include architecture involvement, applicant preparation, and commission expectations for future meetings. All commissioners discussed how necessary information would assist in approvals and expedited processes. Lacking information would result in delayed process and approval from the commission.

[8:55:26 PM](#) Discussion continued on future process of meetings and presence of architects and proper representation. Commission stated that applicant should have to speak for their own project. Micah Austin and commission agreed to have applicant introduce their own project starting next meeting.

[9:02:51 PM](#) Micah Austin summarized Mobility Design process for upcoming meeting.

SR 1 Discussion of current building activity and upcoming projects
(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: Monday, July 22, 2013
(no documents)

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Adjourn

[9:06:11 PM](#) Owen Scanlon moved to adjourn. Janet Fugate seconded and the motion carried unanimously.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 22, 2013 the Hailey Planning & Zoning Commission considered an application submitted by Gerald Flaherty for an accessory structure to be located at Lots 21 and 22, Block 24, Hailey Townsite (316 3rd Avenue S.), located with the LR-1 district and within the Townsite Overlay. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on June 19, 2013 and mailed to property owners within 300 feet on June 19, 2013

Application

Addition and renovation of an accessory structure (garage) comprising 718 square feet on Lots 21 and 22, Block 24 of the Hailey Townsite. The accessory structure will be used as a garage and storage area. An existing garage will be demolished and rebuilt on the current foundation, which is non-conforming according to our bulk requirements. Section 13.9.1 allows for the demolition and reconstruction of a non-conforming building but requires no expansion of the original foundation or increase in the height of the building, however all new additions to the building must meet current bulk requirements. The new (replaced) garage meets these criteria and all new additions to the building meet the requirements of current setbacks and bulk requirements. This makes for a unique and interesting garage.

Procedural History

The application was submitted on June 6, 2013 and certified complete on June 6, 2013. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on July 8, 2013, in the Hailey City Council Chambers. At that time, the Planning and Zoning Commission approved the application with no conditions, pending the signing of the Findings of Fact.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application <ul style="list-style-type: none"> - <i>The current plan does not address storm water drainage but the applicant has indicated that he will present a finished drainage plan to present at the July 8 meeting. At the time of submittal, the applicant had not finished the drainage plan.</i> - <i>Except for a drainage plan, the application is complete.</i> - <i>All exterior lights will be recessed and “Dark Sky” compliant, however the owner has not chosen the specific lights yet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>The City Engineer is requesting that no sidewalks are not installed, mainly because large, mature elm trees are located in the right of way where a sidewalk would be required.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	8.2 Signs: <i>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>
			<i>Staff Comments</i>	<i>- No signage is proposed.</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>	<i>- No additional parking spaces are required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	8B.4.1 General Standards <ul 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.

			Staff Comments	<ul style="list-style-type: none"> - <i>Per the plans, all outdoor lighting will utilize recessed cans.</i> - <i>Specifications for the exterior lighting was not provided in the application because the owner is still deciding which style to purchase.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	See 4.13.6, Zoning Ordinance
			Staff Comments	<p><i>Zoning District: Limited Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</i></p> <ul style="list-style-type: none"> - <i>Max Height: 30'.</i> <ul style="list-style-type: none"> o <i>Proposed building will be 19' 1 5/8"</i> - <i>Front Setbacks: TO: 12' from the street.</i> <ul style="list-style-type: none"> o <i>Proposed Accessory Structure is located in the rear of the lot</i> - <i>Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required</i> <ul style="list-style-type: none"> o <i>The owner will be using the footprint of the existing accessory structure (garage), which is non-conforming. All expansions from this existing footprint comply with the minimum setback requirements.</i> o <i>Setback to new section of building is 10'. Minimum required for this lot is 7.5'</i> o <i>Complies with provisions of 13.9.1 for non-conforming buildings and expansions.</i> - <i>Alley Setback: 6'</i> <ul style="list-style-type: none"> o <i>New portion of accessory structure is located 6' from the alley</i> - <i>Maximum Lot coverage: 40% in LR for a single story dwelling with a garage</i> <ul style="list-style-type: none"> o <i>Lot size: 6000 sf</i> o <i>Maximum Lot coverage is 2400</i> o <i>Existing principle structure: 822</i> o <i>Proposed: 718</i> o <i>Proposed Lot coverage is 27.3%</i>
<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"> - <i>The Drainage plan shows all water flowing away from the proposed structure at a 1% grade.</i> <ul style="list-style-type: none"> o <i>Where ever possible, the water drains into the yard, however the west portions of the garage drain into the alley.</i> o <i>The drainage plan shows that no storm water will drain onto the adjoining properties.</i> o - <i>Staff recommends waiving the requirement for sidewalks for the</i>

				<p><i>following reasons:</i></p> <ul style="list-style-type: none"> ○ <i>No sidewalks exist on either side of the home</i> ○ <i>A line of mature elm trees exists where the sidewalk would be located, and would require removal</i> ○ <i>The City Engineer recommends waiving the sidewalk requirement.</i>
<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	<p>- <i>The project does not involve changing, rerouting or disturbing the existing water line in the alley.</i></p>

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>
			Staff Comments	<p><i>Garage is built with the same architectural theme and materials as the principle building. With the following changes:</i></p> <ul style="list-style-type: none"> - <i>Where the existing structure stands, the roof line will remain the same. Pitch is 4.5/12</i> - <i>Where the new addition will be built, the roof pitch is 9.5/12 to match the principle dwelling on the same lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3b	<p>a. Accessory structures shall be located at the rear of the property.</p>
			Staff Comments	<p>- <i>The garage is located at the rear of the lot, adjacent to the alley and neighboring property line.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	<p>b. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p>
			Staff Comments	<ul style="list-style-type: none"> - <i>The fence will be replaced with a cedar fence to match the existing cedar fence.</i> - <i>Metal roofing will be used to match the existing home. (Sample reflects the exact roofing that will be used)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	<p>c. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</p>
			Staff Comments	<p>- <i>No new landscaping walls are proposed.</i></p>

				<ul style="list-style-type: none"> - <i>Fencing will be replaced with new cedar fencing.</i> - <i>Existing landscaping will remain.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3e	<p>d. 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.</p>
			<i>Staff Comments</i>	- <i>No roof projections, outside of standard venting for the sink, is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3f	<p>e. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</p>
			<i>Staff Comments</i>	- <i>No alternative energy source will be placed on the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	<p>f. 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.</p>
			<i>Staff Comments</i>	- <i>No ground-mounted equipment is proposed.</i> -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	<p>a. All service lines into the subject property shall be installed underground.</p>
			<i>Staff Comments</i>	<i>All utilities are shown to be underground.</i> - <i>A new water line is the only new utility line necessary</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3i	<p>b. Additional appurtenances shall not be located on existing utility poles.</p>
			<i>Staff Comments</i>	<i>None</i>

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Proposed garage is smaller in size and broken up with varying levels and roof lines.</i> - <i>The garage is located in the rear of the lot to emphasize the subordinate nature of the building.</i>
<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>

			<i>Staff Comments</i>	- Proposed garage is located in the rear of the lot.
10. Non-residential and Multi-Family Uses: 6A.9.C.10				
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.9.C.10	Guideline: Non-residential uses in Old Hailey should be designed with a residential, human scale in mind. <i>Staff Comments</i> - The proposed garage is designed to fit well with the existing building and with themes currently found in Old Hailey. - It is not a dwelling unit, however it has the look and feel of a dwelling unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.9	Guideline: Parking for non-residential uses shall be carefully planned to avoid pedestrian conflicts and to be subordinate to other design elements on the site. <i>Staff Comments</i> - The garage does not create the need for additional.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Utilities for non-residential and multifamily structures shall be integrated into the site design. Utilities should, in most cases, be fully screened from view. <i>Staff Comments</i> - Other than a water line to the garage, no additional utility services or facilities thereof will be added.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Multi-family structures shall be designed with a single family residential scale in mind. This includes: <ul style="list-style-type: none"> • Breaking up wall planes; • Use of individual walk-up entrances; • Breaking up of parking areas; • Ensuring parking areas are subordinate to other uses. <i>Staff Comments</i> - Proposed structure is a garage and will not be used as Multi-Family structure.

6A.6 Criteria.

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

- 6. Assure that development and landscaping are maintained properly.**
- 7. Require more restrictive standards than those generally found in the Zoning Ordinance.**

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review for an accessory structure to be located at Lots 21 and 22, Block 24, Hailey Townsite (316 3rd Avenue S.), located with the LR-1 district and within the Townsite Overlay 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 _____, 2013.

Geoffrey Moore, Chair

Attest:

Kristine Hilt, Community Development Coordinator

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 22, 2013 the Hailey Planning & Zoning Commission considered an application for Preliminary Plat, submitted by West of First LLC, represented by Tim Vawser from EHM Engineering, for approval of a new subdivision platted over Lot 2, Block 1, Northridge VIII (8) Subdivision and to be called Northridge X (10) Subdivision. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on June 19, 2013; the notice was mailed to property owners within 300 feet on June 19, 2013. The site was posted on June 19, 2013.

Application

West of First, LLC, represented by Tim Vawser of EHM Engineers, has submitted an application for Preliminary Plat approval for the subdivision of Lot 2, Block 1, Northridge VII into 2 residential lots ranging in size from 2.23 acres to 1.74 acres. The total land area of the subdivision is 4.75 acres.

Procedural History

The application for Preliminary Plat approval submitted by West of First LLC, represented by Tim Vawser from EHM Engineering, for approval of a new subdivision platted over Lot 2, Block 1, Northridge VIII (8) Subdivision and to be called Northridge X (10) Subdivision, was considered by the Planning and Zoning Commission on July 8, 2013. A public hearing was held on that day and no public comment was received. The application was approved unanimously, pending approval of the Findings of Fact and Conclusions of Law, by the Hailey Planning and Zoning Commission with no conditions. The City Council will consider the Final Plat for approval on August 5, 2013 and hold a public hearing for public comment.

Department Comments

Life/safety issues: The current preliminary plat reflects all changes and revisions recommended and requested by the City Engineer. His changes included:

- Addition of a fire hydrant at the entrance to the facilities to comply with fire code requirements.
- Expanded driveway widths to accommodate fire apparatus

Water and Sewer issues: The current preliminary plat reflects all changes and revisions recommended and requested by, Tom Hellen, the City Engineer and Public Works Director. His changes included:

- Rerouting the water line to the north side of the lot, rather than off of McKercher Blvd. This will minimize impacts to McKercher Blvd from development of Lot

- Placement of the water meters onsite, rather than in the right of way.

Engineering issues: The current preliminary plat reflects all changes and revisions recommended and requested by Tom Hellen, the City Engineer and Public Works Director. His changes included:

- Redesign of sidewalks and drainage swales to comply with Title 18 and City Standards
- Recommendation to the developer to pay fees in lieu of sidewalks along Highway 75 and Cranbrook Rd.
- Dedication of McKercher Blvd to the City of Hailey as a designated Right of Way.

Standards of Evaluation

Northridge X Subdivision Standards of Evaluation

SECTION 4 - DEVELOPMENT STANDARDS

4.0 General Standards.

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

4.1 Streets.

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

- *Streets are existing and are provided.*

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

- *The existing streets meet this standard. McKercher Blvd. will have right of way provided to the City by the platting of this property.*

4.1.2 Cul-de-sacs or dead end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead end streets shall comply with all regulations set forth in the IFC and other applicable

codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.

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

- *No cul-de-sac or dead end streets are proposed. Access to this subdivision complies with the conditions above.*

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

- *Street configuration meets the conditions stated and both intersections to the east and west are four way intersections. A neck down does occur from State Hwy. 75 signal into the development as a traffic calming measure.*

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

The existing horizontal layout complies with the above standard.

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

(Ord. 1002, §2, 03/26/2008)

- *Streets right of ways meet the requirements.*

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

- *Roadway widths within the subdivision meet the requirements.*

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

- *Roadway grades are in compliance with the standards.*

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

- *Drainage areas are in place and in compliance.*

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

- *Street signs and signalization are existing and provided per the standards.*

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

- *The platting of this property will accomplish this requirement.*

4.1.10.1 Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.

- *The streets as depicted are public.*

4.1.10.2 Private streets, wherever possible, shall provide interconnection with other public streets and private streets.

(Ord. 1002, §3, 03/26/2008)

- *Not applicable.*

4.1.10.3 The area designated for private streets shall be platted as a separate parcel according to subsection 4.5.3 below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.

(Ord. 1002, §4, 03/26/2008)

- *Not applicable.*

4.1.10.4 Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.

- *Not applicable.*

4.1.10.5 Private streets shall have adequate and unencumbered 10-foot wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.

(Ord. 1002, §5, 03/26/2008)

- *Snow storage as required is provided.*

4.1.10.6 Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to Article IX of the Hailey Zoning Ordinance. The dimension of guest/overflow parking spaces shall be no less than 10' by 20' if angle parking, or 10' by 24' if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or other all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.

- *Individual lot development will comply with parking requirements.*

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

- *Driveways to lots will be in compliance.*

4.1.11.1 Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:

Accessing one residential unit:	12 feet
Accessing two residential units:	16 feet

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

- *Two driveways provide access to the Cottages as follows*
 - *One 20' wide driveway*
 - *One 21'8" wide driveway*
- *Development of lots will be in compliance.*

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

- *The Fire Department approves the current configuration*
- *Development of future lots will be in compliance.*

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

- *Development of lots will be in compliance.*

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

- *Development of lots will be in compliance.*

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

- *Development of lots will be in compliance.*

**4.1.12 A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.
Development of lots will be in compliance.**

4.1.13 Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.

- *Development of lots will be in compliance.*

4.2 Sidewalks and Pathways.

4.2.1 Sidewalks, curb and gutter shall be required improvements for projects requiring Subdivision approval in the B, LB, TI, A and SCI zoning districts. At a minimum, sidewalks and curb and gutter, where required, shall comply with the City Standards. Sidewalks shall be at least six feet (6') wide or as wide as adjacent sidewalks on the same block, whichever is greater. Sidewalks shall be constructed along the entire length of a property adjacent to any public or private street in all zones, as well as in locations that provide safe pedestrian access to and around a commercial or mixed-use building. New sidewalks shall be planned to provide pedestrian connections to any existing sidewalks adjacent to the site. Sites located adjacent to public or private streets that are not currently thru-streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections. Sidewalks and drainage improvements shall also be required in other districts, except as otherwise provided herein. The requirement for sidewalk may be waived if the cost of the proposed project construction is less than twenty thousand dollars (\$20,000). For subdivisions in the Townsite Overlay District, the requirement for sidewalk may be waived for any lot line adjustment associated with a residential remodel or addition; sidewalks shall be required for new primary dwellings.

(Ord. 1017, §1, 11/19/08)

- *Not required for this zoning district, however 7' sidewalk will be installed along McKercher. A 7' sidewalk is also planned along Highway 75 as well as a 5' sidewalk along Cranbrook Road. The developer has chosen pay the In Lieu fee for these sidewalks. According to their quoted bid, the total cost for the In Lieu fee contributions will be \$11,522.50. As part of the Design Review application for the Cottage project, this fee will be paid prior to issuance of a certificate of occupancy.*

4.2.2 Pathways. The Developer shall install all non-vehicular pathways, to City Standards, in all areas within or adjacent to the property to be developed where Pathways are depicted upon the Master Plan.

Pathways are provided from previous construction.

4.2.3 The Developer may, at Developer's option, propose alternatives to either the standard sidewalk configuration required in Section 4.2.1, or the planned non-vehicular pathway required in Section 4.2.2. The Hearing Examiner or Commission and Council shall ensure that the alternative configuration shall not reduce the level of service or convenience to either residents of the development or the public at large.

- *An in-lieu payment is being proposed for sidewalks as depicted.*

4.2.4 After receiving a recommendation by the Hearing Examiner or Commission, the Council may in its discretion approve and accept voluntary cash contributions in-lieu of the improvements described in this Section 4.2, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements

provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City signs the final plat. In-lieu contributions for sidewalks shall not be accepted in Business, Limited Business, Neighborhood Business Technological Industry and Service Commercial Industrial districts.
(Ord. 1002, §6, 03/26/2008)

- *An in-lieu payment is being proposed for sidewalks as depicted.*

4.3 Alleys and Easements.

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

- *Not applicable.*

4.3.2 The minimum width of an alley shall be 26 feet.

Not applicable.

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

Not applicable.

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

Not applicable.

4.3.5 Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.

Not applicable.

4.3.6 Dead-end alleys shall not be allowed.

Not applicable.

4.3.7 Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.

- *Easements as depicted will be provided.*

4.3.8 Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:

- Easements are shown as required on the plat.

4.3.8.1 To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.

Not applicable.

4.3.8.2 To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.

Not applicable.

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

- *Snow storage easements are depicted.*

4.4 Blocks.

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

Not applicable.

4.5 Lots.

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

- *Lot sizes are larger than normal for the zoning district to accommodate a specific user and an existing street alignment.*

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

- *Future development may require resubdivision based on user definition and area needed.*

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

- *Conditions require double frontage of Lot 1, Block 1 due to an identified user. Access to both streets is not being requested.*

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

Not applicable.

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

Not applicable.

4.5.5 All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.

- *Appropriate frontage is provided.*

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

Not applicable.

4.6 Orderly Development.

4.6.1 Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.

- *Not applicable.*

4.6.2 Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.

Not applicable.

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

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

Not applicable.

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

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

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

4.7 Perimeter Walls, Gates and Berms.

The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.

Not applicable.

4.8 Cuts, Fills, Grading and Drainage.

- 4.8.1 Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**

Not applicable.

- 4.8.1.1 A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**

- *Soils are consistent with those that allowed development of the adjacent area.*

•

- 4.8.1.2 A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:**

**Proposed contours at a maximum of two (2) foot contour intervals;
Cut and fill banks in pad elevations;
Drainage patterns;
Areas where trees and/or natural vegetation will be preserved;
Location of all street and utility improvements including driveways to building envelopes; and
Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.**

- *Grading plan has been submitted with site improvement plans and has been accepted by the City Engineer.*

4.8.2 The proposed subdivision shall conform to the following design standards:

**4.8.2.1 Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
Grading design will conform to the requirements.**

**4.8.2.2 Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
Not applicable.**

4.8.2.3 Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.

- *Compliance with this requirement will be maintained.*

4.8.2.4 Where cuts, fills or other excavation are necessary, the following development standards shall apply:

4.8.2.4.1 Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.

4.8.2.4.2 Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).

4.8.2.4.3 Cut slopes shall be no steeper than two horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.

4.8.2.4.4 Fill slopes shall be no steeper than three horizontal to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.

4.8.2.4.5 Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.

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

- *All above requirements have been met in previous construction of existing facilities and standards will be followed in the development of the individual lots as well.*

4.10 Parks, Pathways and Other Green Spaces.

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

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

P = x multiplied by .0277

“P” is the Parks contribution in acres

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

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

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

- *The existing 10' bike path meets this standard. The developer installed this path when the subdivision was first developed.*

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Section 3 of the Hailey Subdivision Ordinance, was given for the public hearing.
2. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Subdivision Ordinance.
3. The application for Preliminary Plat, as presented on the day these findings are signed is approved by the Hailey Planning and Zoning Commission.

DECISION

The application for Preliminary Plat, submitted by West of First LLC, represented by Tim Vawser from EHM Engineering, for approval of a new subdivision platted over Lot 2, Block 1, Northridge VIII (8) Subdivision and to be called Northridge X (10) Subdivision is hereby approved subject to the following terms and conditions:

- a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
- b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
- c) The final plat shall include plat notes #1 through #3 as stated on the approved preliminary plat [with the following amendments and additions: if applicable]
- d) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 2.9 of the Subdivision Ordinance.
- e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 3.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
- f) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.

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

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 _____, 2013.

Geoffrey Moore, Chair

Attest:

Kristine Hilt, Community Development Coordinator

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 22, 2013 the Hailey Planning & Zoning Commission considered an application submitted by The Cottages of Sun Valley for the construction and location of a Residential Care Facility, The Cottages of Sun Valley, comprising two structures, to be located on Lot 2, Block 1, Northridge 8 Subdivision located with the LR-1 district. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on June 19, 2013 and mailed to all property owners within 300 feet on June 18. Notice was mailed to public agencies and media on June 18, 2013.

Application

A Residential Care Facility is proposed for Lot 2, Block 1 of Northridge 8 Subdivisions. The Facility will consist of two separate buildings comprising 11,407 square feet each. One facility will be dedicated to memory care for elderly and infirm individuals requiring care related to memory loss impairments. The other building will be dedicated to independent and some assisted living for elderly and infirm individuals who can perform some, if not all, functions of daily living without assistance. Parking is located in the rear of the lot. Landscaping is shown on all sides of the buildings and along all lot lines. Seven foot wide sidewalks will be constructed along McKercher Boulevard with a 6' drainage swale maintained between sidewalk and the edge of asphalt on McKercher Boulevard. For sidewalks along Highway 75 and Cranbrook Road, the developer has elected to pay a fee in lieu of sidewalk requirements. The exterior materials of the buildings, and all accessory structures pertaining to the buildings, are comprised of hardi board fascia, cedar shake siding, rough sawn timber trusses, stone veneer wainscoting, hardi board lap siding, architectural (dimensional) shingles, and a concrete foundation.

The completed application includes a site plan, vicinity map, drainage map, utilities plan, parking specification, snow storage plan, circulation details, lot dimensions, building dimensions, landscape plan, floor plan, detailed elevations of all structures, exterior lighting plan, sign plan, materials and color samples, staging and contractor plan, and one colored rendering of the buildings. The plans are stamped by Jason Tomlinson, a licensed Idaho Architect (AR-15296).

Procedural History

The application was submitted on June 14, 2013 and certified complete on June 28, 2013. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on July 8, 2013 at 6:30 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 Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <ul style="list-style-type: none"> - Tom Hellen has reviewed the plans (6-24-2013) and has no concerns.
				Life/Safety: <ul style="list-style-type: none"> - Mike Baledge has reviewed the plans and has requested one additional fire hydrant near the entrance to the site. - This change is accurately reflected on the current site plan.
				Water and Sewer: <ul style="list-style-type: none"> - No concerns.
				Building: <ul style="list-style-type: none"> - Jim Lynch reviewed the plans on 6-24-2013 and has no concerns.
				Streets: <ul style="list-style-type: none"> - Tom Hellen reviewed the plans on 6-24-2013 and has no concerns.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	<i>The signage proposed meets city standards for square footage and lighting.</i> <ul style="list-style-type: none"> - Proposed sign is 21.3 square feet. According to 8.2, this building is allowed 150 square feet of signage - Each building has 106' of frontage onto McKercher Blvd. - The sign will be lit with recessed cans (spotlit) where the source of light is not visible. This is compliant with 8B.4.1.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	See Section 9.4 for applicable code. <ul style="list-style-type: none"> - Require 1 space for every 3 beds
			Staff Comments	<i>According to 9.4.3, the required number of parking spaces for this use is one (1) space for every three (3) beds. With 32 beds, 10.66 spaces are required, which is rounded down to 10, according to 9.4(A)1.</i> <ul style="list-style-type: none"> - The site plan shows 19 spaces. - According to 9.4.6, the maximum number of parking spaces for any use is 200% of the required number. <ul style="list-style-type: none"> o The maximum amount allowed for this building and use is 20 spaces. This is derived from 1 space for every 3 beds, multiplied by two. (32/3=10.6; 10 X 2 = 20)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	8B.4.1 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. 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.
			Staff Comments	<p><i>All lighting meets the outdoor lighting standards:</i></p> <ul style="list-style-type: none"> - Four down lights for the clocktower/sign at the entryway (Lithonia, standard exterior can. all LED) - Entry canopies and covered patio space for the buildings will have recessed can lighting ((Lithonia, standard exterior can. LED lighting will be used) - Site lighting will use nine (9) monument lights with wall mounted box fixtures concealed from view with rough sawn shed roof (see plans). Lithonia Contour series KACM LED Wall Mounted Light Fixture will be used in all monument lighting. - The flag pole and flags will be uplighted. According 8B.4.2(h), this is allowed provided the maximum lumen output does not exceed 1,300 lumens and flag is displayed. When the flag is not displayed, lighting shall not be used. The proposed light will not exceed 1,300 lumens.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Limited Residential (LR) District: <ul style="list-style-type: none"> - Minimum Lot Size: 8,000 ft - Maximum Lot Width: 75 - Maximum Building Height: 30 - Front Setback: 25 ft - Side and Rear Yard Setback: 1 foot for every 2 feet of building height
			Staff Comments	<p><i>Maximum Building Height: 30 ft</i></p> <ul style="list-style-type: none"> - Elevations show an actual height of 22'6" <p><i>Front Setback: 25 ft</i></p> <ul style="list-style-type: none"> - Building is setback 25 feet from McKercher Blvd

				<p><i>Side and Rear: Required 13' setback derived from building height</i></p> <ul style="list-style-type: none"> - <i>Building is setback from Cranbrook 80'</i> - <i>Building is setback from HWY 75 50'</i> - <i>Building is setback from back property line (north side) 21' feet.</i>
<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>
			<p>Staff Comments</p>	<p><i>Sidewalks:</i></p> <ul style="list-style-type: none"> - <i>Seven foot (7') sidewalk is required and will be installed along McKercher Boulevard, in compliance with the Mobility Design Ordinance</i> - <i>Seven foot (7') sidewalk is required and planned along Hwy 75</i> <ul style="list-style-type: none"> o <i>Developer has elected to pay an In Lieu fee for this sidewalk.</i> o <i>Lineal footage is 225' along Hwy 75</i> - <i>Five foot (5') sidewalk is required and planned along Cranbrook Dr.</i> <ul style="list-style-type: none"> o <i>Developer has elected to pay an In Lieu fee for this sidewalk. As of this writing (6-24-2013), the applicant has not submitted an estimate of the in-lieu fees</i> o <i>Lineal footage is 90' along Cranbrook Dr.</i> - <i>In Lieu Fee Amount and Calculation</i> <ul style="list-style-type: none"> o <i>Total area for both sidewalks is 2,205 square feet @ \$4.75/sf</i> o <i>Total Cost= \$10,475</i> o <i>Required 110% of Cost= \$11,522.50</i> o <i>Payment of the In Lieu Fee is required before Certificate of Occupancy is issued</i> o <i>Bid specs are provided for reference.</i> <p><i>Drainage:</i></p> <ul style="list-style-type: none"> - <i>According to Title 18, the Mobility Design Ordinance, a natural swale drainage is allowed along McKercher Blvd (18.06.012.C). McKercher Blvd is considered a Residential/Collector according to Title 18.</i> - <i>The swale will be retained with a seven foot (7') mow strip intact between McKercher Blvd and the property line.</i> - <i>Per the City Engineer, a concrete rolled edge will be added to the edge of McKercher Blvd to assist with the longevity of McKercher Boulevard.</i> - <i>The civil site plan shows all drainage improvements. The City Engineer has reviewed this plan and has no concerns.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6A.7 (B) Required Water System</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</p>

			Improvements	similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i> Southern exposure is best on the McKercher side of the buildings with all pedestrian access via the western and eastern sides of the two facilities. Where possible, the buidings have been situated to ensure the maximum exposure.</p> <ul style="list-style-type: none"> - The north facing sides have no pedestrian access, minimizing ice and the risk for slipping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.</p> <p><i>Staff Comments</i> Per the landscape plan, all landscaping will be new. No trees are existing on site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> Adequate pedestrian access is off of McKercher Blvd on either side of the drive entry.</p> <ul style="list-style-type: none"> - Pedestrian access to and from each building to McKercher Blvd is provided - Pedestrian sidewalks to each building will be eight feet (8') wide - Pedestrian access to the parking lot is provided via six foot (6')

				<p><i>wide sidewalks.</i></p> <ul style="list-style-type: none"> - <i>Pedestrian access from each building is delineated clearly across the drive aisles.</i> -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Trash enclosure in the rear of the property is screened with landscaping and a block enclosure. The submitted plan show elevations for this enclosure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			<i>Staff Comments</i>	<p><i>No alley access on this site.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p>
			<i>Staff Comments</i>	<p><i>No vending machines are proposed.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p>
			<i>Staff Comments</i>	<p><i>Except for four handicap compatible spaces, all other parking is located at the rear of the lot.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p>
			<i>Staff Comments</i>	<p><i>A single approach is shown on the site plan with two 21' drive aisles. This meets fire department specifications.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	<p>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p>
			<i>Staff Comments</i>	<p><i>Site plan shows 5,150 sf for snow storage, which equates to 26% of total impervious services used for parking.</i></p> <ul style="list-style-type: none"> - <i>Total paving and concrete surfaces for parking equates to 19,942 square feet</i> - <i>5,150 square feet is dedicated to snow storage, equating to 26% of the total paving and concrete areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	<p>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p>
			<i>Staff</i>	<p><i>Site plan shows 5,150 sf for snow storage, which equates to 26% of total</i></p>

			<i>Comments</i>	<i>impervious services used for parking.</i> <ul style="list-style-type: none"> - Total paving and concrete surfaces for parking equates to 19,942 square feet 5,150 square feet is dedicated to snow storage, equating to 26% of the total paving and concrete areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>- The current snow storage plan shows six different sites for snow storage. None of these sites have a dimension less than 10 feet.</i> <ul style="list-style-type: none"> o The smallest dimension shown is approximately 11 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>All snow will be stored and retained on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Snow storage is shown on the plan as hatched areas, adjacent to the parking area at the rear of the lot and at the entrance. Snow storage does not impede pedestrian access.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Grass and turf is planned for the snow areas.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The surrounding uses are residential, and commercial (across highway). The design is scaled for a more residential feel, rather than commercial and is compatible with the surrounding uses.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>The elevations are not standard corporate designs and have been customized for Hailey and are site specific.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The buildings have a distinctive front with clear pedestrian access. In addition, the central island and gazebo encourage pedestrians and passive recreation of the site.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets,

				<p>projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The “Front Elevations” as shown on the plans does not face Mckercher but faces inward. This is not compliant with our current code, however the developer can redesign the current facades facing Mckercher so as to have the look and feel of a “front façade.” This has been done with other developments, such as the Pioneer Federal bank and the Stinker Convenience Store.</i> - <i>The current Front Facades utilize the following techniques to distinguish them from other sides of the building:</i> <ul style="list-style-type: none"> o <i>A courtyard and patio spaces have been added to emphasize human scale of the buildings.</i> o <i>Building offsets, stepped roof lines, and portico shares defining the entrance to the buildings.</i> o <i>Four-side architectural throughout the buildings on all sides.</i> o <i>Materials for all buildings:</i> <ul style="list-style-type: none"> ▪ <i>Stone wainscoting</i> ▪ <i>Hardy lap siding</i> ▪ <i>Stained cedar shake in gables</i> ▪ <i>Rough sawn false trusses</i> ▪ <i>Prominent raised ridge vents</i> ▪ <i>Gabled ends are all staggered</i> ▪ <i>Thickened fascia, 12” deep stacked fascia</i> ▪ <i>Shingles: 50 year architectural comp (dimensional)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>No addition is planned. Building is new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<p><i>The following are used to define the exterior walls of the buildings:</i></p> <ul style="list-style-type: none"> - <i>Building offsets, stepped roof lines, and portico shares defining the entrance to the buildings.</i> - <i>Four-side architectural throughout the buildings on all sides.</i> - <i>Materials for all buildings:</i> <ul style="list-style-type: none"> o <i>Stone wainscoting</i> o <i>Hardy lap siding</i> o <i>Stained cedar shake in gables</i> o <i>Rough sawn false trusses</i> o <i>Prominent raised ridge vents</i> o <i>Gabled ends are all staggered</i>

				<ul style="list-style-type: none"> ○ Thickened facia, 12” deep stacked facia ○ Shingles: 50 year architectural comp (dimensional)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p>
			<i>Staff Comments</i>	<p><i>The following are used to define the exterior walls of the buildings:</i></p> <ul style="list-style-type: none"> - <i>Building offsets, stepped roof lines, and portico shares defining the entrance to the buildings.</i> - <i>Four-side architectural throughout the buildings on all sides.</i> - <i>Materials for all buildings:</i> <ul style="list-style-type: none"> ○ <i>Stone wainscoting</i> ○ <i>Hardy lap siding</i> ○ <i>Stained cedar shake in gables</i> ○ <i>Rough sawn false trusses</i> ○ <i>Prominent raised ridge vents</i> ○ <i>Gabled ends are all staggered</i> ○ <i>Thickened facia, 12” deep stacked facia</i> <p><i>Shingles: 50 year architectural comp (dimensional)</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			<i>Staff Comments</i>	<p><i>Building does not have a flat roof. (Roof pitch is 4/12)</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative 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><i>At application submission, the applicant has chosen to submit the following items building will utilize the following techniques:</i></p> <ol style="list-style-type: none"> 1. iii) Double glazed windows on all exterior windows of both buildings 2. iv) All windows will be double paned, low-E windows.

				<p>3. vii) Solar powered attic ventilation fans will be used.</p> <p>4. ?) Energy Heel truss package used on all trusses</p> <p>i. Used to maintain full depth of insulation throughout the attic space</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	- Snow clips and gutters are shown on plans over all areas over walkways and pedestrian access areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	- All downspouts are shown draining into vegetative areas of the landscaped plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Staff Comments</i>	- Portico shares are designed to be consistent with the architectural design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>
			<i>Staff Comments</i>	- One sign is proposed. No other signs are proposed for this facility.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>
			<i>Staff Comments</i>	<p>Garage is built with the same architectural theme and materials as the principle building.</p> <p>The following are used to define the exterior walls of the garage:</p> <p>e. Building offsets, stepped roof lines, and portico shares defining the entrance to the buildings.</p> <p>f. Four-side architectural throughout the buildings on all sides.</p> <p>g. Materials for all buildings:</p> <ol style="list-style-type: none"> 1. Stone wainscoting 2. Hardy lap siding 3. Stained cedar shake in gables 4. Rough sawn false trusses 5. Prominent raised ridge vents 6. Gabled ends are all staggered 7. Thickened facia, 12" deep stacked facia

				<i>Shingles: 50 year architectural comp (dimensional)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	- <i>The garage is located at the rear of the lot, adjacent to the parking area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	- <i>One fence is planned around the Wandering Garden. o 6' tall black, wrought iron fence is planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>Walls and fenced are minimized and, where appropriate, positioned in the rear of the lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<i>No roof projections, outside of standard venting, are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<i>Other than the solar roof vents, there is no alternative energy sources planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>h. Trash enclosure in the rear of the property is screened with landscaping and a block enclosure. The submitted plan shows elevations for this enclosure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>i. All utilities are shown to be underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>None</i>

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	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			Staff Comments	All species meet the specifications for the Wood River Valley tree guide.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	All species meet the specifications for the Wood River Valley tree guide.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	The irrigation system proposed utilizes drip system and water conservation measures where appropriate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	Landscape shows compliance with all standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			Staff Comments	Designated planter boxes and flower beds are shown around the entryway of the buildings as well as around the front marquee (clock tower) area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			Staff Comments	Even though this is located within the LR district, it is fully compliant with pedestrian scaled landscaping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			Staff Comments	Drainage plan has been reviewed and approved by the City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	Landscape plan provides a narrative to maintaining the areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	None planned for the site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.

			<i>Staff Comments</i>	<i>None planned for the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>None planned for the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>None planned for the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>None planned for the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>None planned for the site.</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.

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 for the construction and location of a Residential Care Facility, The Cottages of Sun Valley, to be located on Lot 2, Block 1, Northridge 8 Subdivision located with the LR-1 district, 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.
14. The exterior doors on the south elevation facing McKercher Blvd shall be design according to a more pedestrian scale and to emphasize a pedestrian entrance.
15. The clocktower and sign shall not be lit, according to Article 8.2 of the Zoning Ordinance.
16. The condensing units shall be screening with year-round landscaping to fully buffer the visual impact of the condensing units.

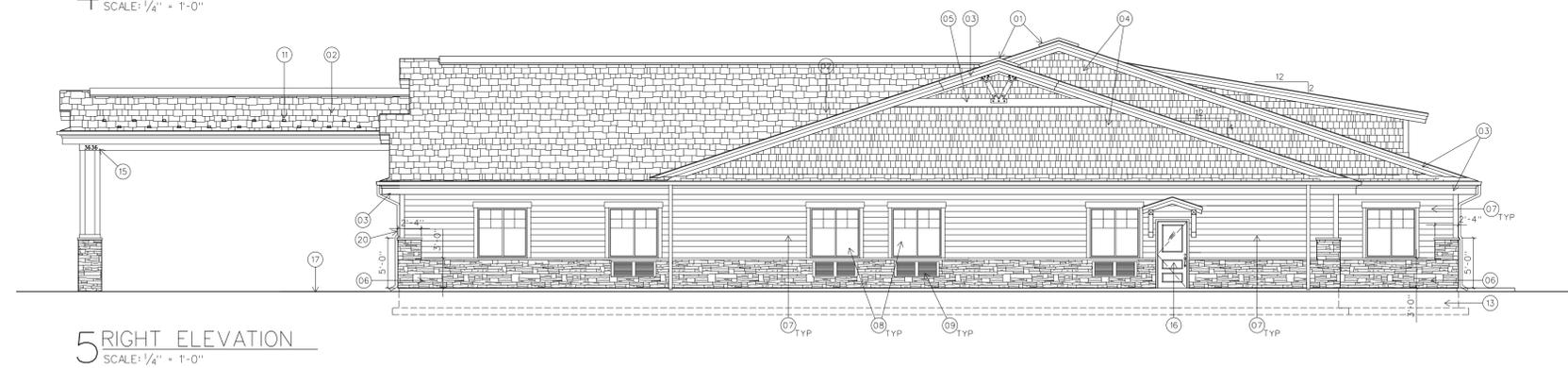
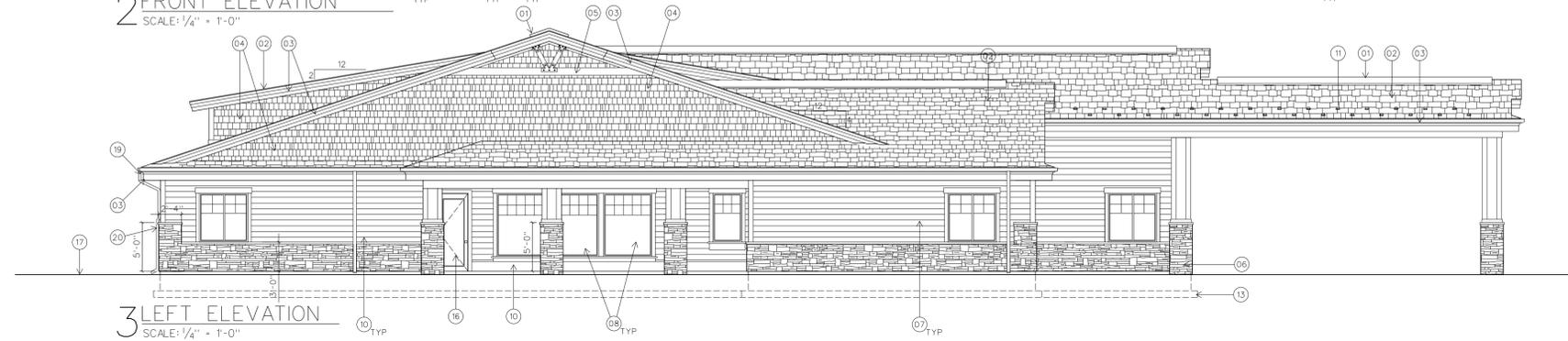
A party aggrieved by a final decision of the Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision.

Signed this ____ day of _____, 2013.

Geoffrey Moore, Chair

Attest:

Kristine Hilt, Community Development Coordinator



1 KEYED NOTES

01. BOSTON RAISED RIDGE VENT
02. 50 YR ASPHALT SHINGLE ROOFING
03. BUILT UP "HARDI" BOARD FASCIA
04. CEDAR SHAKE SIDING, STAIN
05. SURFACE APPLIED ROUGH SAWN TIMBER TRUSS
06. STONE VENEER WITH SILL CAP PER OWNER'S SPEC'S
07. 7" "HARDI" TRUE LAP SIDING
08. WINDOW ASSEMBLY, RE: A10.0 AND FLOOR PLANS
09. PTAC HVAC UNIT, RE: MECHANICAL DRAWINGS
10. 2X12 ANKLE BAND
11. STAGGERED SNOW CLEATS
12. ENTRY DOOR ASSEMBLY
13. CONCRETE FOUNDATION, RE: STRUCTURAL DRAWINGS
14. NOT USED
15. 4" TALL ADDRESS IDENTIFICATION NUMBERS
16. DOOR ASSEMBLY, RE: A10.0 AND FLOOR PLANS
17. FINISH GRADE, SLOPE AWAY FROM BUILDING
18. BUILDING BEYOND
19. RAIN GUTTER
20. DOWNSPOUT
21. HVAC CONDENSING UNIT, RE: MECHANICAL DRAWINGS
22. ELECTRICAL EQUIPMENT, STONE SILL CAP NOTCHED TO ACCEPT CONDUIT



TOMLINSON DESIGNS

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LICENSED
ARCHITECT
AR-15296

Jason Tomlinson

DATE: 6/25/2013
JASON W. TOMLINSON
STATE OF IDAHO

The Cottages
Assisted Living
Hailey, Idaho

EXTERIOR ELEVATIONS
Sheet title

Scale

GM1301
Project Number

6/21/2013
Date

File Name

1/13/2013
Revisions

A4.0



TOMLINSON DESIGNS

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LICENSED ARCHITECT
AR-15296
Jason Tomlinson
DATE: 6/25/2013
JASON W. TOMLINSON
STATE OF IDAHO

The Cottages of Hailey

Lot 2 Block 1
Northridge VIII Sub
Hailey, Idaho

PRELIM SITE PLAN

Sheet Title

Scale

GM1201

Project Number

5/5/12

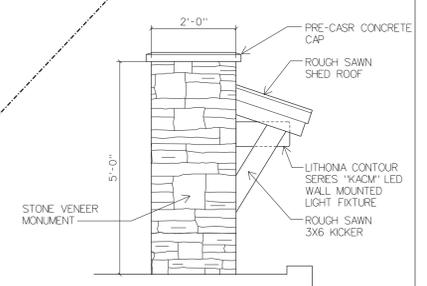
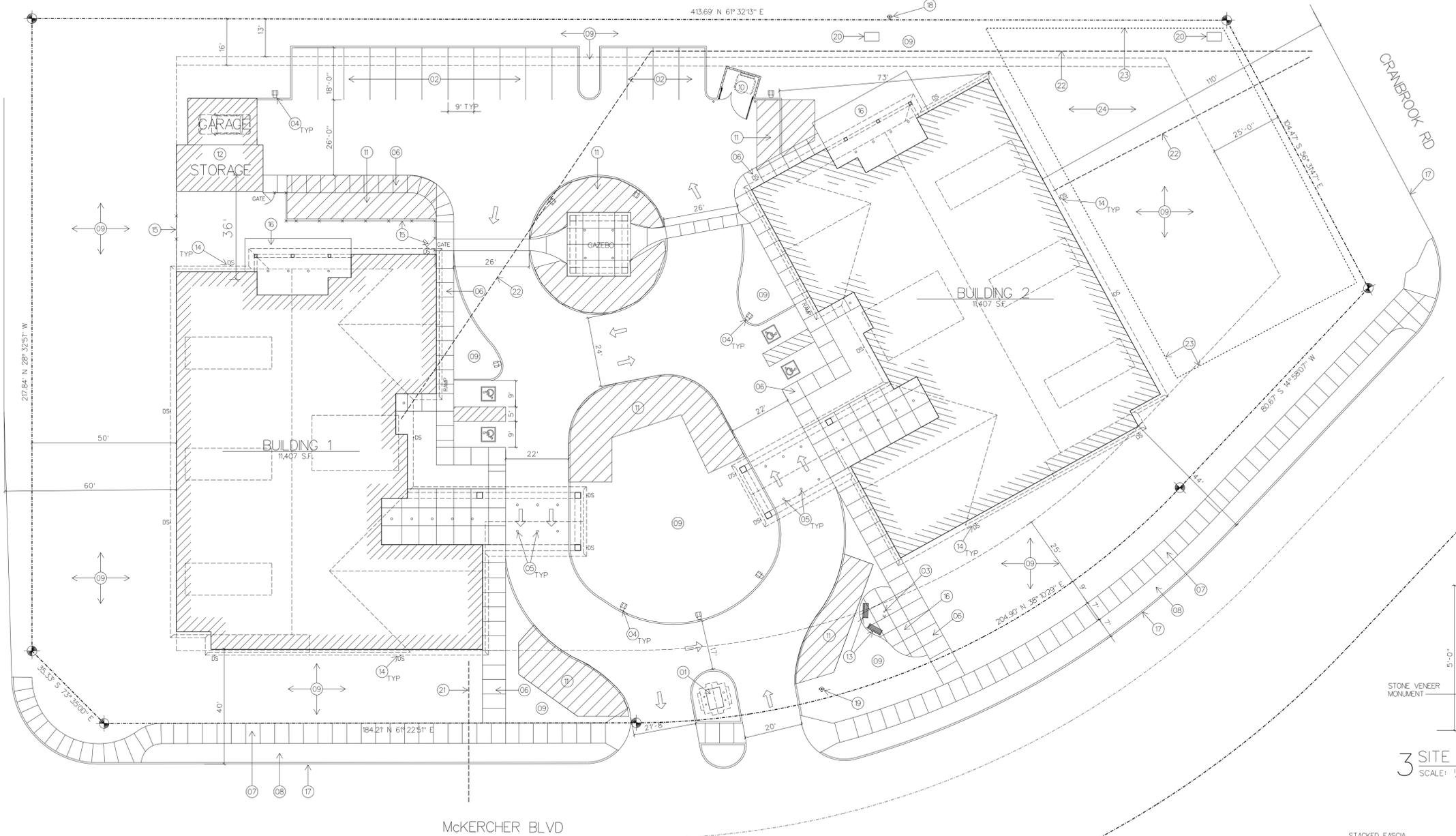
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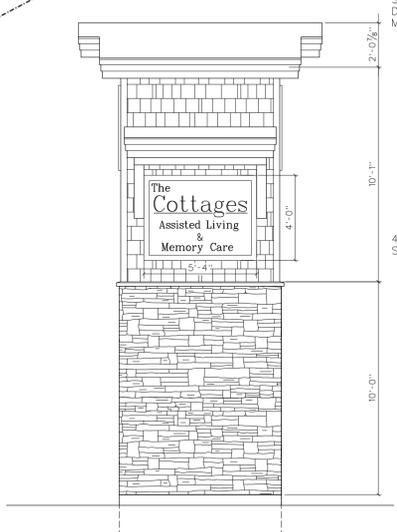
Revisions

DR1

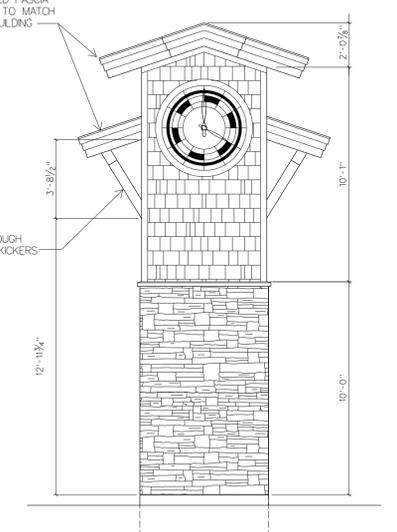
STATE HWY 75



3 SITE LIGHTING DETAIL
SCALE: 1/4" = 1'-0"



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



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

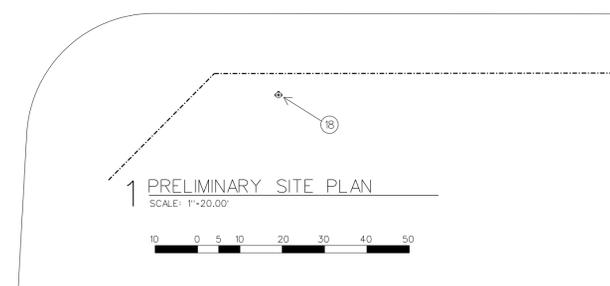
SITE INFORMATION
 PARCEL Lot 2 of Block 1 Northridge VIII Sub
 LOCATION SW4 SECTION 4, TOWNSHIP 2 N, RANGE 18E, B.M. BLAINE COUNTY, IDAHO
 SIZE 4.75 ACRES
 ZONE LIMITED RESIDENTIAL 1
 PAVING/CONCRETE 19,942 SF
 SNOW STORAGE 5,150 SF (26%)

OWNER
 THE COTTAGES, LLC
 CAROLD MAXFIELD, CEO
 10749 S. ANCONA AVE, SUITE 110
 EAGLE, ID 83616
 PH: 208.475.1805

ARCHITECT
 TOMLINSON DESIGNS, LLC
 JASON TOMLINSON
 3383 E. BARBER DR.
 BOIE, ID 83716
 PH: 208.602.3516

KEYED NOTES

- (01) CLOCK TOWER AND MONUMENT SIGN, RE: DR1-2 & 3
- (02) 9'X18' PARKING STALL (TYP), 19 STALLS TOTAL, 11 REQUIRED BY CITY CODE
- (03) FLAG POLE WITH SINGLE FLUSH SPOT LIGHT (MAX 1200 LUMEN BULB)
- (04) LOW MOUNTED SITE LIGHTING FIXTURE, RE: DR1-4
- (05) SOFFIT MOUNTED LED CAN LIGHTS
- (06) CONCRETE SIDEWALK, RE: CIVIL PLANS
- (07) 7' WIDE CONCRETE SIDEWALK, RE: CIVIL DRAWINGS
- (08) 7' WIDE MOW STRIP, RE: LANDSCAPE PLAN
- (09) LANDSCAPED AREA, RE: LANDSCAPE PLANS
- (10) TRASH ENCLOSURE, RE: A1.2
- (11) SNOW STORAGE SHOWN AS HATCHED AREAS, SEE SITE CALCULATIONS
- (12) GARAGE AND STORAGE BUILDING, RE: A1.3 SHEET
- (13) PARK BENCH
- (14) 'DS' - DOWN SPOUT
- (15) 6'-TALL BLACK WROUGHT IRON FENCE AND GATES
- (16) CONCRETE PATIO
- (17) EDGE OF PAVEMENT
- (18) EXISTING FIRE HYDRANT LOCATION
- (19) NEW FIRE HYDRANT LOCATION
- (20) EXISTING ELECTRICAL TRANSFORMER
- (21) EXISTING SEWER LATERAL, RE: CIVIL PLANS
- (22) WATER SERVICE, RE: CIVIL PLANS
- (23) CONTRACTOR PARKING AND MATERIALS STAGING AREA
- (24) MAINTAIN EXISTING CRUSHED ROCK ROAD BED FOR CONTRACTOR ACCESS UNTIL LANDSCAPING PHASE OF CONSTRUCTION



The Cottages at Hailey, Idaho

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Design Review application submitted by Charles Maguire for a new single-family residential dwelling to be located on Lot 11A, Block 47, of the Hailey Townsite, otherwise known as 201 N. 3rd Avenue.

HEARING: July 22, 2013

Applicant: Charles Maguire, owner

Request: Design Review for on new single-family dwelling

Location: Lot 11A, Block 47, Hailey Townsite (201 N 3rd Avenue)

Zoning: General Residential (GR)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on July 3rd, 2013 and mailed to property owners within 300 feet on July 3rd, 2013.

Application

One single-family dwelling located on Lot 11A, Block 47 of the Hailey Townsite. Lot is 5,991 square feet and proposed lot coverage is 29%. The dwelling is two-story with 1,752 square feet of residential space, 648 square feet dedicated to the office/ADU, and 542 square feet for the garage. Total conditioned space is 2,888. The garage is designed for two cars and adequate parking is provided. The architecture utilizes both historical and modern themes to make for interesting elevations on a unique lot in Old Hailey. 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 June 21 and certified complete on June 28, 2013. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on July 22, 2013, 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 2-car garage and the following: <ul style="list-style-type: none"> ▪ One additional space on gravel pad on alley side ▪ 3rd Avenue has space for two cars on the public Right of Way
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	8B.4.1 General Standards <ol style="list-style-type: none"> a) All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d) Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e) Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<i>Plans show fully downcast lighting on the exterior of the dwelling</i> <ul style="list-style-type: none"> - Applicant will install 6 downcast, outdoor lighting - Lights will be: 9-inch Tall Outdoor Wall Light with 9-watt LED PAR20 bulb - All lights will be LED

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	See 4.13.6, Zoning Ordinance
			Staff Comments	<p><i>Zoning District: General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</i></p> <ul style="list-style-type: none"> - <i>Max Height: 30'. Proposed building 27' 2.5" to the peak of the roof</i> - <i>Front Setbacks: TO: 12' from the street.</i> <ul style="list-style-type: none"> o <i>Front setback is 13' 11.5" along Carbonate</i> o <i>Front setback along 3rd Avenue is 12'</i> - <i>Setback from property lines abutting other private property</i> <ul style="list-style-type: none"> o <i>Base Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required</i> <ul style="list-style-type: none"> ▪ <i>Required setback is 7' 6" according to the 50' wide lot (50 X15%=7.5')</i> ▪ <i>Home is set back 13' 11" on south side</i> ▪ <i>Home is set back 10' on north side</i> o <i>Setback based on height of structure</i> <ul style="list-style-type: none"> ▪ <i>4.13.6.d.4.b:</i> <ul style="list-style-type: none"> • Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning. ▪ <i>Highest vertical wall height, measured from record grade, facing adjacent property: 19' (wall height is 18')</i> ▪ Required Setback: 19' / 2.5' = 7.6' required setback. - <i>Alley Setback: 6'</i> <ul style="list-style-type: none"> o <i>Garage is set back 6' from alley</i> - <i>Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage</i> <ul style="list-style-type: none"> o <i>Lot is 5991 square feet, therefore 1797.3 sf is allowed for lot coverage</i> o <i>Proposed lot coverage is 1792, or 29.9111% of total lot coverage.</i>
<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"> - <i>Five foot (5') sidewalk will be added to lot fronting 3rd Avenue, according to all City Design Standards and Title 18 Mobility Ordinance.</i> - <i>On the Carbonate side of the lot, an existing sidewalk satisfies this requirement.</i> - <i>The drainage plan presented has been reviewed by the City Engineer and approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
		Staff Comments	<ul style="list-style-type: none"> - <i>The existing water vault is new, installed in 2008. The service line coming off this vault is buried more than 6' deep.</i> - <i>The Developer has been advised that all water lines must be buried more than six feet deep.</i>

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 Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p> <p>Staff Comments</p> <ul style="list-style-type: none"> • <i>Lot 11A preserves the Old Hailey Townsite lot configuration with alley access and frontage on to 3rd Avenue. Lot is more narrow and long with the following dimensions: 49.95' X 119.93'. This is in conformance with most Old Hailey Townsite lots.</i>
<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. <p>Staff Comments</p> <ul style="list-style-type: none"> • <i>The proposed site plan and development is consistent with the required site planning guidelines.</i> • <i>Where possible, access is provided from the alley to the garage</i> • <i>All utilities will be located underground as shown on the site plan for both lots.</i> • <i>All utilities for both the dwelling are accessed from the alley.</i>
<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> <p>Staff Comments</p> <ul style="list-style-type: none"> • <i>Majority of glazing is on the south side</i> • <i>Windows are triple paned, e-value of .20 (Pella)</i> • <i>House is bermed, which will significantly conserve heat</i>

				• <i>Solar water collection hot water will be utilized.</i>
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 Staff Comments
<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"> • <i>The proposed structures will be consistent in size and mass to the surrounding structures and with the surrounding neighborhood.</i> • <i>Design effort was made to lower the mass by adding various roof forms and add to the human scale.</i> • <i>Siding was changed in elevation changes to avoid blank walls.</i>
3. Architectural Character: 6A.9.C.3				
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.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"> • <i>Architectural style is a two-story modern bungalow/contemporary with themes currently found in Old Hailey.</i> • <i>Material use of board and bat and metal siding is consistent with historical homes.</i>
<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"> • <i>Front entrance is clearly visible from Carbonate and is scaled to a pedestrian level.</i> • <i>Front entrance has pedestrian access to Carbonate Street.</i>
<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"> • <i>Dwelling is situated east to west, which is consistent with Old Hailey.</i>
<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"> • <i>Porch roofs, shed roofs, and gabled roofs, and pop-out roofs break up the mass of the traditional gable. This is consistent with styles and forms found in Old Hailey</i> • <i>Roof line was lowered over the living space in the first level of the home, breaking up the two-story building.</i>
<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"> • <i>Garage roof is broken up with a shed dormer roof, adding interest to the roof.</i> • <i>Porch roofs, shed roofs, and gabled roofs, and pop-out roofs break up the mass of the traditional gable. This is consistent with styles and forms</i>

				<p><i>found in Old Hailey</i></p> <ul style="list-style-type: none"> Roof line was lowered over the living space in the first level of the home, breaking up the two-story building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	<p>Roof Form: Roof pitch and style shall be designed to meet snow storage needs for the site.</p> <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. Roof Pitch: 7/12 on gables, 3/12 on shed All drip lines are away from pedestrian areas All snow will be retained on the roof or shed onto the property. No snow will shed onto the adjoining property or the City rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	<p>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.</p>
			<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	<p>Roof Form: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Roof Pitch <ul style="list-style-type: none"> 7/12 for gables 3/12 for shed roofs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	<p>Wall Planes: Primary wall planes should be parallel to the front lot line.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Primary wall is shown parallel to the front property line.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	<p>Wall Planes: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Wall plane is two-slope and stepped in scale, keeping the mass of the building down. This is respectful and consistent with the neighborhood.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	<p>Wall Planes: The use of pop-outs to break up longer wall planes is encouraged.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Pop-outs were used on the entry and on the lower floor. This provides privacy.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	<p>Windows: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Windows are more narrow than they are wide, which is consistent with traditional Old Hailey windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	<p>Windows: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Windows on adjoining property lines have been minimized and oriented away from the neighboring dwelling.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.g	<p>Decks and Balconies: Decks and balconies shall be in scale with the building and the</p>

				neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> No decks or balconies are proposed.
<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: Metal siding, transitioning to hardy lap siding with four inch reveal. This transitions to a board and bat, sixteen inch on center Redwood spaced board siding will be used to break the two levels of the home, wrapping the house and bringing the levels together.
<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>Staff Comments</i>	See above
<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>Staff Comments</i>	<ul style="list-style-type: none"> Redwood spaced board wraps around with privacy screen walls. Sun awnings are on the main level to add architectural detail to the front 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.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> No porch is proposed.
<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>Staff Comments</i>	<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 Staff Comments
<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>Staff Comments</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>Staff Comments</i>	<ul style="list-style-type: none"> Two car garage is provided with access from the alley into the dwelling.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</i>	<ul style="list-style-type: none"> Alley access to the garage is shown on plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Detached garage is access from the alley.
<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>Staff Comments</i>	<ul style="list-style-type: none"> Garage is planned for the alley
<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>Staff Comments</i>	<ul style="list-style-type: none"> Garage is planned for the alley
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</i>	<ul style="list-style-type: none"> No RV parking is shown, although there is space for one car in the alley (10' X 20'), which could be used for an RV.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</i>	Garage is accessed from the alley
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</i>	<ul style="list-style-type: none"> All utilities come off the alley and are underground to the dwelling.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</i>	<ul style="list-style-type: none"> The alley is currently graveled and no improvements are planned. Noxious weeds will be removed before construction commences.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</i>	Grade kept as is on alley side and landscaping was kept simple.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Staff Comments</i>	Garage has an ADU on second floor and is consistent the architectural theme of the principle building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

			Staff Comments	Garage and ADU are located at the rear of the lot.
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7. Snow Storage: 6A.9.C.7

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.9.C.7	Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	<ul style="list-style-type: none"> - Parking and pedestrian circulation surfaces comprises 1953 square feet. - According to 6A9.C.7, 488.5 square feet is required (1953 X 25%) - 488.97 is shown on the plans for snow storage.
<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:
			Staff Comments	<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. • Snow storage areas do not restrict pedestrian access. Pedestrian access must be unrestricted and visible from the adjacent streets.

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

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.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.
			Staff Comments	Lot is bare with no existing trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Staff Comments	The slope of the lot was used in landscaping to incorporate planters and a terraced garden effect.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Noxious weeds shall be controlled according to State Law.
			Staff Comments	Noxious weeds are present on the site. Developer plans to scrap the two lots bare before beginning construction.

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

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.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.
			Staff Comments	Four foot (4') spaced redwood fence is planned for the Carbonate/3 rd sides
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Retaining walls shall be in scale to the streetscape.
			Staff Comments	<ul style="list-style-type: none"> • Low 30" to 36" manufacturer/stacked stone retaining wall will be installed against the existing grade. • 7' sloping to grade concrete retaining wall is shown on to the south side.

				<i>This will be not be visible to the public.</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 historical.</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 historical.</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 plans presented at the public hearing on July 22, 2013 before the Planning and Zoning Commission. 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.
- 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 Charles Maguire for a new single-family residential dwelling to be located on Lot 11A, Block 47, of the Hailey Townsite, otherwise known as 201 N. 3rd Avenue, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (g) are met.

Denial:

Motion to deny the design review application submitted by Charles Maguire for a new single-family residential dwelling to be located on Lot 11A, Block 47, of the Hailey Townsite, otherwise known as 201 N. 3rd Avenue, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the application submitted by Charles Maguire for a new single-family residential dwelling to be located on Lot 11A, Block 47, of the Hailey Townsite, otherwise known as 201 N. 3rd Avenue, to _____ [Commission should specify a date].

RECEIVED JUN 24 2013

City of Hailey - Design Review Application

Submittal Date: 06 / 24 / 2013

CITY OF HAILEY

Project Name: 201 3RD AVE

Legal Description of Property: Subdivision HAILEY TOWNSITE Lot(s) LOT 11A Block 47

Street Address of Property: 201 3RD AVE

Current Zoning of Property: TOWN SITE OVERLAY OR Year of original construction: N/A

Existing building gross sq. ft. (if applicable) N/A Proposed addition or new construction sq. ft. 2,400

Name of Owner of the Property: M.O.D.E. LLC

Mailing Address: 416 N. 3RD AVE City: HAILEY State: ID Zip: 83333

Phone: (208) 720-7996 Fax: () Cell: ()

Email Address:

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: 06 / 24 / 2013

Name of individual to contact on behalf of Trust or LLC (if applicable): CHIP MAGUIRE

Mailing Address: 416 N. 3RD AVE City: HAILEY State: ID Zip: 83333

Phone: () 208-720-7996 Fax: () Cell: ()

Email Address: CHMAG@YAHOO.COM

Application Contact (if different than above):

**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 inaling)..... \$ 50.00
- OR DR Exemption.. (No publication or mailing)..... \$ 30.00
- Publication cost..... \$ 40.00 --
- Mailing (# of addresses 332) x (.46 postage + .15 paper, envelope & label) \$ 19.52
- DO NOT COUNTY DUPLICATES OR CITY OF HAILEY
- Total Due..... \$ 309.52

DESIGN REVIEW—APPLICATION CHECKLIST

Project Name: Maguire Residence

City Use Only

Certified Complete by:	MA
Date:	7/3/2013

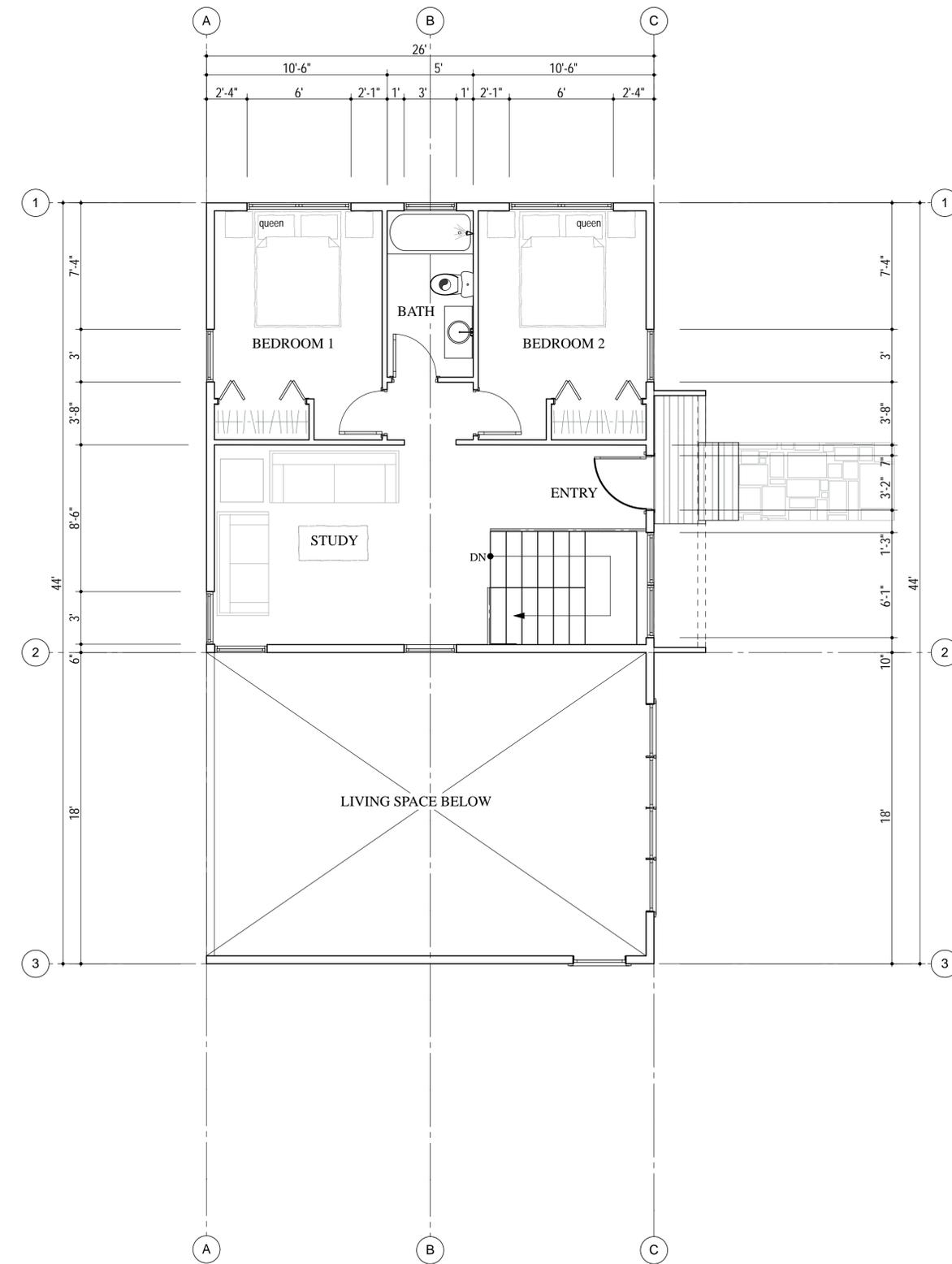
The following items must be submitted with the application for the application to be considered complete (✓):

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		b. Drainage plan (grading, catch basins, piping, and dry-wells).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		i. Sign plan (location, dimensions and lighting).
<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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Payment of applicable fees.

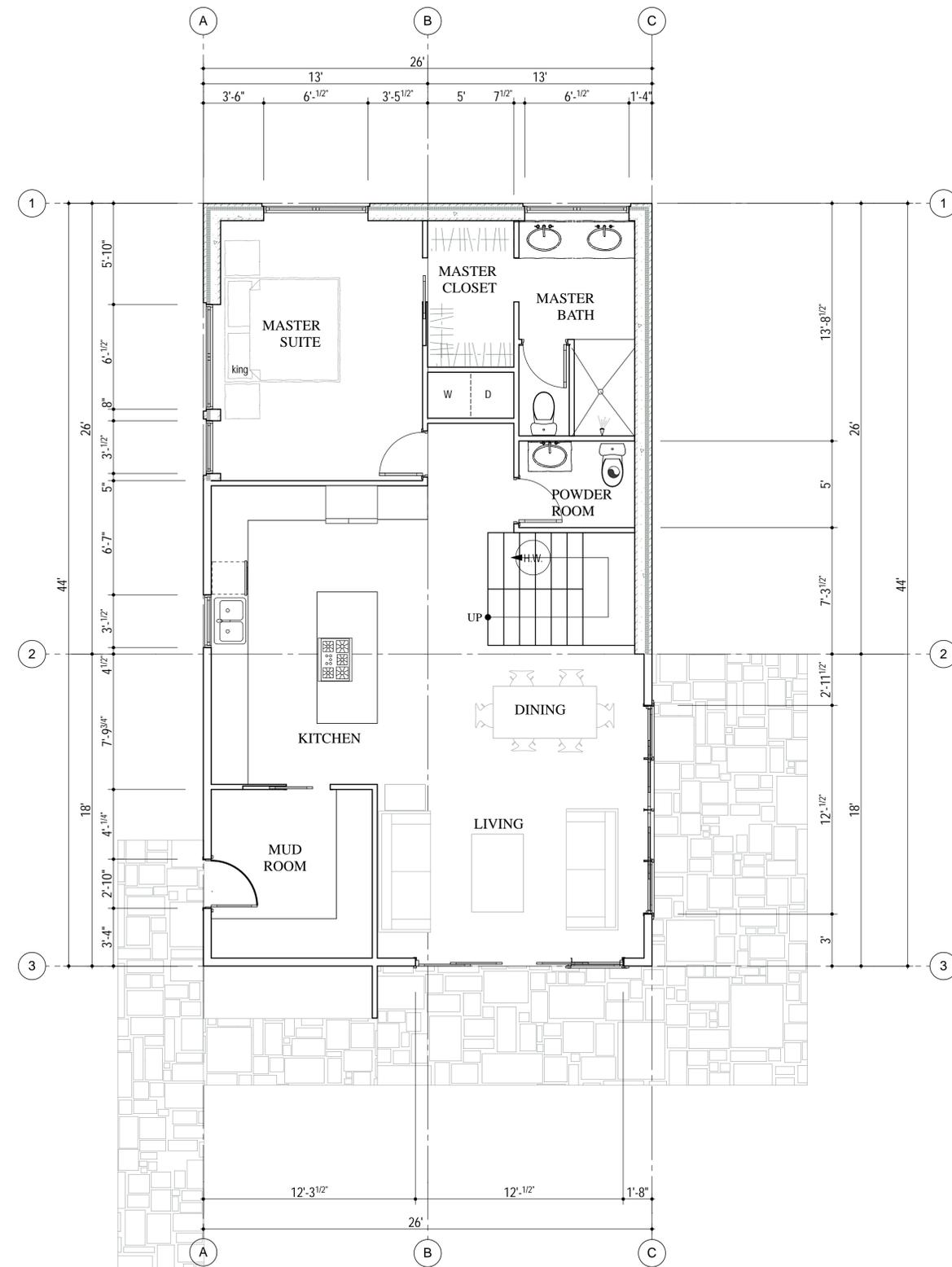
City Use Only:

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



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



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

Square Footage:
1st Floor = 1,144 s.f.
2nd Floor = 608 s.f.

SCALE: 1/4"=1'-0" TRUE NORTH PLAN NORTH



FLOOR PLANS

ENGINEER

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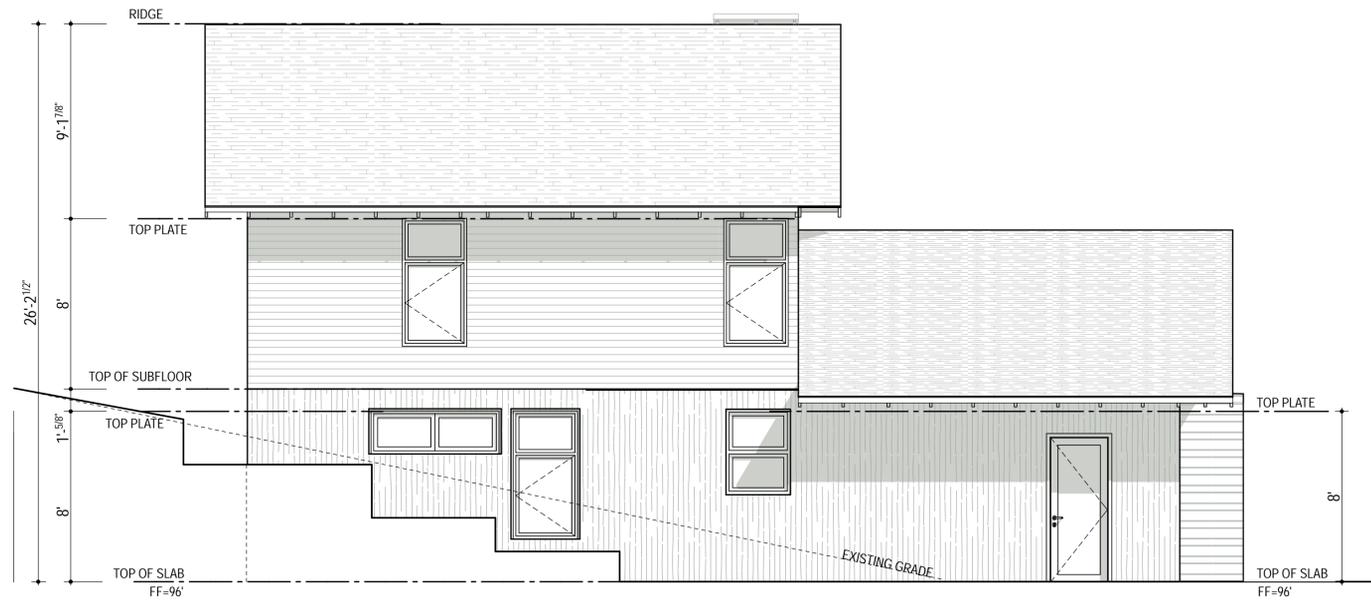
DESIGN REVIEW

DATE: JULY 22 2013

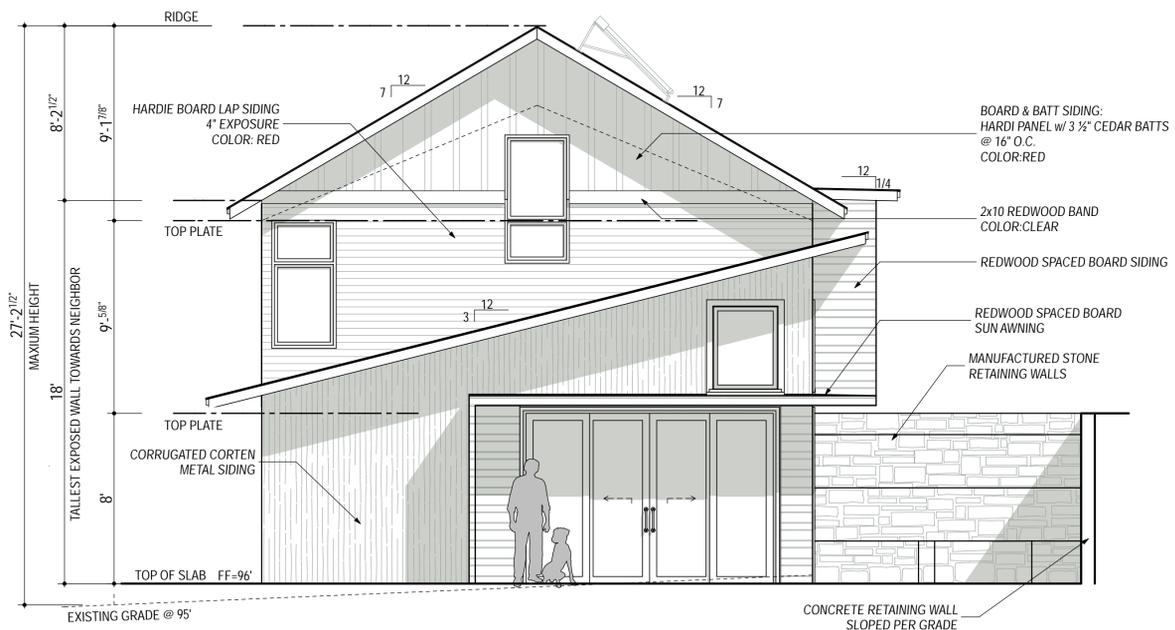
FILE

REVISIONS

NO.	DATE	DESCRIPTION



4 NORTH ELEVATION



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



3 EAST ELEVATION



1 SOUTH ELEVATION

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

EXTERIOR ELEVATIONS

ENGINEER

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DESIGN REVIEW

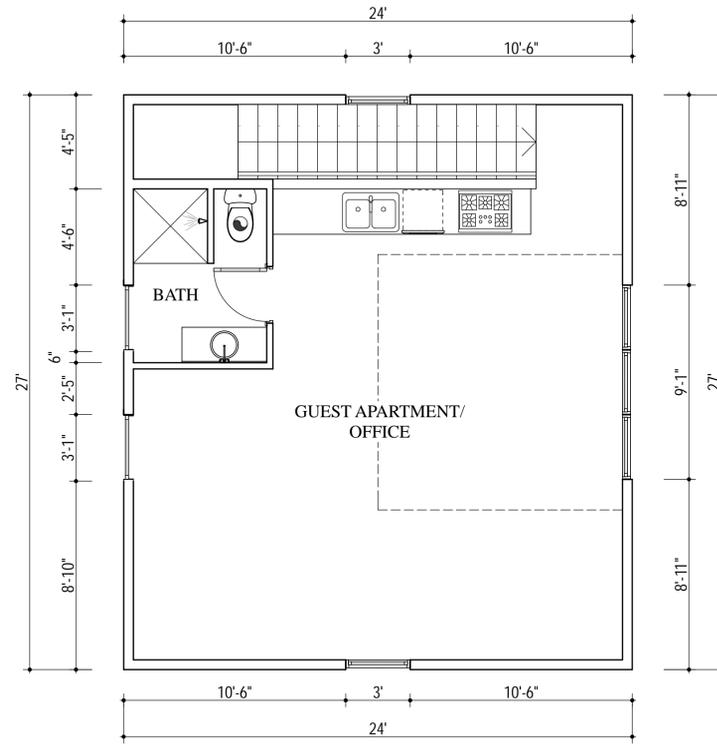
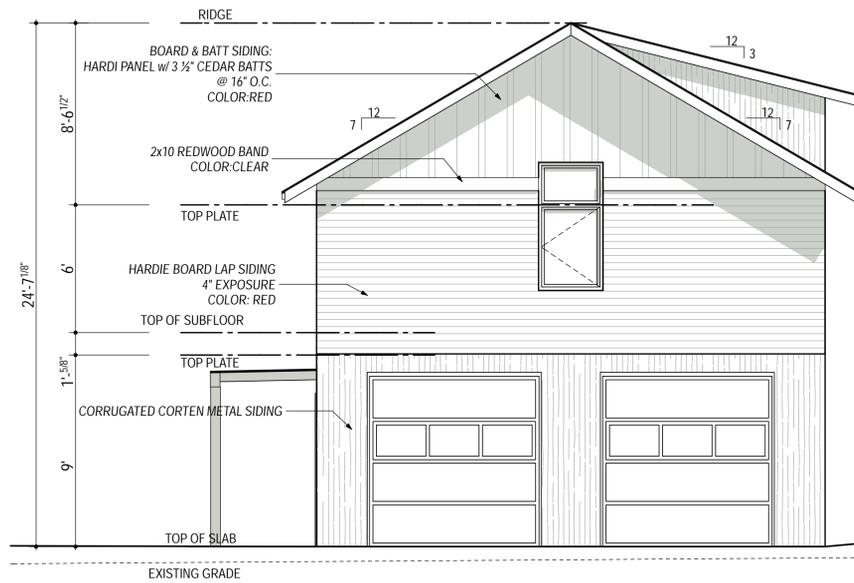
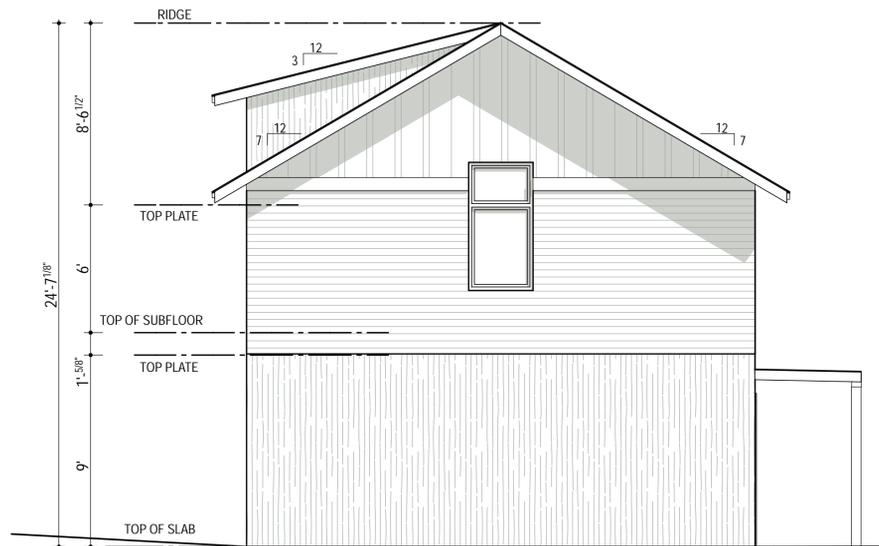
DATE: JULY 22 2013

FILE

REVISIONS

NO.	DATE	DESCRIPTION

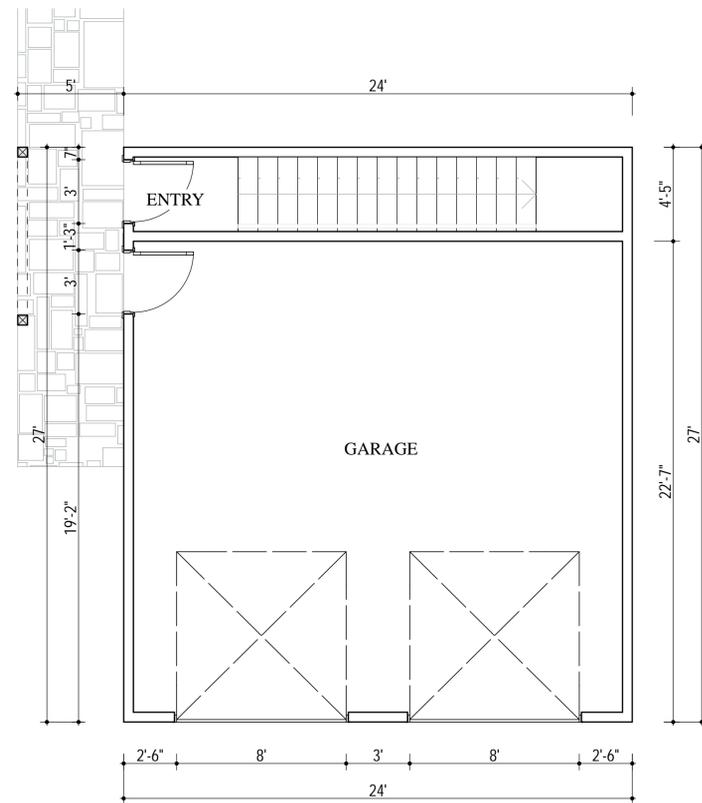
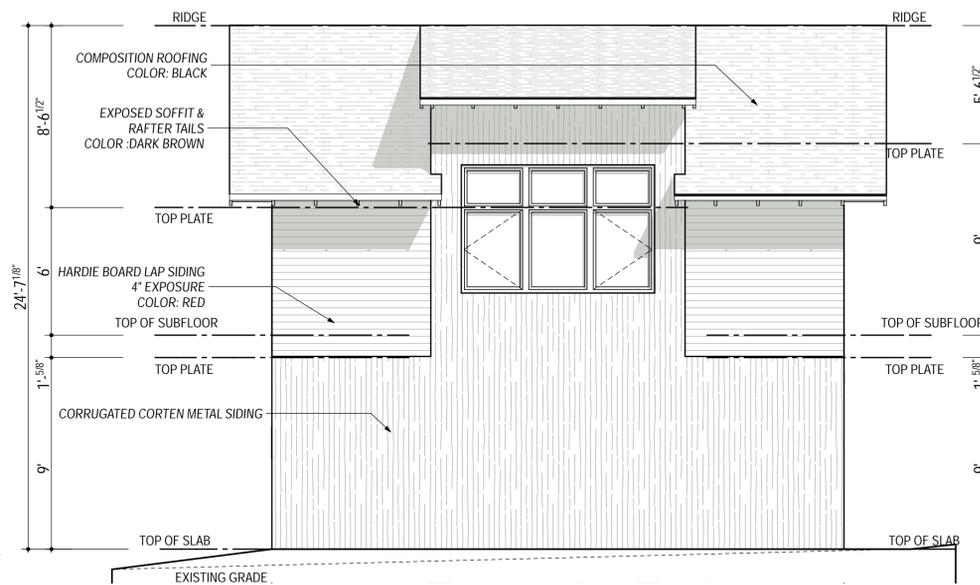
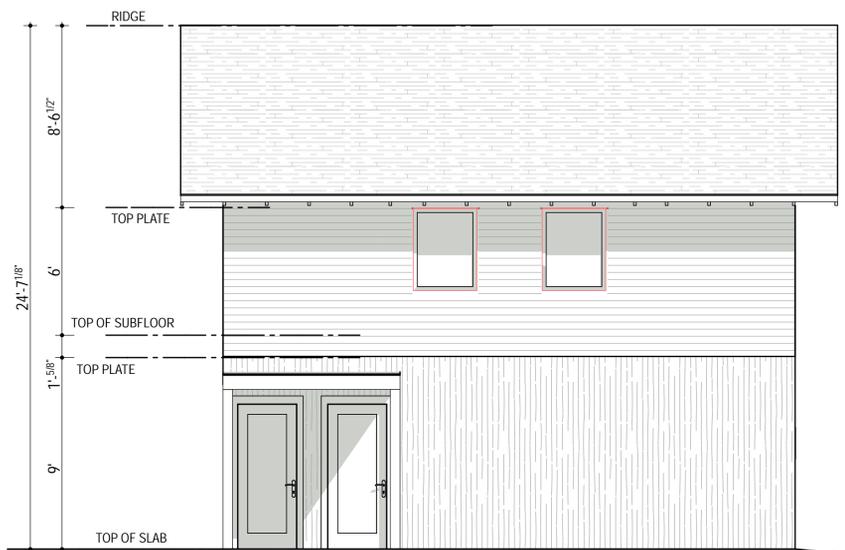
NO. DATE DESCRIPTION



6 GARAGE - EAST ELEVATION

4 GARAGE - WEST ELEVATION

2 GARAGE- SECOND FLOOR



5 GARAGE -NORTH ELEVATION

3 GARAGE - SOUTH ELEVATION

1 GARAGE- FIRST FLOOR

Square Footage:
 Garage = 542 s.f.
 2nd Floor = 648 s.f. SCALE: 1/4"=1'-0" TRUE NORTH PLAN NORTH

GARAGE- FLOOR PLANS & ELEVATIONS

ENGINEER

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DESIGN REVIEW

DATE: JULY 22 2013

FILE

REVISIONS

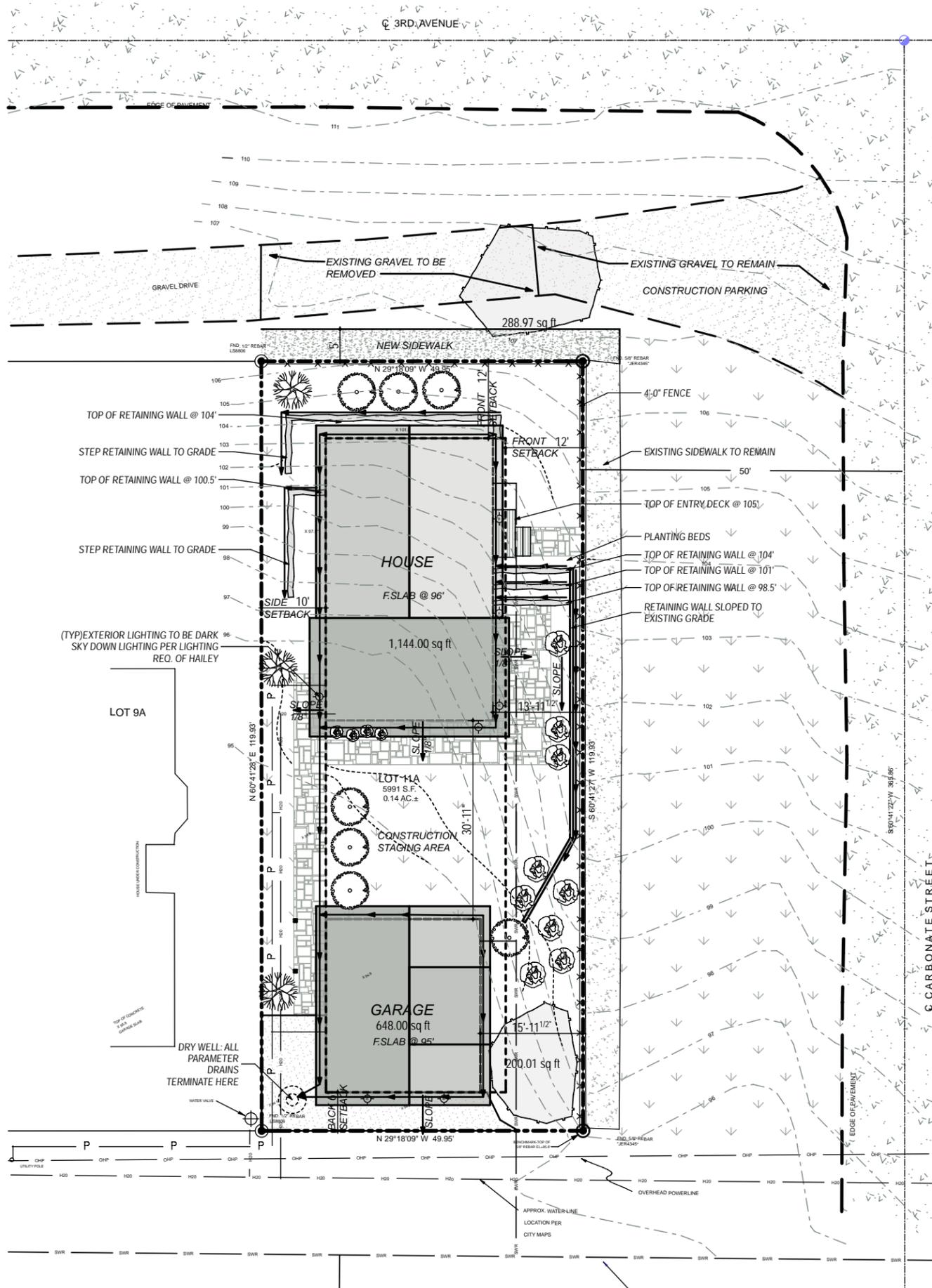
NO.	DATE	DESCRIPTION

GENERAL NOTES:

1. ALL INFORMATION PERTAINING TO EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO GRADES, UTILITY LOCATIONS, LOCATION OF EXISTING STRUCTURES, PAVING, PROPERTY LINES, EDGE OF BANK WAS PROVIDED BY BENCHMARK ASSOCIATES P.A.
2. ALL UTILITIES ARE TO BE UNDER GROUND

PLANT LEGEND	
	GRASSES: Idaho Fescue Blue Bunch Wheat Grass
	SHRUBS: Common Lilac Chokecherry Red Current Dogwood
	FRUIT TREES: Apricot Peach Plum
	DECIDUOUS: Norway Maples May Day Trees Aspen

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING CONTOURS
	NEW CONTOURS
	WATER LINE
	SEWER LINE
	POWER LINE
	PARAMETER DRAIN LINE
	FENCE
	MANUFACTURED STONE RETAINING WALL
	CONCRETE RETAINING WALL
	SNOW STORAGE



M.O.D.E. LLC



Chip Maguire

p.208.720.7996

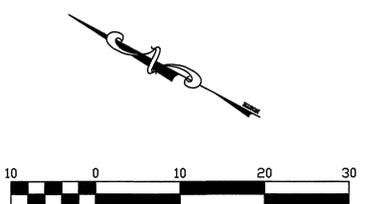
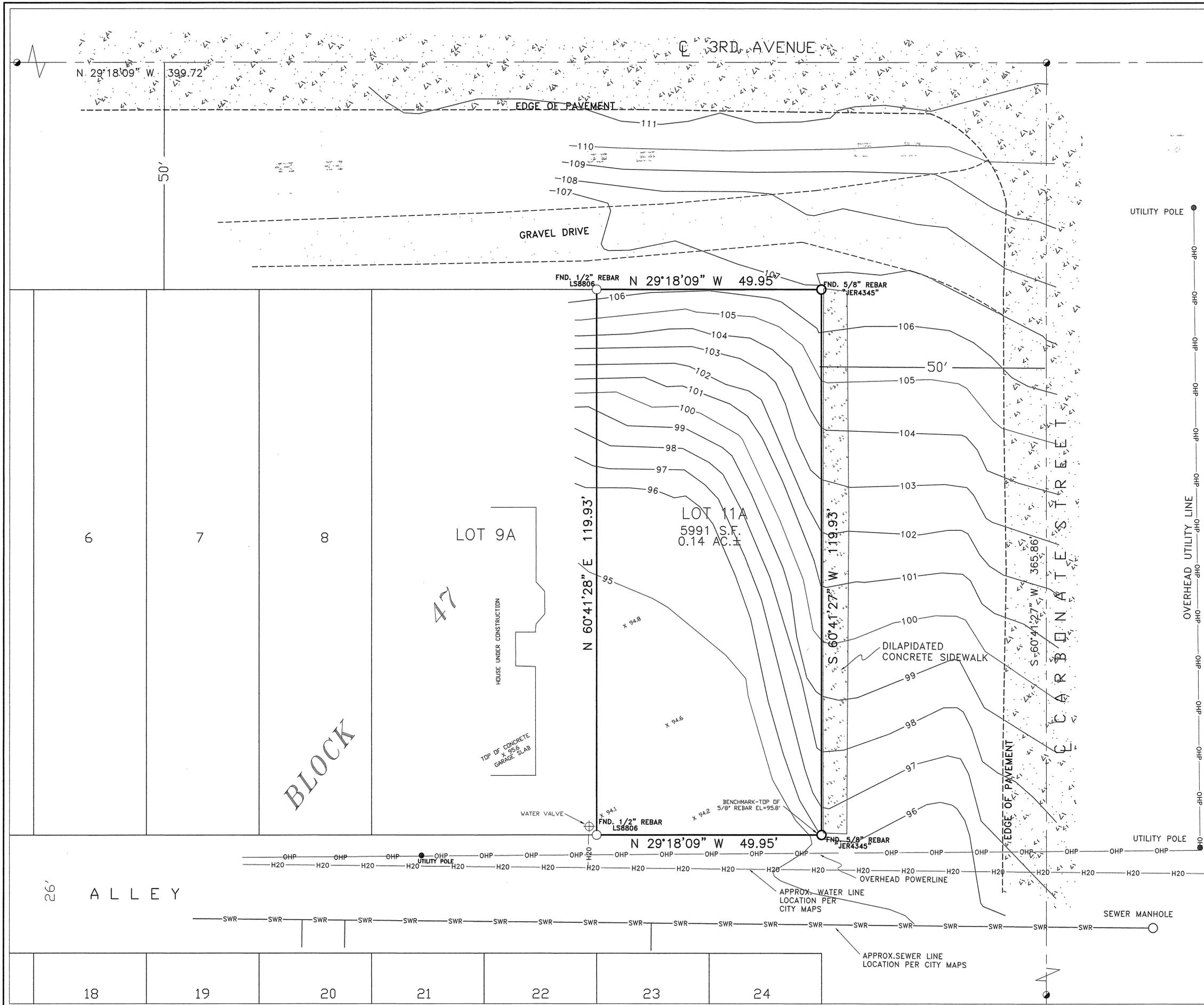
chmag@yahoo.com



TRUE NORTH PLAN NORTH

SCALE: 1"=20'-0" 201 NORTH

11x17 SITE PLAN



SCALE 1"=10'
CONTOUR INTERVAL = 1'

LEGEND

- PROPERTY BOUNDARY
- FOUND REBAR AS NOTED
- FOUND ALUM. CAP
- x 945 SPOT ELEVATION

NOTES:

1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE THE SURVEY DATE OF 6/19/13.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
3. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF SHOWING LOTS 9A AND 11A BLOCK 47. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT. REFER TO SAID PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
4. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
5. UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
6. ELEVATIONS BASED ON ASSUMED DATUM.
7. ADJOINING BUILDING LOCATION SHOWN IS APPROXIMATE AS IT WAS UNDER CONSTRUCTION AT THE TIME OF THE TOPO.
8. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE, EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR ANY OTHER LAND-USE REGULATIONS.
10. THE LOCATION OF UNDERGROUND SEWER AND WATER IS APPROXIMATE AND PER CITY MAPS.



ELECTRONIC DATA:
BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT. ANY DATA THAT APPEARS ON THE ELECTRONIC DRAWING, AND NOT SHOWN ON THE STAMPED HARD COPY, SHALL BE INTERPRETED BY BENCHMARK ASSOCIATES ONLY.

PREPARED BY: BENCHMARK ASSOCIATES P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO 83340
PHONE (208)726-8512 FAX (208)726-8514
Copyright © 2013 by Benchmark Associates.

	HAILEY TOWNSITE	
	LOT 11A BLOCK 47	
	SECTION 9, T2N, R18E, B.M.	
	CITY OF HAILEY, IDAHO	
CLIENT: CHIP MCGUIRE		
PROJECT NO. 13098	DWG BY : SWS	SHEET 1 OF 1
A TOPOGRAPHIC MAP		DATE OF SURVEY: 6/19/2013



TBD
TBD

PRELIMINARY
NO CONSTRUCTION
PURPOSES

PRELIM SITE PLAN

Sheet Title _____

Scale _____

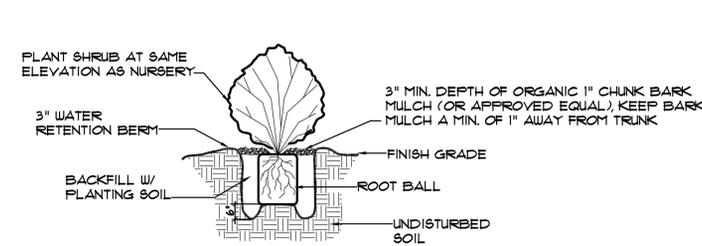
GM1201
Project Number _____

7-15-2013
Date _____

File Name _____

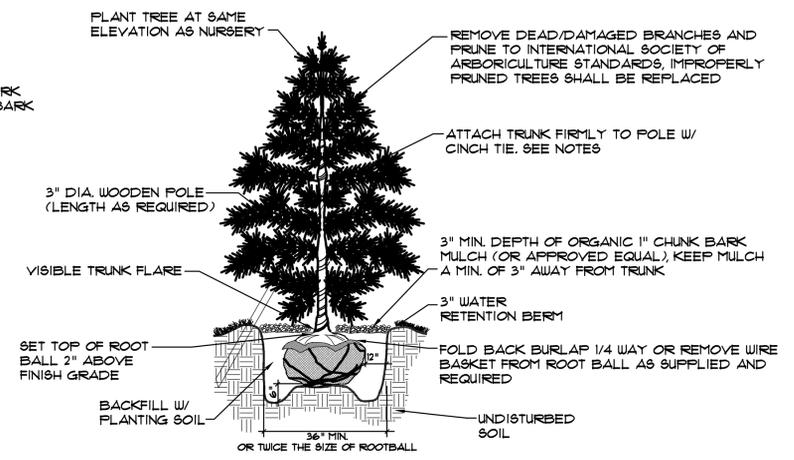
Revisions _____

L.2



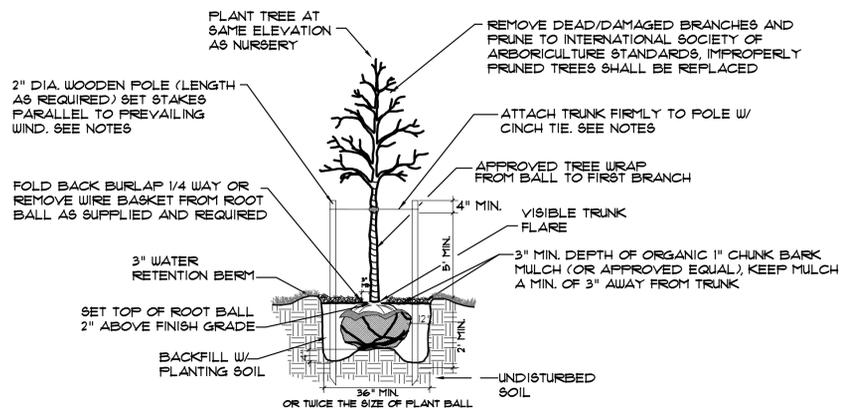
NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

① SHRUB PLANTING DETAIL
NO SCALE



NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
2. WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

② CONIFEROUS TREE PLANTING DETAIL
NO SCALE



NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
2. WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

③ DECIDUOUS TREE PLANTING DETAIL
NO SCALE

PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	% of 54 Total
TREES				
AC	<i>Abies concolor</i> White Fir	2: 4" Cal/10', 2: 3" Cal. 8' 5: 6' all B4B	60' hgt. 25' wide	17% (9)
AG	<i>Acer glabra</i> 'Flame' Amur Maple (clump form)	4: 8' - 10' B4B Clump Form, 3 Stems Min.	20' hgt. 20' wide	8% (4)
AF	<i>Acer x freemanii</i> 'Jeffersred' Autumn Blaze Maple	5: 3" Cal., 2: 2 1/2" Cal. 3: 2" Cal. all B4B	35' hgt. 25' wide	18% (10)
FP	<i>Fraxinus pennsylvanica</i> 'Cimmaron' Cimmaron Ash	3: 2 1/2" Cal. 3: 2" Cal. all B4B	35' hgt. 25' wide	11% (6)
MP	<i>Malus</i> 'Prairiefire' Prairiefire Crabapple	3: 3" Cal. 2: 2 1/2" Cal. all B4B	20' hgt. 20' wide	10% (5)
FP	<i>Picea pungens</i> 'Glauca' Blue Spruce	2: 4" Cal/10', 2: 3" Cal. 8' 6: 6' all B4B	40' hgt. 25' wide	18% (10)
PT	<i>Populus tremuloides</i> Quaking Aspen	2: 4" Cal., 3: 2 1/2" Cal. 5: 2" Cal. all B4B	30' hgt. 15' wide	18% (10)
SHRUBS				
AA	<i>Amelanchier alnifolia</i> 'Saskatoon' Saskatoon Serviceberry	10 Gal.	15' hgt. x 15' wide	
AU	<i>Arctostaphylos uva-ursi</i> 'Massachusetts' Massachusetts Kinnikinnik	5 Gal.	6' hgt. x 6' wide	
CA	<i>Cornus alba</i> 'Ballhalo' Ivory Halo Dogwood	5 Gal.	4' hgt. x 4' wide	
MA	<i>Mahonia aquifolium</i> 'Compactum' Compact Oregon Grape	2 Gal.	3' hgt. x 4' wide	
PO	<i>Physocarpus opulifolius</i> 'Summerwine' Summerwine Ninebark	2 Gal.	4' hgt. x 4' wide	
FF	<i>Potentilla fruticosa</i> 'Yellow Gem' Yellow Gem Cinquefoil	2 Gal.	3' hgt. x 3' wide	
RA	<i>Rhus aromatica</i> 'Grow Low' Grow Low Sumac	5 Gal.	3' hgt. x 6' wide	
SP	<i>Salix purpurea</i> nana Blue Arctic Willow	2 Gal.	8' hgt. x 6' wide	
VO	<i>Viburnum opulus</i> 'Nanum' Dwarf Cranberrybush	2 Gal.	2' hgt. x 3' wide	
GROUND COVERS/ PERENNIALS/GRASSES				
ARB	<i>Ajuga reptans</i> 'Bronze Beauty' Bronze Beauty Carpet Bugle	4" Pot (24" O.C.)	13" hgt. x Spreading	
CT6	<i>Cerastium tomentosum</i> Snow in Summer	4" Pot (24" O.C.)	15" hgt. x Spreading	
DGT	<i>Dianthus gratianopolitanus</i> 'Tiny Rubies' Tiny Rubies Dianthus	1 Gal.	6" hgt. x 12" wide	
H80	<i>Hemerocallis</i> x 'Stella de Oro' Stella de Oro Daylily	1 Gal.	15" hgt. x 15' wide	
LAM	<i>Lavendula angustifolia</i> 'Mustad' Mustad English Lavender	1 Gal.	15' hgt. x 15' wide	
PAH	<i>Pennisetum alopecuroides</i> 'Hamelin' Dwarf Fountain Grass	1 Gal.	15" hgt. x 15' wide	
RFG	<i>Rudbeckia fulgida</i> 'Goldsturm' Goldsturm Black Eyed Susan	1 Gal.	2' hgt. x 1' wide	
SNM	<i>Salvia nemorosa</i> 'May Night' May Night Salvia	1 Gal.	15" hgt. x 15' wide	

The Cottages
at Hailey, Idaho

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Public hearing and consideration of a City of Hailey initiated text amendment to Title 18 of the Hailey Municipal Code, the Mobility Design Ordinance, by amending Section 18.04 to allow the Hearing Examiner or Planning and Zoning Commission to approve an infrastructure project in conjunction with a zoning and subdivision application which involves a final decision by the Hearing Examiner or Planning and Zoning Commission. The amendment further defines the required standards of the Mobility Design Ordinance as it relates to Large Subdivisions and smaller projects.

HEARING: July 22, 2013

Notice

Notice for the public hearing was published in the Idaho Mountain Express on July 3rd, 2013 and mailed to public agencies and area media on July 3rd, 2013.

Proposal

Amend section 18.04 of the Mobility Ordinance to allow for all decisions on infrastructure projects that do not involve Large Subdivisions to be final on the Planning and Zoning level when those applications do not require City Council consideration. For example, Design Review does not require City Council consideration; however all design review projects that involve public infrastructure improvements still go to the City Council for final approval under the current ordinance. This procedure does not change for Large Subdivisions, which are defined as three or more non-residential lots and five or more residential lots. Under the proposed ordinance, for smaller projects, such as Design Review, the final decision on infrastructure projects would remain with the Planning and Zoning Commission. The amendment also revises the noticing requirements accordingly, requiring on-site postings for Large Subdivisions but not for smaller projects.

Procedural History

A public hearing on the proposed text amendment was held before the Planning and Zoning Commission on July 22, 2013.

Department Comments

Under the current ordinance, a single Design Review project could take as long as five months before the applicant is allowed to build the require public infrastructure improvements. For example, the timeline below gives a scenario for a typical Design Review application where there are no any obstacles or setbacks in the approval process:

Date	Procedural Step	Days elapsed
January 1	Application is submitted for Design Review to be reviewed at the next available meeting, contingent on LLUPA requirements	
February 11	Public hearing is held before the PZ Commission and approval is given	42
March 11	Findings of Fact are approved by the PZ Commission	70
April 15	Public Hearing before the City Council on the Infrastructure Project (sidewalks). <i>Note: Delay is caused by LLUPA requirements and newspaper deadlines.</i>	105
May 6	Findings of Fact are approved by the City Council and the project may proceed with installing infrastructure improvements.	126
	Typical Design Review Timeline:	70 days
	Additional time for infrastructure approval	56 days

For larger projects, the City Council would still have the final decision on all infrastructure projects but the amendment allows the developer to proceed nearly two months earlier when the project is smaller than a Large Subdivision and when the final decision on the application is with the Planning and Zoning Commission.

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 Commission should consider how the proposed amendments relate to the various goals of the Comprehensive Plan (listed below for reference). Section 5, Land Use, Population, and Growth Management, has been addressed as being most applicable to this application as seen below. According to Section 5.8.1 of the Comprehensive Plan, this amendment is in

accordance with the Plan.

Goal 5.8.1: To develop clear land use and development procedures that protect the public welfare for all development.

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;**

Not applicable

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

Not applicable

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

Summary

The Commission is required to hold a public hearing and determine whether the proposed amendment is in accordance with the applicable standards of evaluation and make a recommendation to the Council that the proposed amendment be granted or denied, or that a modified amendment be granted.

*****or*****

If the proposed change is approved, the Council is required to pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

P&Z

Motion to recommend the City Council approve the proposed amendments to Section 18.04 of the Mobility Design Ordinance, 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.

Council

Motion to approve the amendments to Section 18.04 of the Mobility Design Ordinance, 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 and adopt Ordinance ____ and authorize the mayor to conduct the first reading by title only.

Denial:

P&Z

Motion to recommend the City Council deny the proposed amendments to Section 18.04 of the Mobility Design Ordinance, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Council

Motion to deny the proposed amendments to Section 18.04 of the Mobility Design Ordinance, 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 amendments to Section 18.04 of the Mobility Design Ordinance, to _____ [the Commission should specify a date].

Table:

Motion to table the proposed amendments to Section 18.04 of the Mobility Design Ordinance, to a later date: _____.

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE HAILEY MUNICIPAL CODE, BY AMENDING SECTION 18.04.018 TO ALLOW THE HEARING EXAMINER OR PLANNING AND ZONING COMMISSION TO APPROVE AN INFRASTRUCTURE PROJECT IN CONJUNCTION WITH A ZONING AND SUBDIVISION APPLICATION WHICH INVOLVES A FINAL DECISION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Municipal Code will generally conform to the Hailey Comprehensive Plan;

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

WHEREAS, the proposed uses are compatible with the surrounding area; and

WHEREAS, the amendment will be in accordance with the safety and welfare of the general public.

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

Section 1. Section 18.04.018 of the Hailey Municipal Code is hereby amended by the addition of the underlined language and by the deletion of the stricken language, as follows:

18.04.018 Submittal Requirements and Review Procedure

A. Application Procedure.

1. A party seeking the construction of an Infrastructure Project shall submit to the Administrator an application on a form provided by the Administrator. The application shall include any proposed plat, plan and profile for streets, water mains and services, sanitary sewers and services, hydrant locations, storm drain plans and calculations, and may also include an erosion control plan, snow storage calculations, traffic study and traffic control plan.

2. Review of an Infrastructure Project is initiated by the submittal of plans that are substantially complete. ~~The design plans submitted shall be submitted by a registered engineer and that~~ shall conform to the requirements of this Title 18, the Hailey Subdivision or Zoning Ordinance, if applicable, and any conditions of approval. The design plans for an Infrastructure Project for a Large Subdivision shall be submitted by an Engineer with ~~The the~~ seal of the ~~registered engineer~~ Engineer responsible for preparation of the plans shall appear on each sheet.

3. Following review, the plans may be returned insufficient with comments and deficiencies noted. Further review shall be dependent upon the Engineer responding to each

comment, deficiency or condition of the prior review. Any supplemental specifications that the Owner/Developer or Administrator determines are necessary for the proper construction of a specific project shall be provided at the Owner/Developer expense.

B. Hearing Procedure.

1. The Administrator shall schedule a date for a public hearing to consider the application for the Infrastructure Project. The hearing shall be the same as the public hearing noticed for a zoning or subdivision (design review, PUD or subdivision) application which requires approval of one or more components of the Infrastructure Project.

2. The Administrator shall mail to each addressee on the list furnished by the applicant a copy of the time and place of the hearing at least fifteen (15) days prior to the date scheduled for the hearing. When notice is required to be provided to two hundred (200) or more property owners or purchasers of record, alternate forms of notice may be provided in lieu of mailed notice. Sufficient notice shall be deemed to have been provided if the City provides notice through a display advertisement of at least four (4) inches by two (2) columns in size in the official newspaper of the City at least fifteen (15) days prior to the hearing date. Notice of such hearing shall also be mailed to other political subdivisions. For Large Subdivisions At least one (1) week prior to the hearing, notice shall be posted at each intersection along the streets being improved to inform people who live on or otherwise use the street. For Large Subdivisions Posted notice shall state the time and place of the hearing and describe project location, basic elements of project, timing, grant information, other relevant information and solicit input. For Infrastructure Projects not involving Large Subdivisions, notice is not required to be posted as set forth herein.

3. In the event the Hearing Examiner or Commission reviews a zoning or subdivision application which requires a recommendation to the Council and which involves an Infrastructure Project, the Hearing Examiner or Commission shall first make a recommendation to the Council to deny, approve or conditionally approve the application for the Infrastructure Project. The recommendation by the Hearing Examiner or Commission shall be heard by the Council as a de novo hearing at the next available regular Council meeting after the Commission's findings of fact, conclusions of law and recommendation are signed by the Commission. In the event the Hearing Examiner's or Commission's action on the underlying zoning or subdivision application is a final decision, the Hearing Examiner's or Commission's, ~~in its sole discretion, may delay the effective date of any approval until the Council makes a final decision on the application for Infrastructure Project is final.~~

4. In the event an Infrastructure Project does not involve a zoning or subdivision application, the Council shall conduct a public hearing on the application for an Infrastructure Project, subject to the notice requirements set forth in Section 18.04.018(B)(2), above.

5. The Commission and Council shall evaluate each application for an Infrastructure Project based on the guidelines and standards set forth in this Title 18.

C. Pre-Award of Contract. In the event the City Standards and the Standard Drawings identify one (1) vendor of any personal property to be incorporated into an Infrastructure Project, the Council shall determine whether there is only one vendor of the personal property pursuant to Idaho Code § 67-2808, as amended. If the Council makes a

declaration that there is only one (1) vendor for personal property, the City shall publish a notice of a sole procurement in the official newspaper of the City in accordance with Idaho Code § 67-2808, as amended.

D. Pre-Construction for Large Subdivisions.

1. Construction plans for all Infrastructure Projects may be prepared after City approval and shall be prepared by a registered engineer prior to any construction. The seal of the registered engineer responsible for preparation of the plans shall appear on each sheet.

2. The Administrator shall schedule a pre-construction meeting to be held prior to the start of construction with the Owner/Developer and/or his Engineer, city staff and the Contractor. The purpose of the meeting is to discuss the construction schedule, inspection requirements and any items of work that require special coordination with the City. The Administrator shall request that 5 sets of final construction plans be delivered to the City at least one (1) week prior to a pre-construction meeting.

3. Any work, which will affect the movement or safety of vehicles, bicycles or pedestrians, will require submittal of a traffic control plan at least one (1) week prior to the pre-construction meeting. All traffic control devices shall be continuously maintained for the duration of construction, including nights and weekends, and until the right-of-way is free of construction hazards.

E. Construction.

1. All Infrastructure Projects shall be constructed or reconstructed in accordance with City Standards.

2. All testing and inspection shall be at the Owner's/Developer's or his designated Contractor's expense. A registered engineer or his authorized agent acting on behalf of and under the direction of the Owner/Developer shall perform all inspections.

3. All construction shall be scheduled so that a minimum of inconvenience will result to the public. Where irrigation systems are encountered, normal water flow shall not be interrupted unless approved in advance in writing by all parties affected.

4. For projects involving Large Subdivisions, ~~W~~within 30 days from completion of the project, Drawings of Record shall be submitted to the City Engineer. Three (3) complete sets shall be required for water and sewer construction, and two (2) sets for street and drainage construction. Drawings of Record shall include, but are not limited to, the actual dimensions from property corners or other permanent monuments to sewer and water services.

Section 2. 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 3. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

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

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2013.

Fritz X. Haemmerle, Mayor

Attest:

Mary Cone, City Clerk

Publish: Idaho Mountain Express _____, 2013.

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Public hearing and consideration of a City of Hailey initiated text amendment to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards.

HEARING: July 22, 2013

Notice

Notice for the public hearing was published in the Idaho Mountain Express on July 3rd, 2013 and mailed to public agencies and area media on July 3rd, 2013.

Proposal

Amend sections of the Zoning Ordinance to comply with Title 18, the Mobility Design Ordinance.

Department Comments

This ordinance ensures that the Zoning Ordinance is in full compliance with the requirements of Title 18 as they relate to public infrastructure improvements. This is a housekeeping ordinance.

Procedural History

A public hearing on the proposed text amendment was held before the Planning and Zoning Commission on July 22, 2013.

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 Commission should consider how the proposed amendments relate to the various goals of the Comprehensive Plan (listed below for reference). Section 5, Land Use, Population, and Growth Management, has been addressed as being most applicable to this application as seen below. According to Section 5.8.1 of the Comprehensive Plan, this amendment is in accordance with the Plan.

Goal 5.8.1: To develop clear land use and development procedures that protect the public welfare for all development.

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;**

Not applicable

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

Not applicable

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

Summary

The Commission is required to hold a public hearing and determine whether the proposed amendment is in accordance with the applicable standards of evaluation and make a recommendation to the Council that the proposed amendment be granted or denied, or that a modified amendment be granted.

*****or*****

If the proposed change is approved, the Council is required to pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

P&Z

Motion to recommend the City Council approve the proposed amendments to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards, 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.

Council

Motion to approve the amendments to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards, 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 and adopt Ordinance ____ and authorize the mayor to conduct the first reading by title only.

Denial:

P&Z

Motion to recommend the City Council deny proposed amendments to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Council

Motion to deny proposed amendments to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards, 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 amendments to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards, to _____ [the Commission should specify a date].

Table:

Motion to table the proposed amendments to Article 2.2 the Zoning Ordinance, Ordinance No. 532, to revise the definition of City Standards and by amending Article 10.3.8 to require sidewalks in a PUD to be constructed in accordance with City Standards, to a later date:

_____.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING SECTION 2.2 TO REVISE THE DEFINITION OF CITY STANDARDS AND BY AMENDING SECTION 10.3.8 TO REQUIRE SIDEWALKS IN A PUD TO BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS;; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City of Hailey has adopted a Mobility Ordinance codified in Title 18 of the Hailey Municipal Code;

WHEREAS, the Zoning Ordinance requires an amendment to be consistent with Title 18 of the Hailey Municipal Code;

WHEREAS, the Hailey City Council has found that the following amendments to the Hailey Zoning Ordinance will generally conform to the Hailey Comprehensive Plan;

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

WHEREAS, the amendment will be in accordance with the public health, safety and general welfare.

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

Section 1. The definition of "City Standards" found in Section 2.2 of the Hailey Zoning Ordinance No. 532 is hereby amended by addition of the underlined language and the deletion of the stricken language, as follows:

City Standards. Those standards for street, drainage, water, sewer, wastewater and other infrastructure improvements as set forth in the "City of Hailey Improvement Standard Drawings" and "Standard Specifications" adopted in by ordinance in accordance with the notice and hearing procedures provided in Idaho Code § 67-6509~~Section 5 of the Subdivision Ordinance.~~

Section 2. Section 10.3.8 of the Hailey Zoning Ordinance No. 532 is hereby amended by addition of the underlined language and the deletion of the stricken language, as follows

10.3.8 Each PUD shall provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

a. Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a

subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:

1. For residential PUD's: a minimum of .05 acres per residential unit.
2. For non-residential PUD's: a minimum of 15% of the gross area of the

proposed PUD.

b. Active recreational facilities. Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.

c. Public transit facilities. Public transit facilities include a weather-protected transit stop or transit station, and must be located on a designated transit route.

d. Preservation of Vegetation. Preservation of significant existing vegetation on the site must include the preservation of at least 75% of mature trees greater than 6-inch caliper on the site.

e. Wetlands. Protection of significant wetlands area must constitute at least 10% of the gross area of the proposed PUD.

f. River enhancement. Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.

g. Community Housing. For residential PUD's, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as Community Housing Units affordable to households earning between 50% and 120% of the Area Median Income, or the provision of at least twenty percent (20%) as Community Housing Units affordable to households earning less than 50% of the Area Median Income.

h. Real Property. Dedication or conveyance of real property or an interest in real property to the City.

i. Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standards ~~Improvement Drawings~~ and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:

1. For residential PUD's: a minimum of 100 linear feet per residential unit.
2. For non-residential or mixed-use PUD's: a minimum of 100 linear feet

per 1000 square feet of gross floor area.

j. Underground Parking. Underground parking must be provided for at least 50% of the required number of parking spaces in the PUD.

k. Energy Conservation. All principal buildings within the PUD must comply with sustainable building practices, as follows:

For residential PUD's: buildings comply with local "Built Green" standards for certification, federal EPA "Energy Star" program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.

For non-residential or mixed-use PUD's: buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.

1. Other Amenities. Other project amenities and/or benefits to the community that are found, by recommendation of the Commission and approval of the Council, to promote the purpose of this Article and the goals and objectives of the Comprehensive Plan.

Section 3. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4. All Ordinances or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 5. This Ordinance shall be in full force and effect from and 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 _____, 2013.

Fritz X. Haemmerle, Mayor

Attest:

Mary Cone, City Clerk

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Zoning Ordinance Amendment – Article 2, Definitions and Article 7, Supplemental Location and Bulk Requirements

HEARING: July 22, 2013

Notice

Notice for the public hearing was published in the Idaho Mountain Express on July 3rd, 2013 and mailed to public agencies and area media on July 3rd, 2013.

Proposal

The proposed amendment would include the production of honey in the definition of Urban Agriculture and set standards for the keeping of bees within the City of Hailey. Currently, Urban Agriculture is a permitted use in all residential zones, LB, and TN.

Procedural History

The Planning and Zoning Commission held a public workshop seeking public comment on this amendment on June 24, 2013. At that workshop, several members from the public shared expert opinions and experience in beekeeping that have shaped the proposed ordinance as presented. All opinions on this ordinance were positive and staff has not received any negative comments on the record concerning allowing beekeeping within the City of Hailey. Staff has received two verbal comments from two individuals who are opposed to beekeeping in Hailey, however they chose not to have their comments included in the record.

On July 22, 2013, the Planning and Zoning Commission held a public hearing on the proposed ordinance to consider recommendation of the ordinance to the City Council.

Staff Comments

Similar to permitting chickens for the production of eggs, this amendment allows residents to produce honey on their own property. This contributes to a more local food production, which is a core principle for a sustainable community. During the workshop on June 24, the members of the public that attended strongly advocated for less restrictive regulations in regards to beekeeping so that more individuals would have the opportunity to produce honey. The Commission considered these comments and others and directed staff to draft the attached ordinance.

In addition to amending the definition of Urban Agriculture to include honey production and include several definition related to beekeeping, the proposed ordinance addresses the following regulations as they would apply to beekeeping the City of Hailey:

1. Apiaries or colonies are prohibited on lots smaller than 8,000 square feet.
2. The apiary or colony shall consist of no more than two (2) hives on lots that are 8,000 – 11,999 square feet; three (3) hives on lots from 12,000 to 21,779 square feet; and up to

- five (5) hives on lots that are one-half acre or more.
3. The apiary or colony is maintained only in a side yard or rear yard of a lot or may be maintained on rooftops.
 4. Honeybees shall be kept in hives with removable frames and shall be kept in sound and usable condition.
 5. Hives shall be placed no less than seven feet (7') from any property line.
 6. Hives shall not be placed within thirty feet (30') of any dwelling unless the owner of such dwelling, equipment or property has given written consent for hive placement.
 7. If any hive is located within thirty feet (30') of an adjacent property line, a fence, closed hedge, building or other impervious barrier no less than six feet (6') high and twenty feet (20') in length shall be located between the hive and the adjacent property line. All fences must comply with 8.1.2 of this title.
 8. Hives kept on rooftops are exempt from the requirements of 7.1.11.D.6 and 7.1.11.D.7 but shall not be visible from view from a public street.
 9. A fresh water supply will be maintained at all times, except during winter months when the bees are hibernating, within twenty five feet of the apiary in order to prevent the bees from congregating at neighboring water sources.
 10. No species of bee is kept other than *Apis mellifera*.
 11. Queens shall be selected from stock bred for gentleness and non-swarming characteristics.
 12. If the colony exhibits unusually aggressive behavior or when the colony includes Africanized bees, the beekeeper or owner shall promptly remove or re-queen the colony.
 13. All hives shall have a legible identification label securely fastened thereupon bearing the name and telephone number of the beekeeper who owns the hive.
 14. All apiaries or colonies shall comply with the Idaho State Bee Inspection statute and other applicable state laws.
 15. All apiaries or colonies are subject to inspection at any time by the Administrator or their authorized representative to ensure compliance with the standards of this section.

In addition to the above standards, the following definitions are proposed and/or amended:

APIARY: Any place where one or more colonies of honeybees are located.

BEEKEEPER: A person who owns or has charge of one (1) or more colonies of honeybees.

BEEKEEPING: The occupation of owning and breeding bees for their honey.

COLONY: Honeybees in a hive including queens, workers, and drones.

HIVE: A frame hive, commonly referred to as a Langstroth Hive, which has removable frames.

HONEYBEE: The common domestic honeybee. *Apis mellifera* species, at any stage of maturity, but excluding the African honeybee, *Apis mellifera scutelata* species.

OWNER: Any person or entity who owns, leases or controls a parcel of real property upon which an apiary is kept.

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OWNER: Any person or entity who owns, leases or controls a parcel of real property upon which an apiary is kept.

URBAN AGRICULTURE. The production of vegetables, fruits, honey, and eggs by residents for personal consumptions and may include production by members of a neighborhood or non-profit organization on one or more vacant lots for personal consumption.

Standards of Evaluation

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

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

The Commission should consider how the proposed amendments relate to the various policies and implementation items of the Comprehensive Plan. The Comprehensive Plan does not address Urban Agriculture but does encourage any activities that reduce the production of carbon dioxide. Local food production, including the production of honey, is one way to reduce the carbon footprint required for obtaining necessary food. In particular the following is addressed in the Comprehensive Plan, which was cited when Urban Agriculture was first added to Zoning Ordinance:

Environment Section - Greenhouse Gas Emissions

Principle: Strive to meet or exceed the Kyoto Protocol target of reducing greenhouse gas emissions seven percent below 1990 levels.

Implementation:

- a. Identify and implement cost-effective actions that will reduce the community's contribution to total global greenhouse gas emissions.*
- b. Integrate land use, building code, transportation and energy policies to support this goal.*

- 2. 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;**

If administrative review is required for urban agriculture, the \$50 fee is anticipated to cover the cost.

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

The proposed accessory use is compatible within the districts where Urban Agriculture is currently permitted.

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

The proposed amendment will allow individuals and families the opportunity to produce local, fresh, food (honey).

Summary

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

The Planning and Zoning Commission shall make a recommendation to the City Council, with **findings on the four standards of evaluation** noted above. If the proposed changes are approved by the City Council, the Council shall pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

Motion to recommend approval of the City of Hailey initiated text amendment to Article 2, Definitions, of the Zoning Ordinance (Ordinance No. 532) to include definitions related to the practice of beekeeping, the production of honey in the definition of Urban Agriculture, and to amend Article 7 to define bulk requirements and standards for beekeeping including minimum lot size, hive location and maintenance, and required setbacks from adjoining properties, 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 denial of the City of Hailey initiated text amendment to Article 2, Definitions, of the Zoning Ordinance (Ordinance No. 532) to include definitions related to the practice of beekeeping, the production of honey in the definition of Urban Agriculture, and to amend Article 7 to define bulk requirements and standards for beekeeping including minimum lot size, hive location and maintenance, and required setbacks from adjoining properties, 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 upon the proposed amendments to _____ [the Council should specify a date].

Table:

Motion to table the public hearing upon the proposed amendments.

DRAFT Ordinance Addressing Beekeeping in the City of Hailey

Article II DEFINITIONS is amended as follows:

APIARY: Any place where one or more colonies of honeybees are located.

BEEKEEPER: A person who owns or has charge of one (1) or more colonies of honeybees.

BEEKEEPING: The occupation of owning and breeding bees for their honey.

COLONY: Honeybees in a hive including queens, workers, and drones.

HIVE: A frame hive, commonly referred to as a Langstroth Hive, which has removable frames.

HONEYBEE: The common domestic honeybee. Apis mellifera species, at any stage of maturity, but excluding the African honeybee, Apis mellifera scutelata species.

OWNER: Any person or entity who owns, leases or controls a parcel of real property upon which an apiary is kept.

URBAN AGRICULTURE. The production of vegetables, fruits, honey, and eggs by residents for personal consumptions and may include production by members of a neighborhood or non-profit organization on one or more vacant lots for personal consumption.

Article VII is amended as follows:

7.1.11 KEEPING OF BEEHIVES:

- (A) Purpose: The purpose of this section is to protect the public health and safety by establishing terms and conditions under which domestic honeybees and beehives may be kept within the City.

- (B) Beekeeping allowed. No Beekeeper or Owner shall place, keep or allow any apiary or colony of bees in or upon any parcel of real property located within the City unless such apiary conforms to the provisions of this section.

- (C) Beekeeping Requirements and Standards: All apiaries or colonies of honeybees kept within the City shall conform to the following terms and conditions:
 - 1. Apiaries or colonies are prohibited on lots smaller than 8,000 square feet.
 - 2. The apiary or colony shall consist of no more than two (2) hives on lots that are 8,000 – 11,999 square feet; three (3) hives on lots from 12,000 to 21,779 square feet; and up to five (5) hives on lots that are one-half acre or more.

3. The apiary or colony is maintained only in a side yard or rear yard of a lot or may be maintained on rooftops.
4. Honeybees shall be kept in hives with removable frames and shall be kept in sound and usable condition.
5. Hives shall be placed no less than seven feet (7') from any property line.
6. Hives shall not be placed within thirty feet (30') of any dwelling unless the owner of such dwelling, equipment or property has given written consent for hive placement.
7. If any hive is located within thirty feet (30') of an adjacent property line, a fence, closed hedge, building or other impervious barrier no less than six feet (6') high and twenty feet (20') in length shall be located between the hive and the adjacent property line. All fences must comply with 8.1.2 of this title.
8. Hives kept on rooftops are exempt from the requirements of 7.1.11.D.6 and 7.1.11.D.7 but shall not be visible from view from a public street.
9. A fresh water supply will be maintained at all times, except during winter months when the bees are hibernating, within twenty five feet of the apiary in order to prevent the bees from congregating at neighboring water sources.
10. No species of bee is kept other than Apis mellifera.
11. Queens shall be selected from stock bred for gentleness and non-swarming characteristics.
12. If the colony exhibits unusually aggressive behavior or when the colony includes Africanized bees, the beekeeper or owner shall promptly remove or re-queen the colony.
13. All hives shall have a legible identification label securely fastened thereupon bearing the name and telephone number of the beekeeper who owns the hive.
14. All apiaries or colonies shall comply with the Idaho State Bee Inspection statute and other applicable state laws.
15. All apiaries or colonies are subject to inspection at any time by the Administrator or their authorized representative to ensure compliance with the standards of this section.