

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, March 9th, 2015
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Oath of Office for new Planning & Zoning Commissioner

Consent Agenda

CA 1 Motion to approve minutes of February 9th, 2015

CA 2 Consideration of a Design Review Exemption application by Powerhouse, represented by Bill Olson, for Design Review exemption of an existing commercial structure, located at Hailey Townsite, Lots 17-20 of Block 64 (502 Main Street North), within the Business (B) and Townsite Overlay (TO) Zoning Districts.

(A staff report has been completed for this project as many of the minor modifications needed clarification. See staff report in packet and refer to findings of fact for conclusions of law.)

New Business and Public Hearings

NB 1 Consideration of a Design Review application by Christopher Roebuck for Design Review of an accessory dwelling unit addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

NB 2 Consideration of a modification to a Design Review approval of a single family residence designed by Charles Maguire on behalf of Rob Lonning and Elizabeth Jeffrey located at Hailey Townsite, Block 47, Lot 11A (201 3rd Avenue North), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The changes include: the primary residence will be approximately 4' shorter in length; the 1-story portion will feature a gable instead of a shed roof; the house Size will be reduced from 1752 square feet to 1684 square feet, the second story over the garage is eliminated; the footprint of the garage is slightly enlarged.

NB 3 Consideration of a city initiated text amendment to the Zoning Ordinance 532 to amend Article 4, Establishment and Purpose of Zone Districts, Section 4.10 which addresses the Flood Hazard Overlay District. The amendment updates definitions, establishes mapping and development standards, and amends language referring to documents issued by FEMA. Article 2 of the Zoning Ordinance, definitions, will also be updated with the proposed amendments.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: Monday, April 13th, 2015
(no documents)

Adjourn

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

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, February 9th, 2015
Hailey City Hall
5:00 p.m.**

Present: Janet Fugate, Owen Scanlon, Regina Korby

Staff: Lisa Horowitz, Kristine Hilt

Absent:

Call to Order

4:56:48 PM Janet Fugate called the meeting to order.

Public Comment for items not on the agenda

4:57:02 PM None was given.

Consent Agenda

CA 1 *Motion to approve minutes of January 12th, 2015*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Blue Sky Inc., represented by Earth & Structure LLC, for the addition of a garage door to an existing hangar, to located at 1310 Airport Circle 05 (Tax Lot 7902), within the Airport (A) Zoning District.*

CA 3 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

4:57:19 PM Owen Scanlon moved to pull CA2. 4:57:53 PM Regina Korby motioned to approve CA 1 and CA 3. Dan Smith seconded and the motion passed. The Commission inquired about the proposed garage door color and the access to the garage door. Kristine Hilt notified the Commissioners that the changes were being conducted due to the Airport expansion and requirements for the new runway. **5:01:25 PM Owen Scanlon moved to approve CA2. Regina Korby seconded and the motion passed unanimously.**

New Business and Public Hearings

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

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

Lisa Horowitz notified the Commissioners of the Boise State University Graduate Student's project for the Hailey Town Square research. She notified them of the meeting times and asked them to join the workshops. Discussion continued about upcoming meetings and projects.

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

Adjourn

5:05:53 PM Owen Scanlon moved to adjourn. Regina Korby seconded and the motion passed.

Power House Design Review Exemption

**DESIGN REVIEW EXEMPTION
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Kristine Hilt, Community Development Coordinator

RE: Power House Design Review Exemption Application for existing buildings located at 502 Main Street North within the Business (B) and Townsite Overlay (TO) Districts.

HEARING: March 9th, 2015

Applicant: Power House, represented by Bill Olson

Request: Design Review exemption is requested for minor modifications to existing structures.

Location: Hailey Townsite, Lots 17-20 of Block 64 (502 Main Street North)

Zoning: Business (B) and Townsite Overlay (TO) Zoning Districts

Notice

Notice is not required for design review exemptions according to LLUPA.

Application

Minor modifications to existing buildings located at 502 Main Street North (Lots 17-20, Block 64, Hailey Townsite). Modifications include exterior paint, addition of 2 doors on accessory structure, updated mechanical screening, outdoor seating, parking lot upgrades and paint, alterations of existing windows into exterior doors on North end of principal building, relocation of the dumpster, and updated exterior lighting. Demolition of existing interior partition walls has commenced and applicant has applied for and received a building permit for interior upgrades that include structural support and layout changes. Administrative permitting anticipated prior to opening includes new signage and a fence permit. Note that some of the improvements shown on the site plan, such as pavers adjacent to the alley, may be completed at later phases due to cost constraints.

Procedural History

The application was submitted on March 3, 2015 and certified complete on March 4, 2015. The application was added as a consent agenda item to the Planning and Zoning Commission for approval or denial of the project on March 9th, 2015, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <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: None
				Life/Safety: No Concerns
				Water and Sewer:
				Building: All modifications must comply with building code requirements and City Standards.
			Streets:	
<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.
			<i>Staff Comments</i>	<i>Sign design, applicant and specifications will be approved by the planning department upon submittal.</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>Applicant is proposing to retain 11 standards stalls and 1 handicap stall in the existing parking lot. Gross square footage of both the principal and accessory structure is 4,088, therefore 4 stalls is required according to 9.4.2(A).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<i>Outdoor lighting will comply with 8B.4.1 and all fixtures will be approved by the planning department prior to installation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bulk Requirements	(Insert sections from applicable zoning district)
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.7 (A) Required Street	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

			Improvements Required	
			Staff Comments	<i>Applicant will not be modifying sidewalks or drainage at this time. Existing City sidewalks along Main Street are compliant with City Standards. The proposed improvements do not trigger the requirements for a sidewalk to be added along Spruce Street. The applicant is working with community development and public works staff to explore an interim sidewalk in this vicinity, to accommodate high pedestrian traffic in the area. This would include re-organizing the parking along Spruce Street to be head-in, not parallel, and rectifying issues with drainage in the area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.7 (B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Existing buildings satisfy these requirements.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>No proposed changes to landscaping. A row of street trees exists along Main Street within the City right of way. The Streets Superintendent plans to remove excess asphalt in the vicinity of the crabapple closest to Spruce and Main to give the tree better root health.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Applicant has designed a safer one-way traffic route for vehicles to promote pedestrian and bike safety. The front entrance is emphasized as the preferred entry to the building. See also comments under 6A.7.A above.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location.</p>

				<p>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>	<p>The applicant is proposing to relocate the dumpster (and enclosure) to the south side of the garage building where the bike shop will be located. This will increase bike/pedestrian safety in the area of the bike shop. This location requires an Encroachment Permit. Staff is of the opinion that this location will decrease trash pickup impacts on the neighborhood, as it is closer to the public street. Public Works has indicated that this location will improve function of snow plowing in this alley. The new location will need to preserve site lines between the alley and Spruce Street. . Loading and unloading will operate at the rear in the alley.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>Alley access is key for loading, unloading, and trash receptacles.</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>	
<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> <ul style="list-style-type: none"> i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<p>An existing parking lot to the side of the building is proposed to be retained. This parking area has entrances on to Main Street and Spruce Street. The applicant is proposing a useable prominent entrance on Main Street, easily accessible from the existing parking lot. Buffering exists in the form of an existing landscape strip on both Main and Spruce Streets.</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>Applicant has designated one-way access to on-site parking from Spruce Street and all exiting vehicular traffic will be on to Main Street to limit vehicular/pedestrian conflicts on Main Street, the City Engineer has recommended that the one-way configuration be reversed, with one way into the parking lot from Main Street, and one-way out of the parking lot onto Spruce Street.</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>Snow storage will be kept on site near parking stalls and in adjacent landscape areas to comply with 6A.8(A)1i.</p>
<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 Comments</i>	<p>Required snow storage will be verified and confirmed by planning staff.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	<p>k. A designated snow storage area shall not have any dimension less than 10 feet.</p>

			Staff Comments	<i>Minimum width will be confirmed at 10 feet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>Ample areas exist for the storage of snow in areas that do not impede critical site functions. Staff has requested that snow storage be shown on the site plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Proposed snow storage area is currently paved.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	
<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.
			Staff Comments	<i>Applicant is proposing new colors and signage that will create a cohesive site plan consistent with the character of the current Power House Restaurant and Bike Shop.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	<i>Building colors....did they submit their colors?</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>The applicant hopes to remove the parapet at a later date to reduce the perceived Mexican restaurant theme associated with the previous tenant, Chapala.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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> <p>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.</p> <p>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.</p> <p>iii) Double glazed windows.</p> <p>iv) Windows with Low Emissivity glazing.</p> <p>v) Earth berming against exterior walls</p> <p>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	

3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (A) 3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input 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> <p><i>Accessory structure shall be painted to ensure compatibility with principal building.</i></p>
			<i>Staff Comments</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 existing accessory structure is to the rear of the building, and will be incorporated as a bike shop.</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>Fencing will match character and materials used on site. See staff packet for a picture of the proposed fencing.</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>Fencing will be located behind the City trees located at the West side of the property along Main Street. All existing landscaping will be maintained.</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>Existing screening complies.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>Mechanical screening located at the rear of the principal building will be upgraded and compatible with materials and design on site.</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>Existing</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>	

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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).
			<i>Staff Comments</i>	<i>Note that the City maintains the row of crabapple trees along Main Street, as well as the mature Cottonwoods along Spruce Street.</i>
<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.
			<i>Staff Comments</i>	
<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>	
<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>	
<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>	
<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>	
<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>	
Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN				
1. Site Planning: 6A.8 (B) 1, items (a) thru (b)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	<i>Applicant has designated the West entrance along Main Street as the main entrance. Sidewalks exist to allow access from both side streets and Main Street. See comments under 6.A.7 above regarding the Spruce Street sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			<i>Staff Comments</i>	<i>Main entry sidewalk measure 4 feet wide, but this sidewalk cannot make grade for handicap access. Handicap access will remain from the ramp in the existing parking lot. . The existing sidewalk on Main Street is 6 feet in width.</i>
2. Building Design: 6A.8 (B) 2, items (a) thru (h)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Staff Comments</i>	<i>The remodel will place greater emphasis on the Main Street entrance, and de-emphasize the entrance from the parking lot.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image, which may often accompany large buildings.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2d	c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2e	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2f	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(B)2g	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	Staging areas are existing at rear of building along alley way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(B)2h	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	

3. Landscaping: 6A.8 (B) 3, item (a)

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(B)3a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	Existing landscaping along the alley on the residential properties creates some screening, along with existing fencing. The existing building and parking were built prior to the adoption of these standards. Room does not exist on the subject property to create an 8-foot wide landscape buffer without losing all alley access. The existing site is considered nonconforming with respects to this standard.

**Additional Design Review Requirements for all
Non-Residential Buildings located within the LI, SCI, TI or A zoning districts**

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(C)1a	a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(C)1b	b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.

			Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(C)1b	c. Vehicle circulation, parking and loading shall not block pedestrian access ways.
			Staff Comments	<i>The retention of the existing parking lot is preferred in this instance over alley parking due to the high bike/pedestrian activity planned for the rear of the site near the alley with the bike shop.</i>

RECEIVED
MAR 3 2015

City of Hailey - Design Review Application 3 2015 Submittal Date: 3 1 3 1 2015

Project Name: Power House Parcel No. RPH

Legal Description of Property: Subdivision Hailey Townsite Lot(s) 17 18, Block 64-

Street Address of Property: 502 N Main St

Current Zoning of Property: Business Year of original construction: 1983
(Only applicable if property is within the Townsite Overlay)

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

Name of Owner of the Property: 502 N. Main LLC

Mailing Address: 514 N 1st ave City: Hailey State: ID Zip: 83333

Phone: (208) 788-3755 Fax: () Cell: (208) 481-0300

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: 3 1 3 1 15

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

Mailing Address: City: State: Zip:

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

Email Address:

Application Contact (if different than above): Same

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

Mailing Address: City: State: Zip:

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

Email Address:

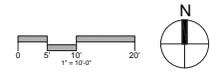
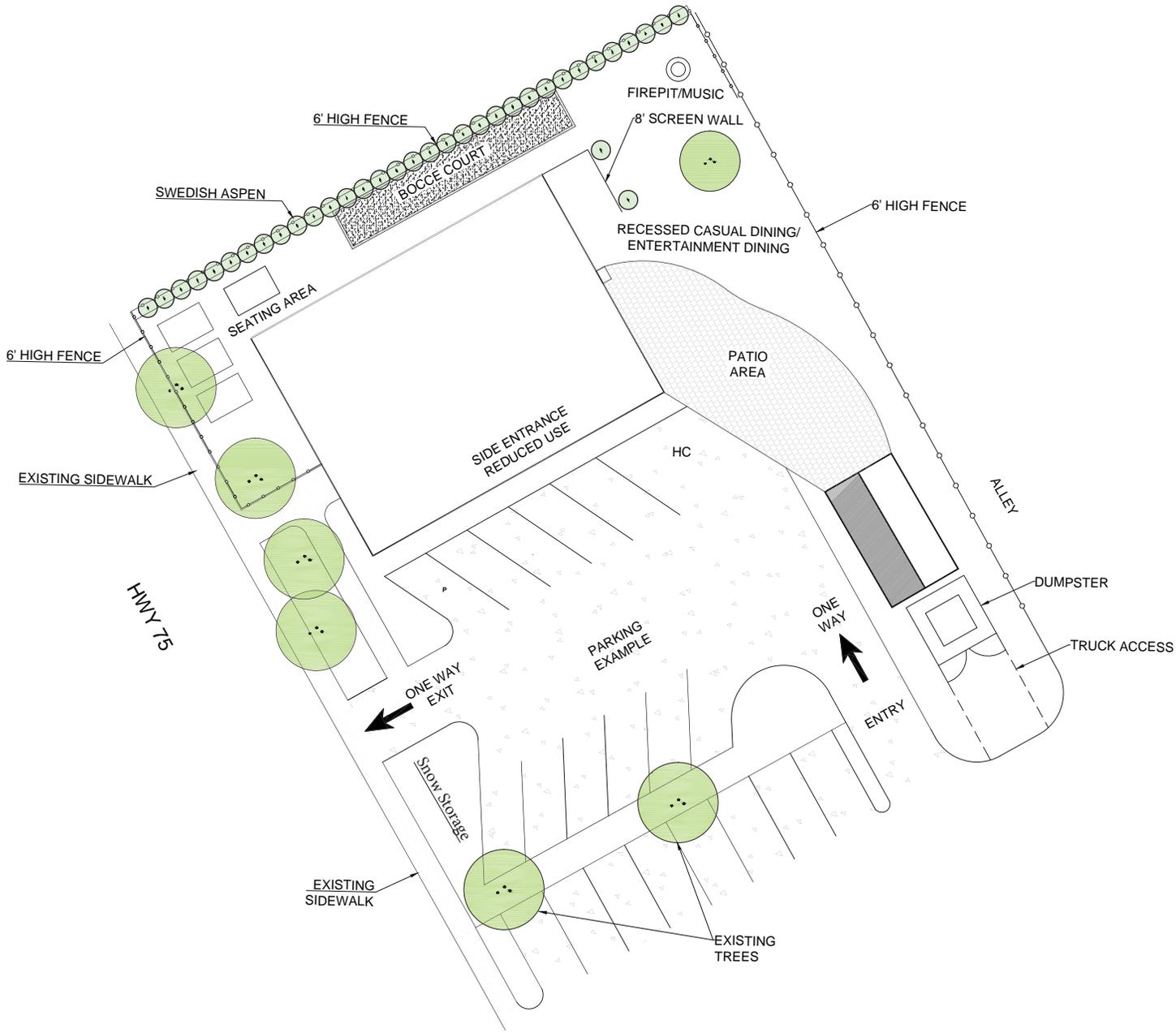
Signature: Date: / /

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

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

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

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



Ben Young
 Landscape Architect
 300 W. Main Street, Suite 10300
 Boise, ID 83720
 ben@byla.us

No.	Description	Signature	Date

© copyright 2015
 ben young landscape architect

POWERHOUSE
LANDSCAPE DESIGN
 502 NORTH MAIN STREET | HAILEY, ID

SCHEMATIC PLAN

Date: 02.05.2015
 Drawn By: AB
 Checked By: AB
 File: base (chase gouley's conflic)

Sheet No.
L3.0
 X

New surface Pavers or other for cafe seating
from back of restaurant to bike shop

Bocce, firepit, and music area. (see
site plan)

New mechanical
Screening

Remove upper roof section

New fence here from lot line to
4' off building

New entry slab with new
pavers to sidewalk

In time new roof material. Either black asphalt or black standing seam metal.

Remove upper roof section

New steel light sconces on total exterior

New powerhouse logo steel



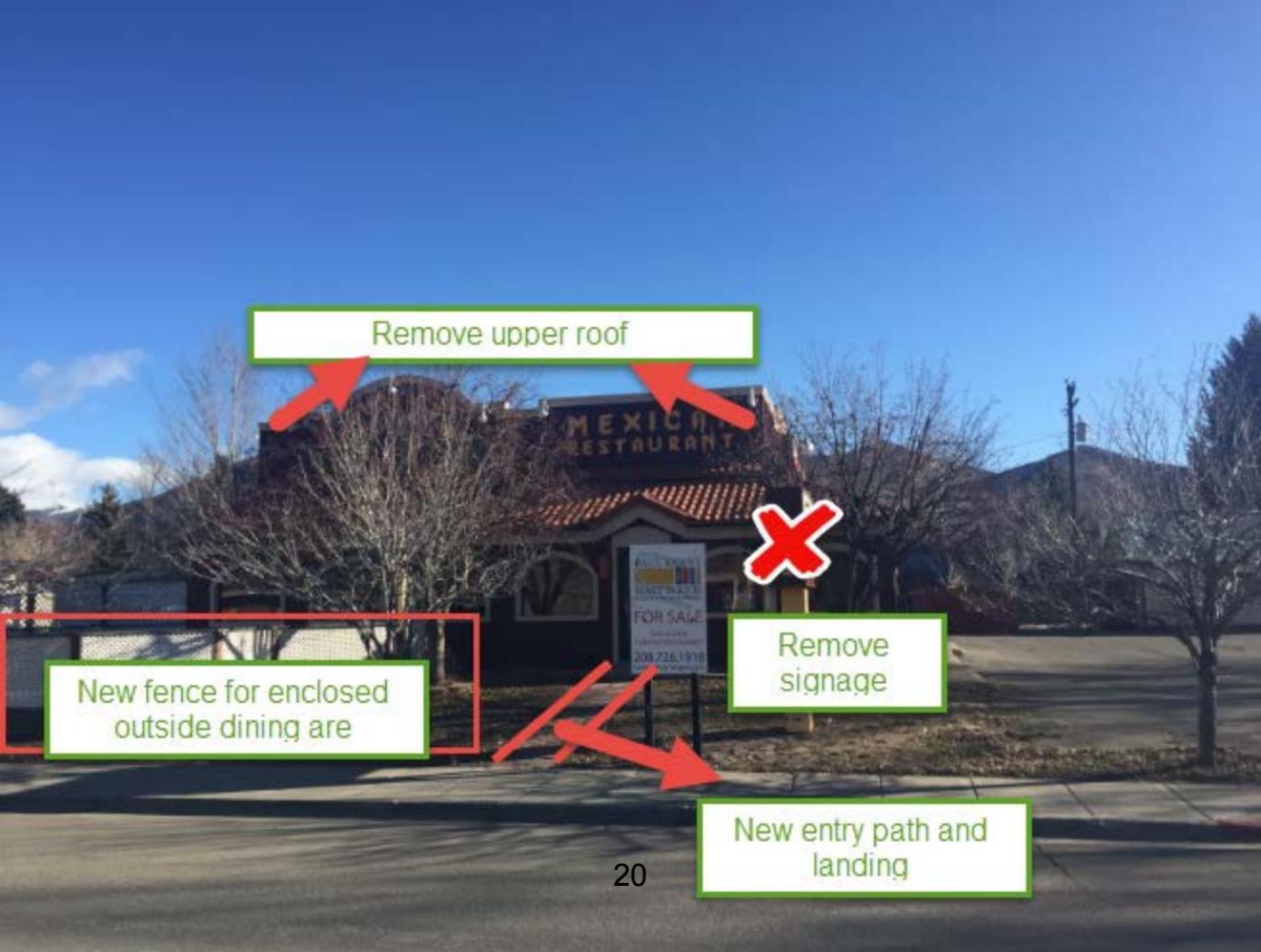
Bocce court and cafe seating adjoined to front dining area

New mechanical screening

Two new doors north side

New fence along north lot line to

Remove lattice



Remove upper roof

The image shows a two-story building with a sign that reads "MEXICAN RESTAURANT". The building has a dark facade and a tiled roof. There are several annotations: a green box with the text "Remove upper roof" and two red arrows pointing to the upper roofline; a green box with the text "Remove signage" and a red 'X' over the restaurant sign; a green box with the text "New fence for enclosed outside dining are" and a red rectangular outline around a fence area; and a green box with the text "New entry path and landing" and two red arrows pointing to a new path area. A "FOR SALE" sign is visible in front of the building.

New fence for enclosed
outside dining are

Remove
signage

New entry path and
landing

Remove existing dumpster screening



New doors west side

New doors west side

Paint to match main building

New dumpster location encroachment permit required

One way parking traffic from Spruce to Main

Remove popout
add sliding
glass door

Add sliding glass
door

Siding to remain





Power House Findings of Fact

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 9, 2015 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review, pursuant to Section 6A.9.II, an application submitted by Bill Olson for minor modifications to existing commercial structures located at 502 Main Street North (Hailey Townsite, Lots 17-20 of Block 64), within the Business (B) and Townsite Overlay (TO) Zoning Districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Summary of Project

The applicant is requesting minor modifications to existing buildings located at 502 Main Street North (Lots 17-20, Block 64, Hailey Townsite). Modifications include exterior paint, addition of 2 doors on the accessory structure, updated mechanical screening, outdoor seating, parking lot upgrades and paint, alterations of existing windows into exterior doors on North end of principal building, relocation of the dumpster, and updated exterior lighting. Demolition of existing interior partition walls has commenced and applicant has applied for and received a building permit for interior upgrades that include structural support and layout changes. Administrative permitting anticipated prior to opening includes new signage and a fence permit. Note that some of the improvements shown on the site plan, such as pavers adjacent to the alley, may be completed at later phases due to cost constraints. The existing structures meet all bulk requirements for the Business and Townsite Overlay Zone Districts. It is adjacent to the General Residential Zoning District across the alley (east) side.

Standards of Evaluation

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

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

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

5. A Historic Structure.

502 Main Street North is a non-residential building. The proposed changes would involve alterations to the exterior façade of the structures, and minor changes to the site. Therefore, Design Review approval is required according to 6A.1 (A), subject to 6A.2, below.

6A.2 Authority of the Administrator.

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

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

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

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

4. The Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor

modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the city. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.

The Administrator recommends exemption of this project from design review requirements according to 6A.2.A.3, as printed above. This project involves alterations to the exterior façade of the structures, and minor changes to the site.

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

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

Procedural History

The application was submitted on March 3, 2015 and certified complete on March 4, 2015. The application was added as a consent agenda item to the Planning and Zoning Commission for approval or denial of the project on March 9th, 2015, in the Hailey City Council Chambers.

CONCLUSIONS OF LAW AND DECISION

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

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

4. Given nature of this project, this constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed improvements are approved and hereby documented.
6. Occupancy shall meet the requirements of the Business (B) Zoning Code.

Signed this _____ day of _____, 2015.

Janet Fugate, Chair

Attest:

Kristine Hilt, Community Development Coordinator

Roebuck ADU Design Review

**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Design Review application by Christopher Roebuck for Design Review of a Accessory Dwelling Unit in an existing detached garage, to be located at 15 East Galena (Hailey Townsite, Lots ½ 8, 9, 10 of Block 52), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts

HEARING: March 9, 2015

Applicant: Christopher Roebuck (owner)

Request: Design Review is requested for an Accessory Dwelling Unit to be located above an existing garage in the Townsite Overlay

Location: Hailey Townsite, Lots ½ 8, 9, 10 of Block 52 (15 E Galena)

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

Lot Size: 9,000 square feet

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 9, 2015.

Application

The applicant was approved for an addition to an existing garage to add a second story room (studio) bath comprising a total of 768 square feet of new space on January 12, 2015. The subject property is on 2-1/2 city lots, Lots ½ 8, 9, 10 of Block 52 (15 E Galena) of the Hailey Townsite. After the hearing, but prior to construction, the applicant decided to re-apply for an Accessory Dwelling Unit, and add a kitchen. The exterior of the proposed addition is identical to what was reviewed by the Commission on January.

The space consists of: kitchen/living room: 504 square feet; Bedroom/office, stairwell, bathroom, closets: 264 square feet. A new interior balcony and staircase within the garage will access the addition. Demolition of the current roof structure will occur, but all other components of the existing structure will remain intact. The existing structure and the proposed Accessory Dwelling unit meet all bulk requirements for the General Residential and Townsite Overlay Zone Districts. It is adjacent to the Business Zoning District on the alley (west) side.

Procedural History

The application for an addition to an accessory structure was submitted on October 24, 2014 and certified complete on January 5, 2015. This addition was approved on January 12, 2015, in the Hailey City Council Chambers. An application for an Accessory Dwelling unit was submitted on February 4, 2015 and certified complete on January 5, 2015.

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>
				Streets: <i>No concerns</i>
<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.
			<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: 2 minimum and 6 maximum parking spaces are required for the single family house and one additional stall for Accessory Dwelling Units less than 1,000 square feet.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Currently, three stacked exterior spaces are adjacent to the garage, between the garage and the alley. Two exterior (in front of the garage) and two interior parking spaces (in the garage) are provided on private property, for a total of seven (7) parking spaces.</i> - <i>Stacked parking spaces are permitted for residential uses. No additional parking spaces are required; existing parking exceeds the minimum requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <ul style="list-style-type: none"> a) All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d) Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e) Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	- <i>Per the plans, all outdoor lighting will be shielded down lights with 15</i>

				watt bulbs at 6' above floor level; no new lighting is proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	See 4.13.6, Zoning Ordinance
			Staff Comments	<p>Zoning District: <i>General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</i></p> <ul style="list-style-type: none"> - <i>Minimum Lot Size: 4,500 square feet</i> - <i>Max Height: 30'.</i> <ul style="list-style-type: none"> - <i>The existing garage is 17'-2".</i> - <i>The proposed building addition will be 26'- 5" to peak of the new roof line, per the plans submitted, as confirmed by the applicant.</i> - <i>Front Lot Line:</i> - <i>The site is a corner property and is addressed off of Galena Street; therefore Galena Street is the front Lot Line</i> - <i>Setbacks: 12' from any street for the primary structure; 20' for garage doors.</i> <ul style="list-style-type: none"> - <i>Existing Accessory Structure (garage) is located on Galena Street adjacent to the alley; no change to the garage abutting the front lot line, which is set back 20'</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"> - <i>Lot is 75 feet wide, therefore the minimum side yard setback is 10'</i> - <i>The current garage is 14 feet from west side yard, which is the alley. No changes are proposed to the east side yard (First Avenue).</i> - <i>The Accessory Dwelling Unit Addition complies with setbacks in all respects.</i> - <i>Townsite Alley Setback: 6'</i> <ul style="list-style-type: none"> - <i>The new portion of accessory structure is located 14 feet from the alley</i> - <i>Rear Yard Setback: 10'</i> <ul style="list-style-type: none"> - <i>No change is proposed to the rear yard setback</i> - <i>Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage</i> <ul style="list-style-type: none"> - <i>No change to lot coverage is proposed; accessory dwelling unit is proposed above an existing garage.</i> - <i>Lot size: 9,000 sf</i> - <i>Maximum Lot coverage is 3,600 square feet</i> - <i>Existing principle structure: 1,200 square foot footprint</i> - <i>Existing Garage: 768</i> - <i>Total Existing coverage: 1,968 square feet</i> - <i>Existing Lot coverage is 21.87%</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein; sidewalk requirements in the Townsite Overlay may be waived for remodels and additions to single family developments.</p> <ul style="list-style-type: none"> - <i>No change is proposed to the existing sidewalk on Galena Street, or to street drainage. Current site drainage is adequate and will not be impacted by the proposal.</i> - <i>No sidewalks exist on First Avenue for this block and the block to the</i>

				<i>south. Existing mature trees along First Avenue will be an issue at such time as sidewalks are installed.</i>
			Staff Comments	- <i>Staff recommends waiving the requirement for a sidewalk on First Avenue as allowed by Code. Existing drainage meets City requirements.</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 project does not involve changing, rerouting or disturbing the existing water line in the alley.</i> - <i>The project does not involve changing, rerouting or disturbing the existing meter and/or vault.</i> - <i>A new service line will be installed for the Accessory Dwelling Unit but accessed from the existing service line, thus utilizing the existing meter.</i> - <i>All repairs or maintenance of the new water line are the sole responsibility of the owner.</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 Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.1	<p>Site Planning Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p> <ul style="list-style-type: none"> ➤ A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.1	<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> <ul style="list-style-type: none"> ➤ Glass areas should reflect the composition, layout and window-to-wall ratio of windows seen traditionally in Old Hailey versus large continuous surfaces of glass. ➤ Solar energy collection devices should be integrated into the overall building design. ➤ Designers should be aware of the solar exposures of neighboring properties, and should, where possible, avoid blocking these exposures with buildings or solar collectors.

				<ul style="list-style-type: none"> ➤ Roof-mounted solar collection panels shall not extend above the ridge line of the roof. They should be integrated into the structure, and as close to the roof angle as feasible. ➤ Free-standing solar collection panels should be subordinate in size and placement to the structure they serve, and should generally not be located in areas visible from the street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.1	<p>Guideline: Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • Underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>The existing garage and proposed accessory dwelling unit above is located near the alley side of the lot consistent with the scale and massing of the neighborhood; grid pattern is respected; adequate snow storage exists on the property; the addition will not change the building location.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.2	<p>Bulk Requirements (Mass and Scale, Height, Setbacks) Guideline: The perceived mass of larger buildings shall be diminished by the design.</p> <ul style="list-style-type: none"> ➤ The height of taller buildings should be stepped down on the streetside elevation. ➤ Buildings with greater mass should be broken into smaller modules. ➤ Changes in wall planes and building materials should be used to reduce the visual impacts of taller buildings.
			<i>Staff Comments</i>	<i>The proposed addition is within the height limit. The building scale is appropriate for the neighborhood. Visual impact is addressed in the design.</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>	- <i>The existing garage is located near the alley side of the lot to emphasize the subordinate nature of the building; the addition will not change the building location. The accessory building, which is proposed to have a second story, appears subordinate to the main building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>	- <i>The existing garage is located on the alley side of the lot; the addition will not change the building location. Note that all of the residential lots in this block of First Avenue abutting the Business Zone have fences along the alley.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3	3. Architectural Character
			6A.9(C)3a	a. General
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			<i>Staff Comments</i>	<i>The addition is presented in a similar design character to many structures in Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			<i>Staff Comments</i>	<i>No changes are proposed to the primary structure on the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			<i>Staff Comments</i>	<i>No changes are proposed to building orientation, which respects the existing grid pattern. The addition aligns the front wall plane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			<i>Staff Comments</i>	<i>Traditional building forms are used.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Staff Comments</i>	<i>The garage, and the addition to the garage appear subordinate to the primary building. The roof form is a typical gable roof.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<i>Snow does not shed on to adjacent properties or travel routes.</i>
				Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>Roof form is traditional gable roof.</i>
				Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The traditional gable roof form is compatible with the neighborhood.</i>
			6A.9(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<i>No change to existing: primary walls are parallel to lot lines.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<i>Wall planes are proportional and in scale.</i>
			6A.9(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<i>Wall planes are of a human scale and do not appear to require pop-outs or other breaks.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>Windows proposed on the second floor are of a traditional size and scale.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<i>Windows look out on to the street, alley and rear yard of the subject property and respect neighborhood privacy.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			<i>Staff Comments</i>	<i>Materials and colors to match existing; walls are in scale with the neighborhood.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			<i>Staff Comments</i>	<i>The front wall plane has an inset window, which breaks the wall plane and incorporates details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Staff Comments</i>	<i>Traditional trim detailing is shown on windows and trim. The second floor use does not have a porch.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	<i>Architectural detail is in scale with the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<i>No change to existing: pedestrian flow is on the public sidewalk.</i>
<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>	<i>No change to existing: parking is in front of the garage and off the alley.</i>
<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>	<i>The existing garage is accessed from the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>The garage is detached, but accessed from a street not an alley.</i>

<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>	<i>No change to garage doors, which are set back and subordinate.</i>
<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>	<i>No change to existing curb cuts.</i>
<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>	<i>A recreational vehicle could be stored between the existing garage and the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)5	5. Alleys
			<i>Staff Comments</i>	Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties. <i>No change to existing alley.</i>
<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>	<i>No change to the existing garage, which is an accessory building.</i>
<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>	<i>The driveway is paved.</i>
<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>	<i>A fence exists along the alley: no change is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)6	6. Accessory Structures
			<i>Staff Comments</i>	Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function. <i>The accessory building, including the addition, are subordinate in size to the existing house.</i>
<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.
			<i>Staff Comments</i>	<i>The accessory structure is located to the rear of the lot, off the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)7	7. Snow Storage
			<i>Staff Comments</i>	Guideline: All projects shall be required to provide 25% snow storage on the site. <i>Over 25% snow storage is available on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)7	Guideline: A snow storage plan shall be developed for every project showing:
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas. <i>Adequate yard area free of pedestrian pathways exists for the storage of snow.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)8	8. Existing Mature Trees and Landscaping
			<i>Staff Comments</i>	Guideline: Existing mature trees shall be shown on the site plan, with notations regarding

				retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>No mature trees are to be removed.</i>
<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.
			<i>Staff Comments</i>	<i>No changes to existing residential landscaping.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	<i>The existing fence along the alley will be unchanged; the wood fence allows for transparency.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9(C)10	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the 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; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.

			<i>Staff Comments</i>	N/A
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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) The requirement for a sidewalk along First Avenue is hereby waived as allowed for in Title 17, Article 6A.7.b of the Hailey Municipal Code.
- d) All additional 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:
- e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

- g) 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.
 - h) 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.
 - i) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
 - j) All utilities will be located underground, consistent with 6A.9.C.1.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
- 1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
 - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

Motion Language

Approval:

Motion to approve the application submitted by Chris Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at 15 East Galena (Hailey Townsite, Lots ½ 8, 9, 10 of Block 52) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (i) are met.

Denial:

Motion to deny the application submitted by Chris Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at 15 East Galena (Hailey Townsite, Lots ½ 8, 9, 10 of Block 52) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing on the application submitted by Chris Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at 15 East Galena (Hailey Townsite, Lots ½ 8, 9, 10 of Block 52) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts to _____ [Commission should specify a date].

RECEIVED
 FEB 04 2015
CITY OF HAILEY

City of Hailey - Design Review Application Submittal Date: / /

Project Name: CHRIS ROEBUCK GARAGE ADD Parcel No. RPH

Legal Description of Property: Subdivision ~~HAILEY~~ TOWNSHIP Lot(s) 1/28 + 9, 10, Block 52

Street Address of Property: 15 E. GALFENA ST

Current Zoning of Property: Year of original construction: 1999
(Only applicable if property is within the Townsite Overlay)

Existing building gross sq. ft. (if applicable) Proposed addition or new construction sq. ft. 768

Name of Owner of the Property: CHRIS ROEBUCK

Mailing Address: 120 N. MAIN City: HAILEY State: ID Zip: 83333

Phone: (208) 726-4767 Fax: (208) 788-0288 Cell: ()

Email Address: DADDY ROEBUCK@GMAIL.COM

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

Property Owner's Signature: *Chris Roebuck* Date: 2 / 4 / 15

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

Mailing Address: City: State: Zip:

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

Email Address:

Application Contact (if different than above):

**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.

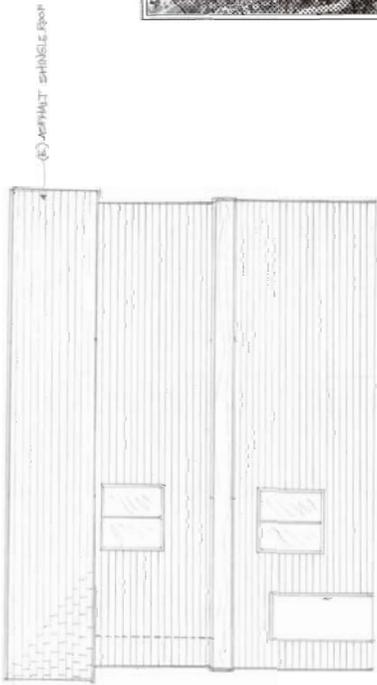
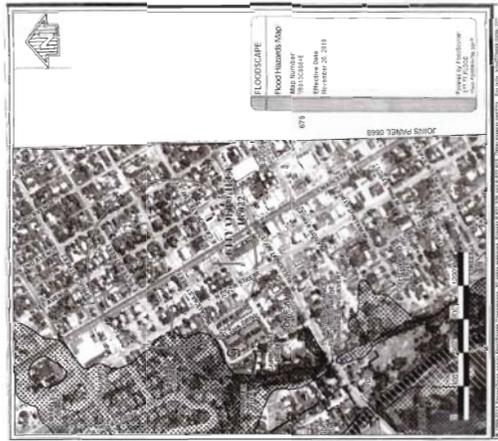
Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days form the date of the decision. The appeal shall specifically state 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.

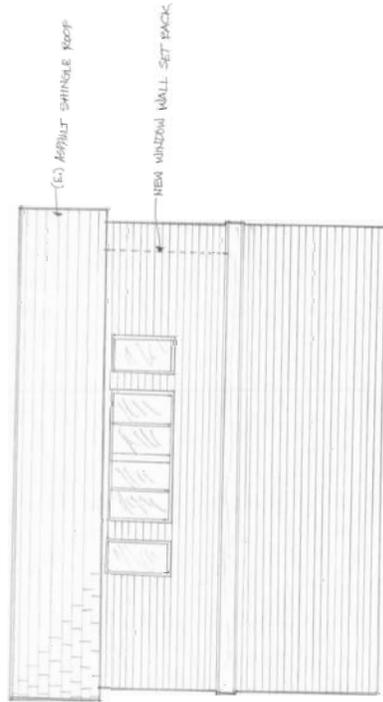
<input type="checkbox"/> Commercial, Mixed-Use or Multi-Family.....	\$ 450.00	
plus \$25 / 1,000 gross square feet.....	\$	
OR <input checked="" type="checkbox"/> Single-Family Dwelling, Duplex or Accessory Structure in TO.....	\$ 250.00	1/2 → 125.00
OR <input type="checkbox"/> No Substantial Impact..... (Mailing only).....	\$ 75.00	for modification
OR <input type="checkbox"/> Modification to DR Approval... (No publication or mailing).....	\$ 50.00	of previous application.
OR <input type="checkbox"/> DR Exemption... (No publication or mailing).....	\$ 30.00	
Publication cost.....	\$ 40.00	✓
Mailing (# of addresses <u>22</u>) x (. <u>49</u> postage + .15 paper, envelope & label)	\$ <u>14.08</u>	
DO NOT COUNTY DUPLICATES OR CITY OF HAILEY		
Total Due.....	\$ <u>179.08</u>	



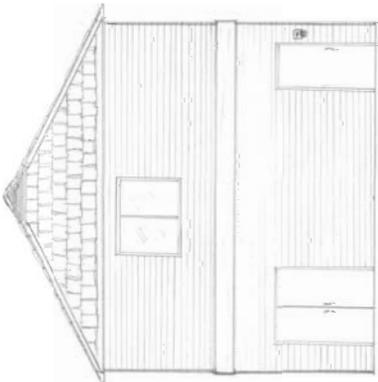
CHRISTOPHER ROBUCK
15 EAST GALENA HAILEY, ID.



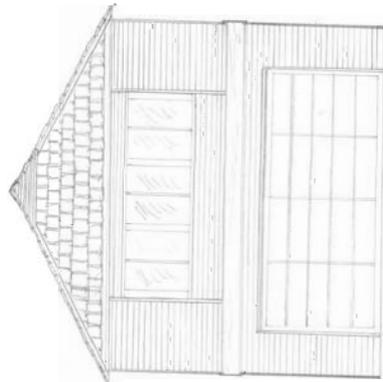
EAST WALL



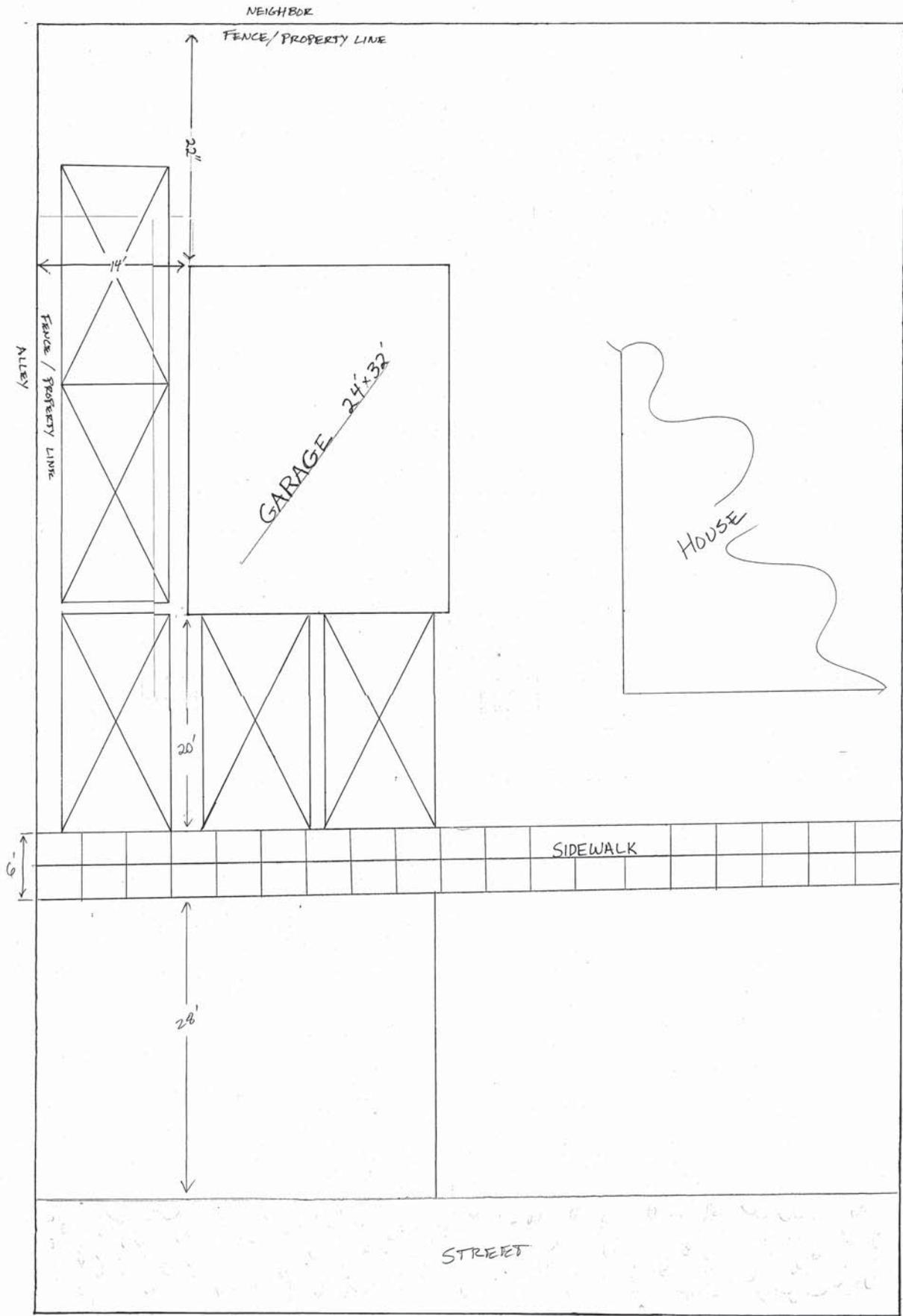
WEST WALL

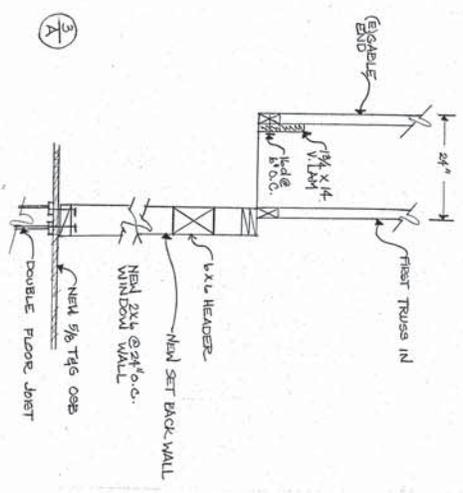
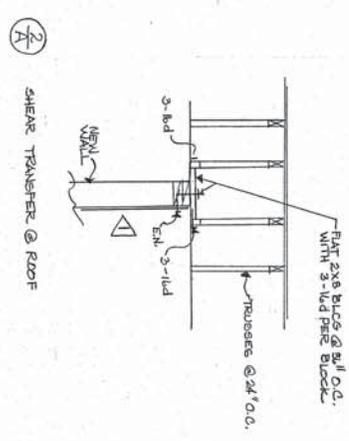
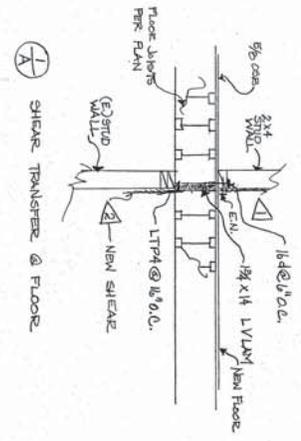
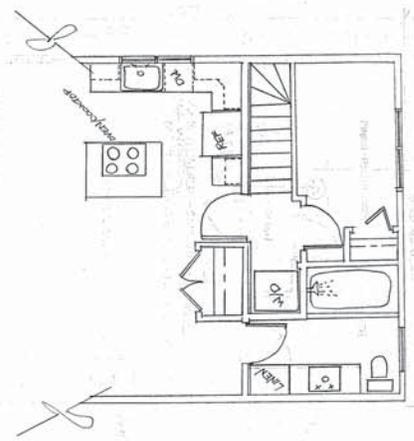
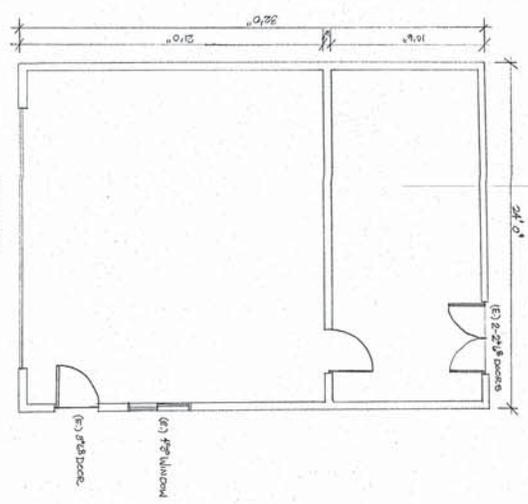
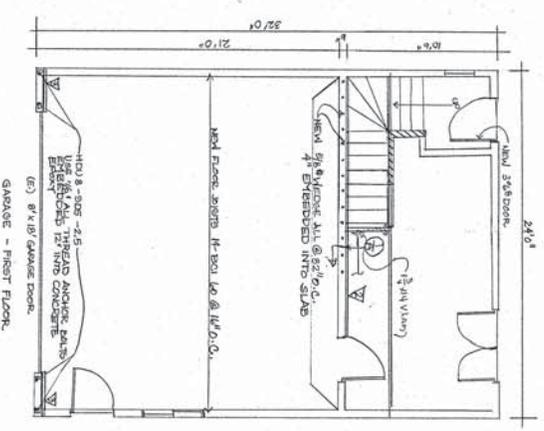
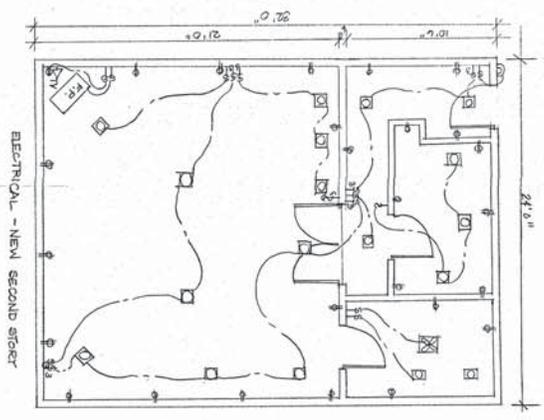


NORTH WALL



SOUTH WALL





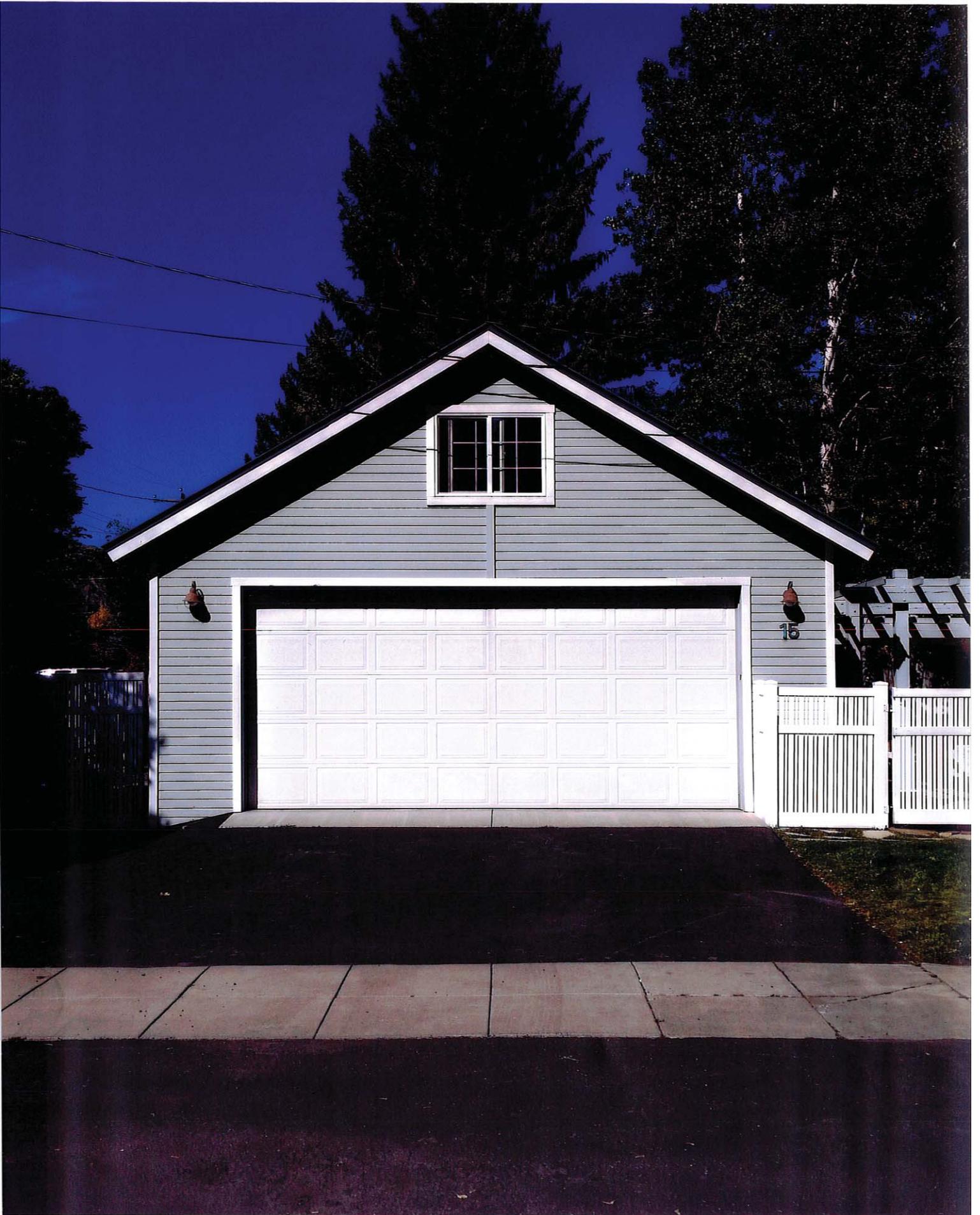
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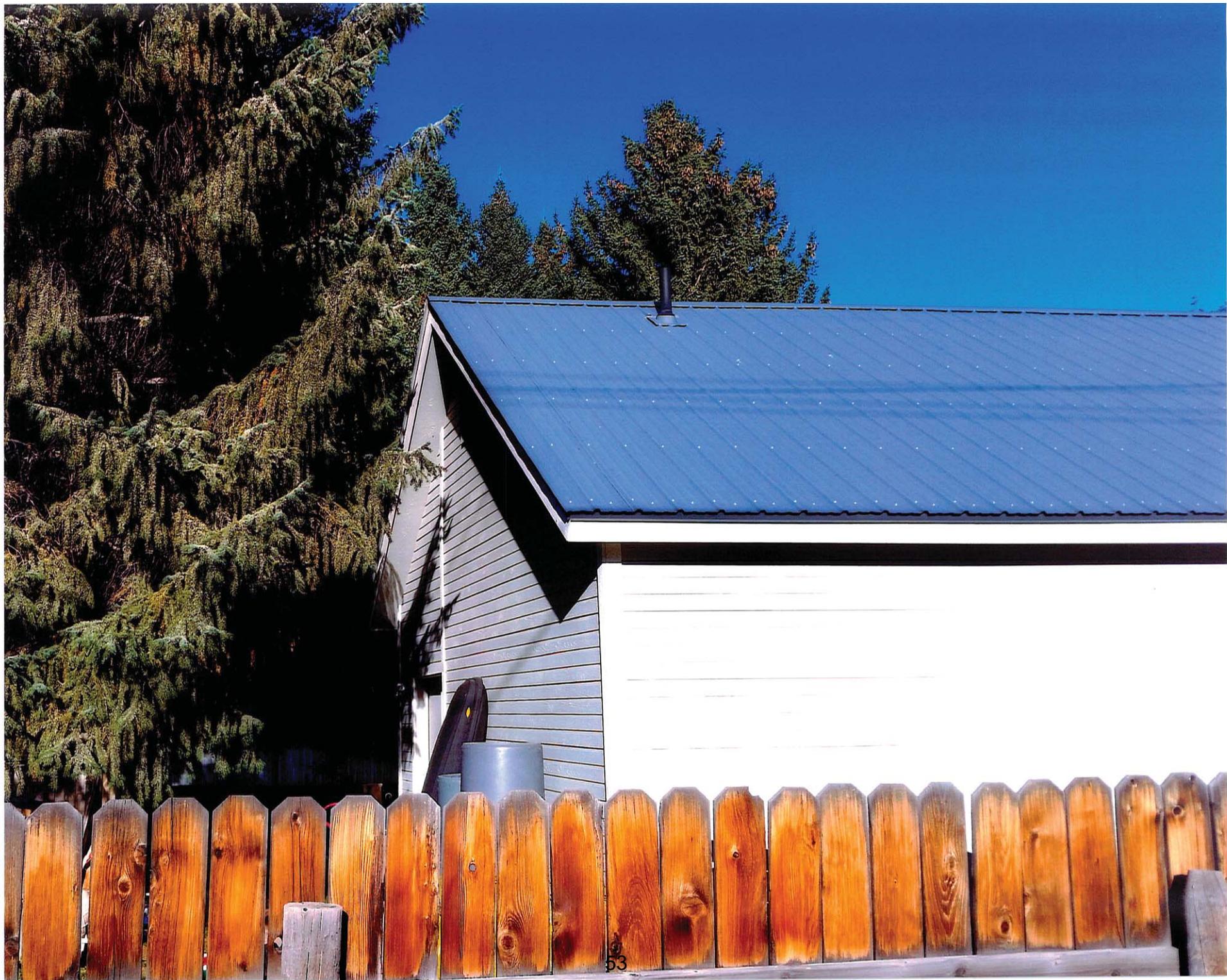
PRINTDATE
OCT. 21, 2014
DRAWING SCALE















Lonning-Jeffrey DR Modification

**DESIGN REVIEW MODIFICATION
 STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Design Review Modification submitted by Charles Maguire on behalf of Rob Lonning and Elizabeth Jeffrey's for a new single-family residential dwelling to be located on Lot 11A, Block 47, of the Hailey Townsite, otherwise known as 201 3rd Avenue N.

HEARING: March 9, 2015

Applicant: Charles Maguire, representative, Rob Lonning and Elizabeth Jeffrey's, owners

Request: Design Review Modification of a previously approved 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 February 11, 2015 and mailed to property owners within 300 feet on February 10, 2015 .

Application

A new single-family dwelling on Lot 11A, Block 47 of the Hailey Townsite was approved by the Commission on August 12, 2013. That approval was completed by Chip Maguire. After the purchase of the property by Rob Lonning and Elizabeth Jeffries, changes are proposed to customize the design of the house to the taste and needs of the new owners.

	August 12, 2013 Approval	Design Review Modification Request
Lot Size	5,991 square feet	unchanged
Lot Coverage	29%	unchanged
Building Square Footage	1,752 square feet, plus 542 garage: 2,888 total	1,684 square feet, plus 690 square foot garage: 2,374 total

House Footprint	44 x 26	40 x 26
Garage Changes	2-story; footprint of 27 by 24	1-1/2 story; footprint of 26 x 30

A summary of the changes includes:

- Revised 2 story section with a gable and a 1 story section of the house as a gable as well stepped down, but with a matching slope to 2nd story. The front entry is now onto 3rd Avenue with a classic old Hailey covered front porch.
- The approved house was 44 x 26 in footprint (44' running east to west). The Revised has a footprint 40x26 (40' running east to west). This has shortened the length of the house by 4' and significantly improves the visual impacts for the neighbors to the North.
- The garage has come down in height significantly, creating a better neighborhood scale. The approved garage was 2 stories 27'x24'. The revised is single story with a smaller footprint of 26'x30'.
- Approved house used the color red as the bulk of the house and mixed Corten and Redwood to break up the color and material to lessen the scale. The revised house uses the same materials as the approved minus the Corten metal and Red wood spaced siding. The Corten metal siding is being replaced with Cedar shingles and the bulk of the house is now green as shown in the color sample.

Procedural History

The original house was approved by the Commission on August 12, 2013. On June 24, 2014 the applicant requested a 6-month extension, which was granted by the Commission on July 14, 2014. The Design Review Modification was submitted on February 8, 2015 and certified complete on the same date. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on March 9, 2015, 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 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: <i>No change from previously approved DR</i>
				Life/Safety: <i>No change from previously approved DR</i>
				Water and Sewer: <i>No change from previously approved DR</i>
				Building: <i>No change from previously approved DR</i>
				Streets: <i>No change from previously approved DR</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"> • No change from previously approved DR: 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	<p>8B.4.1 General Standards</p> <p>a) All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. <p>b) All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d) Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e) Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<p>No change from previously approved DR: Plans show fully downcast lighting on the exterior of the dwelling</p> <ul style="list-style-type: none"> - Applicant will install 6 downcast, outdoor lighting fixtures - Lights will be: 9-inch Tall Outdoor Wall Light with 9-watt LED PAR20 bulb - All bulbs will be LED
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	See 4.13.6, Zoning Ordinance
			<i>Staff Comments</i>	<p>Zoning District: General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</p> <ul style="list-style-type: none"> - Max Height: 30'. Previously approved building 27' 2.5" to the peak of the roof. Revised submittal: 26'-8" - Front Setbacks: 12' from the street. No change from previously approved DR - Setback from property lines abutting other private property <ul style="list-style-type: none"> o Base Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required <ul style="list-style-type: none"> ▪ Required setback is 7' 6" according to the 50' wide lot (50 X15%=7.5') ▪ Home is set back 14 feet on south side (previously 13' 11") ▪ Home is set back 10' on north side o Setback based on height of structure

				<ul style="list-style-type: none"> ▪ 4.13.6.d.4.b: <ul style="list-style-type: none"> • Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning. ▪ Highest vertical wall height, measured from record grade, facing adjacent property: 19' (wall height is 18') ▪ Required Setback: $19' / 2.5' = 7.6'$ required setback. <ul style="list-style-type: none"> - Alley Setback: 6' <ul style="list-style-type: none"> o Garage is set back 6' from alley - Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage <ul style="list-style-type: none"> o Lot is 5991 square feet, therefore 1797.3 sf is allowed for lot coverage o Proposed lot coverage is 1792, or 29.9111% of total lot coverage. No change from previously approved DR.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			Staff Comments	<ul style="list-style-type: none"> - No change from previously approved DR . Five foot (5') sidewalk will be added to lot fronting 3rd Avenue, according to all City Design Standards and Title 18 Mobility Ordinance. - On the Carbonate side of the lot, an existing sidewalk satisfies this requirement. - The drainage plan presented has been reviewed by the City Engineer and approved.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	<ul style="list-style-type: none"> - The existing water vault is new, installed in 2008. The service line coming off this vault is buried more than 6' deep. - The Developer has been advised that all water lines must be buried more than six feet deep.

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> scale and massing of new buildings consistent with the surrounding neighborhood; building orientation that respects the established grid pattern of Old Hailey; clearly visible front entrances; use of alleys as the preferred access for secondary uses and automobile access; adequate storage for recreational vehicles; yards and open spaces; solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; snow storage appropriate for the property; underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> The proposed site plan and development is consistent with the required site planning guidelines. Where possible, access is provided from the alley to the garage All utilities will be located underground as shown on the site plan for both lots. All utilities for both the dwelling are accessed from the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> Majority of glazing is on the south side Windows are triple paned, e-value of .20 (Pella) House is bermed, which will significantly conserve heat Solar water collection hot water will be utilized. ???

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

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

				<p style="text-align: center;"><i>surrounding structures and with the surrounding neighborhood.</i></p> <ul style="list-style-type: none"> • <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 <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.a	<p>General: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p> <p><i>Staff Comments</i> <i>The revised plans and elevations show a house that is very similar to the approved house, but the modern features have been eliminated. The revised house has gone above and beyond to make it a much more traditional house that fits the "Old Hailey" charm and characteristics. The revised plans and elevations show a new environmental version of the classic 1930 bungalow that populates streets of Old Hailey. The proposed revisions make the house sit harmoniously with the immediate surrounding houses.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	<p>Building Orientation: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p><i>Staff Comments</i> <ul style="list-style-type: none"> • <i>The front entrance has access to Third Avenue, and is clearly visible from the street.</i> </p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	<p>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.</p> <p><i>Staff Comments</i> <ul style="list-style-type: none"> • <i>Dwelling is situated east to west, which is consistent with Old Hailey.</i> </p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.c	<p>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.</p> <p><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> </p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	<p>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.</p> <p><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 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> </p>
<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

				<p>snow to shed safely onto the property, and away from pedestrian travel areas.</p> <ul style="list-style-type: none"> • 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	Roof Form: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • The following forms are currently found in the neighborhood: <ul style="list-style-type: none"> ○ Architectural asphalt shingles ○ gable end roofs ○ Shed dormers. • The application is consistent with the neighborhood in regards to roof forms and materials
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.d	Roof Form: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Roof Pitch <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	Wall Planes: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Primary wall is shown parallel to the front property line.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Wall Planes: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • 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	Wall Planes: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Pop-outs 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	Windows: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • Windows 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	Windows: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • 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	Decks and Balconies: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • No decks or balconies are proposed.
<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

				<p>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.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Wall Materials: Metal siding, transitioning to hardy lap siding with four inch reveal. This transitions to a board and bat, sixteen inch on center</i> - <i>Redwood spaced board siding will be used to break the two levels of the home, wrapping the house and bringing the levels together.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	<p>Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</p>
			<i>Staff Comments</i>	<i>See above</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	<p>Ornamentation and Architectural Detailing: Architectural detailing shall be incorporated into the front wall plane of buildings.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Redwood spaced board wraps around with privacy screen walls.</i> • <i>Sun awnings are on the main level to add architectural detail to the front wall plane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	<p>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.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>No porch is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	<p>Ornamentation and Architectural Detailing: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>See above notes.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Adequate parking has been provided and pedestrian access off the adjacent streets is provided and does not interfere with traffic from the streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Two car garage is provided with access from the alley into the lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Alley access to the garage is shown on plans.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: Detached garages accessed from alleys are strongly encouraged.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Detached garage is accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Garage is planned for the alley</i>

<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 office 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.
			<i>Staff Comments</i>	Garage and office are located at the rear of the lot.

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

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Parking and pedestrian circulation surfaces comprise 1953 square feet.</i> - <i>According to 6A9.C.7, 488.5 square feet is required (1953 X 25%)</i> - <i>488.97 is shown on the plans for snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Snow storage areas do not restrict pedestrian access. Pedestrian access must be unrestricted and visible from the adjacent streets.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>Lot is bare with no existing trees.</i>
<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.
			<i>Staff Comments</i>	<i>The slope of the lot was used in landscaping to incorporate planters and a terraced garden effect.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>Noxious weeds are present on the site. Developer plans to scrap the two lots bare before beginning construction.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	<i>Four foot (4') spaced redwood fence is planned for the South and East, Carbonate and 3rd Avenue, sides of the lot.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Low 30" to 36" manufacturer/stacked stone retaining wall will be installed against the existing grade.</i> • <i>7' sloping to grade concrete retaining wall is shown on to the south side. 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 March 9, 2015 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:

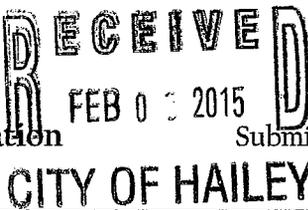
Motion to approve the design review application submitted by Charles Maguire on behalf of Rob Lonning and Elizabeth Jeffrey's for a new Accessory Dwelling Unit to be located on Lot 11A, Block 47, of the Hailey Townsite, otherwise known as 201 N. 3rd Avenue, finding that the project does not jeopardize 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 (h) are met.

Denial:

Motion to deny the design review application submitted by Charles Maguire on behalf of Rob Lonning and Elizabeth Jeffrey's for a new Accessory Dwelling Unit 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 on behalf of Rob Lonning and Elizabeth Jeffrey's for a new Accessory Dwelling Unit 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].



City of Hailey - Design Review Application

Submittal Date: 02 / 05 / 2015

Project Name: 201 North
Legal Description of Property: Subdivision HAILEY TOWNSITE Lot(s) 11A, Block 47
Street Address of Property: 201 N. 3RD AVE
Current Zoning of Property: GR TOWNSITE OVERLAY Year of original construction: N/A
Existing building gross sq. ft. (if applicable) Proposed addition or new construction sq. ft. 2,374

Name of Owner of the Property: ELIZABTH JEFFREY & ROB LONNING
Mailing Address: 415 S. 2ND AVE City: HAILEY State: ID Zip: 83333
Phone: (208) 309 - 1783 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: 02 / 12 / 2015

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

Application Contact (if different than above): CHIP MAGUIRE
**Application Contact will be the Planning Department's primary point of contact for questions related to the application.
Mailing Address: 416 N. 3RD. AVE City: HAILEY State: ID Zip: 83333
Phone: (208) 720 - 7996 Fax: () Cell: ()
Email Address: chip@mode-llc.com
Signature: [Signature] Date: 2 / 05 / 2015

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.

Table with 2 columns: Description and Amount. Includes items like Commercial, Mixed-Use or Multi-Family (\$450.00), Single-Family Dwelling (\$250.00), No Substantial Impact (\$75.00), Modification to DR Approval (\$50.00), DR Exemption (\$30.00), Publication cost (\$40.00), Mailing (32 addresses x .49 postage + .15 paper, envelope & label) \$20.48, and Total Due \$110.48.

DESIGN REVIEW - CHECKLIST

Project Name: 201 North

City Use Only -
 Certified Compete by: KH

Date: 2/10/15

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

- One (1) large set of plans with scale indicated containing the following:
- Vicinity map showing project location in relationship to adjacent buildings and surrounding area.
- Site plan showing proposed parking, loading, general circulation, snow storage and parking stall dimensions (must show location of adjacent buildings and structures).
- Total square footage of subject property, including lot dimensions.
- Building setbacks.
- Staging and contractor parking plan.
- Exterior lighting plan (location, type, height, lumen output, luminance levels for area lighting, and spec sheets for fixtures).
- Landscape plan
 - Existing tree to be shown as retained/relocated/removed.
 - All proposed species type/size/quantity of each.
 - Drought tolerant and xeriscape species must be identified for at least 50% of landscaped area.
- Floor plan (include gross square footage for each floor, occupancy classification and type of construction).
- Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
- Drainage plan (grading, catch basins, piping, and dry-wells).
- Detailed elevations showing facade of all sides of proposed building and other exterior elements. **Must show elevation points of record grade.** Include notes on colors, materials, dimensions.
- Colored rendering of at least one side of the proposed building.
- Idaho licensed architect (plans for single family dwellings may be stamped by an Idaho licensed structural engineer)
- North point and scale.
- Six (6) 11" x 17" copies of any larger plans/maps OR one (1) 11" x 17" copy of any larger plans/maps if project is within the Townsite Overlay.
- PDF files of all required documents and 11" x 17" plans/maps.
- Color photographs of any existing structures on the site.
- Materials and colors sample board. Each sample approximately 12" x 12".
- Sign Plan (if applicable).
- Area Development Plan (required if property owner also owns adjacent parcels).
- For property located in Airport West, Design Review approval by Airport West Design Board.
- Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. 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. Assistance can be provided by the Hailey Planning staff upon request.
- Names and addresses of easement holders within subject property.
- Written statement of how each design review standard is met (contact the Planning Department for which set of standards is applicable to your project).
- Other information as required by the P&Z Administrator, Hearing Examiner or Commission.

City Use Only:

- Double check address
- Advise applicant if Lot Line Adjustment is needed
- Check following basic standards:

<input type="checkbox"/> Density	<input type="checkbox"/> Lot coverage
<input type="checkbox"/> Setbacks	<input type="checkbox"/> Floor area
<input type="checkbox"/> Height (plans must show elevation points of record grade)	<input type="checkbox"/> Parking (# of spaces)



PERSPECTIVE: From The Corner of 3rd Ave & Carbonate

201 NORTH



PERSPECTIVE: From Lower Courtyard

VICINITY MAP



BUILDING CODE SUMMARY

2009 IRC
 BUILDING OCCUPANCY: SINGLE FAMILY RESIDENCE
 CONSTRUCTION TYPE: V-N
 STORIES: 2 STORIES
 RESIDENCE: 1,684 S.F.
 COVERED PORCHES: 169 S.F.
 GARAGE, Unconditioned: 690 S.F.
 ESCAPE OR RESCUE WINDOWS:
 NET CLEAR OPENINGS SIZES FOR EMERGENCY WINDOWS ARE A MIN OF 20" IN WIDTH, A MIN OF 24" IN HEIGHT; A MIN OPENING SIZE OF 5.7 SF AND A MAX FINISHED SILL HEIGHT OF 44".
 SMOKE COX COMBINATION DETECTORS:
 SHALL BE LOCATED IN ALL SLEEPING ROOMS, & AT A POINT CENTRALLY LOCATED IN THE CORRIDOR. SMOKE DETECTORS TO BE SUPPLIED WITH BUILDING POWER AND TO HAVE BATTERY BACK UP. SEE PLAN SHEETS.
 DRAFT STOPS:
 COMPONENTS OF DRAFT STOP CONSTRUCTION ARE TO BE A MIN OF 1/2" GWB OR A MIN OF 3/8" PLYWOOD OR A MIN OF 3/8" TYPE 2-M PARTICLE BOARD

ENERGY SUMMARY

VAPOR BARRIER @ CEILINGS: 6 MIL
 VAPOR BARRIER @ CRAWL SPACE: 10 MIL BLACK POLY SHEET
 BUILDING PAPER: 60 MIN JUMBO TEX
 TOTAL GLAZING AREA:
 TOTAL HEATED AREA: 2,400 S.F.
 GLAZING % AREA:

INSULATION VALUES

WALLS R-27 blown in Foam/Cellulose
 TRUSS CEILINGS R-60 Blown in Cellulose
 VAULTED CEILINGS R-60 Blown in Cellulose
 CRAWL SPACE WALLS N/A
 FLOORS R-38 Blown in Cellulose
 SLAB R-20 4" EXP
 DOORS U-22 MAX
 WINDOWS U-22 MAX

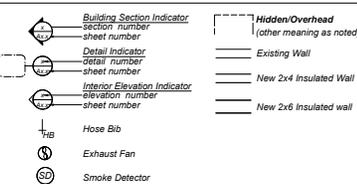
SOURCE SPECIFIC VENTILATION

WHOLE HOUSE EXHAUST VENTILATION: Laundry 20 CFM
 (24hr timer @ 8hr per day)
 SPOT EXHAUST FANS: Bathrooms = 40 CFM min
 Kitchen = 100 CFM min

ATTIC VENTILATION

RIDGE - CONTINUES RIDGE VENTS
 EAVES: (3) 3"DIA. HOLES PER TRUSS SPACE
 ALLOW 1" MIN AIR SPACE BETWEEN INSULATION & ROOF SHEATHING

GRAPHIC SYMBOLS



GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND WITH STATE, COUNTY AND LOCAL BUILDING CODES.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY COBI, FIRE DEPARTMENTS, HUD, FHA, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD = 1/2" FROM FACE OF FOAM UNLESS OTHERWISE NOTED
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AT THE JOB SITE PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.
- HEIGHT OF DOOR & WINDOW AT HEADS SHALL ALIGN UNLESS SHOWN OTHERWISE
- ALL SUBSTITUTIONS ARE TO BE APPROVED BY DESIGNER, ALONG WITH WRITTEN REQUESTS. CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
- ALL UTILITIES SHALL BE UNDERGROUND
- SOLID WOOD BLOCKING, INSULATION OR OTHER FIRESTOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFECT THE PASSAGE OF FLAME. FIRESTOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
- "T" INDICATES TEMPERED GLASS
- GUARDRAILS: Stairs, landings, ramps, balconies or porches which are more than 30" above grade require guardrails not less than 36" high, to 42" (not required, but desirable at hazardous locations), or 44" maximum at mezzanines (to maintain definition of a mezzanine), open guardrails shall be designed so a sphere 4" in diameter cannot pass through.
- HANDRAILS: All stairways with 4 or more risers shall have at least one handrail, placed not less than 34" nor more than 38" above the nosing of treads. Handrails shall not be less than 1 1/4" or more than 2" in cross-section. Handrails may project into the required stair width a distance of 3 1/2". There shall be a space of not less than 1 1/2" between the wall and the handrail. Railings shall be built to withstand a minimum horizontal load of 200 per lineal foot applied at the top rail.
- ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL. WHICH SHALL BE DONE AT THE LANDFILL OR RECYCLING FACILITY ONLY.
- CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.

ABBREVIATIONS:

@	AT	N.T.S.	NOT TO SCALE
ALT	ALTERNATE	O.C.	ON CENTER
C	CENTER LINE	OPP	OPPOSITE
DIA	DIAMETER	R.O.	ROUGH OPENING
DIM	DIMENSION	SAF	SELF-ADHERING FLASHING
(E)	EXISTING	SCHED	SCHEDULE
EL	ELEVATION	SIM	SIMILAR
EXP	EXPOSED	TYP	TYPICAL
EXT	EXTERIOR	UC	UNDERCUT
FF	FINISHED FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
GWB	GYPSPUM WALL BOARD	V.I.F.	VERIFY IN FIELD
INT	INTERIOR	wf	WITH
LOC	LOCATION		
MAX	MAXIMUM		
MFFS	MANUFACTURES		
MIN	MINIMUM		
MTL	METAL		

DRAWING INDEX:

- 0.0 Cover Sheet
- 1.0 Site Plan
- 2.0 First & Second Floor Plans
- 3.0 Exterior Elevations & Window/Door Schedules
- G-2.0 Garage-Floor Plan & Elevations

GENERAL PROJECT INFORMATION

PROPERTY ADDRESS
 201 N. 3RD AVE. HAILEY ID 83333

OWNER
 E. Jeffrey R. Lonning
 416 S. 2nd Ave.
 Hailey ID 83333
 P. 208.309.1783

TAX ASSESSOR PARCEL NO.
 RPH000047011A

LEGAL DESCRIPTION
 HAILEY TOWNSITE LOT 11A BLOCK 47

LAND USE CODE SUMMARY:

ZONING: GENERAL RESIDENTIAL TOWN SITE OVERLAY

BUILDING HT.
 ALLOWED: 30'-0"
 PROPOSED: 27'-8 1/2"

FRONT SETBACKS: 12'-0"

SIDE SETBACKS: SOUTH 12'-0" & NORTH 7'-6"

PROPOSED:
 SOUTH SIDE: 14'-0" HOUSE & 12'-0" GARAGE
 NORTH SIDE: 10'-0" HOUSE & 8'-0" GARAGE

REAR SETBACKS: 6'-0"

PROPOSED LOT COVERAGE AREA:
 PROPOSED FOOTPRINT: 1,727 S.F.

LOT AREA: 5,991 S.F.
TOTAL LOT COVERAGE: 29%
ALLOWED: 30%

M.O.D.E. LLC



Chip Maguire
 p.208.720.7995
 chip@modede-llc.com

201 NORTH

201 N 3rd AVE.

Idaho

Hailey

ENGINEER

DESIGN REVIEW

DATE: FEB. 5, 2015

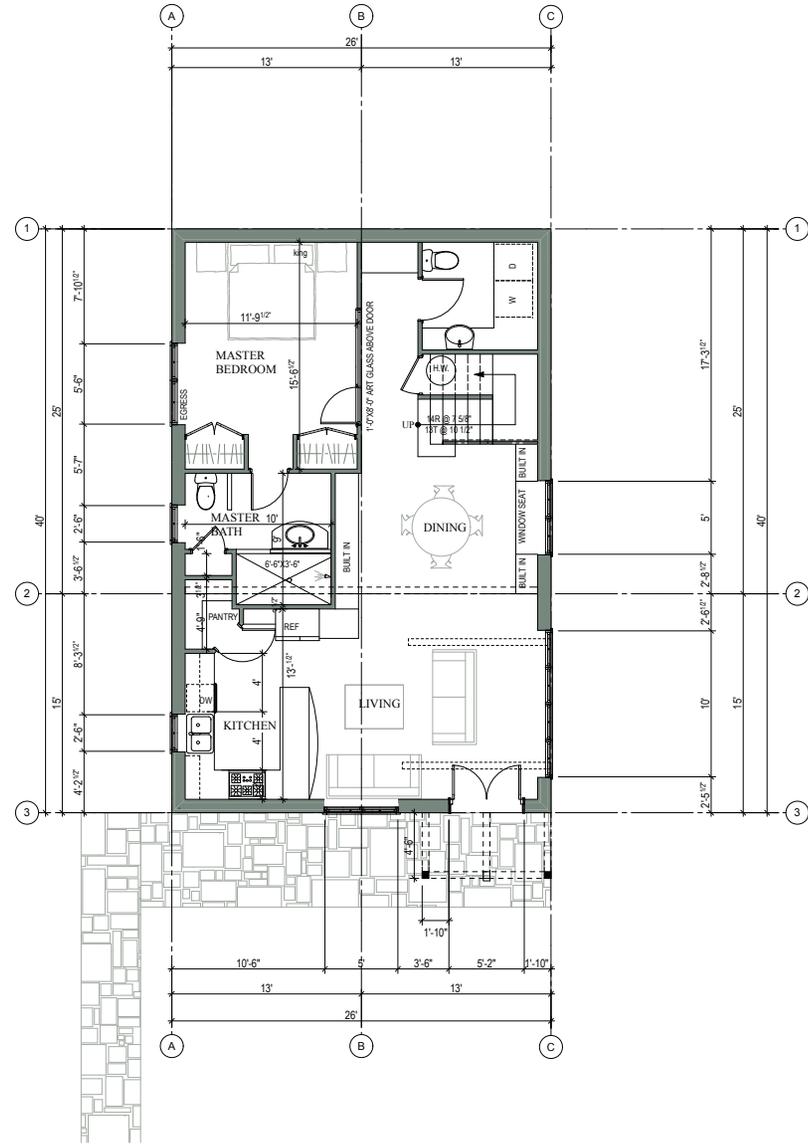
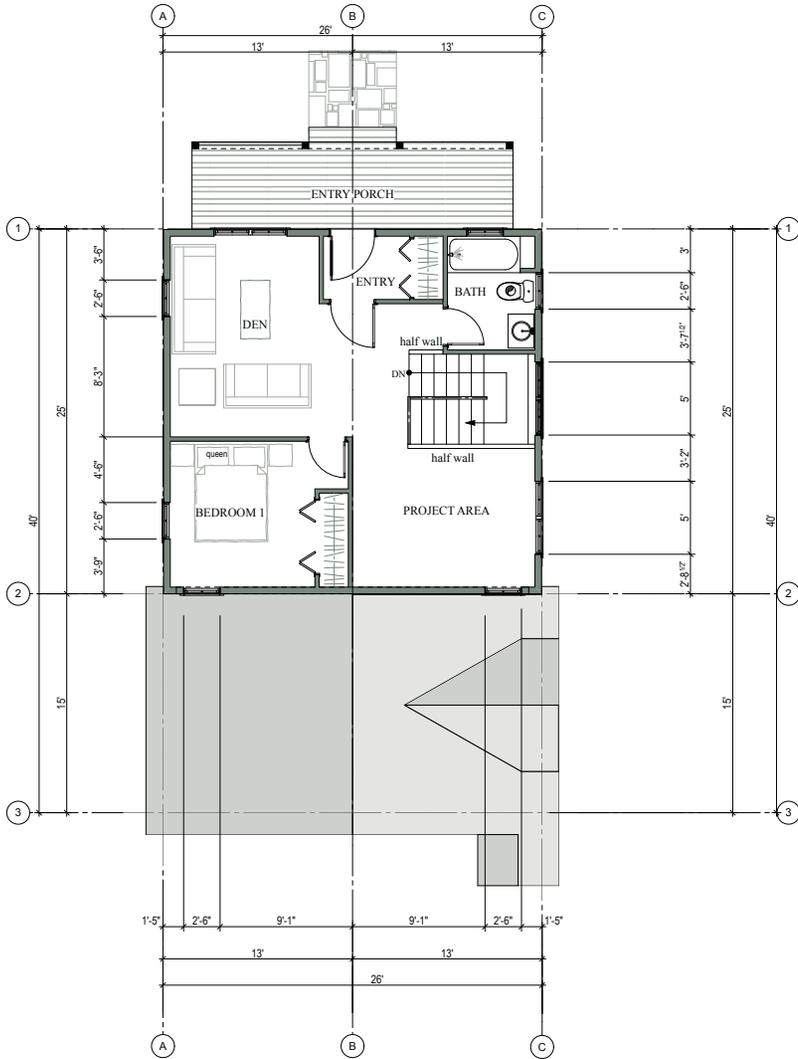
FILE

REVISIONS

NO.	DATE	DESCRIPTION

COVER SHEET

A0.0



Square Footage:
1st Floor = 1,040 s.f.
2nd Floor = 647 s.f.



FIRST & SECOND FLOOR PLANS

201 NORTH
201 N 3rd AVE.

Idaho

Hailey

ENGINEER

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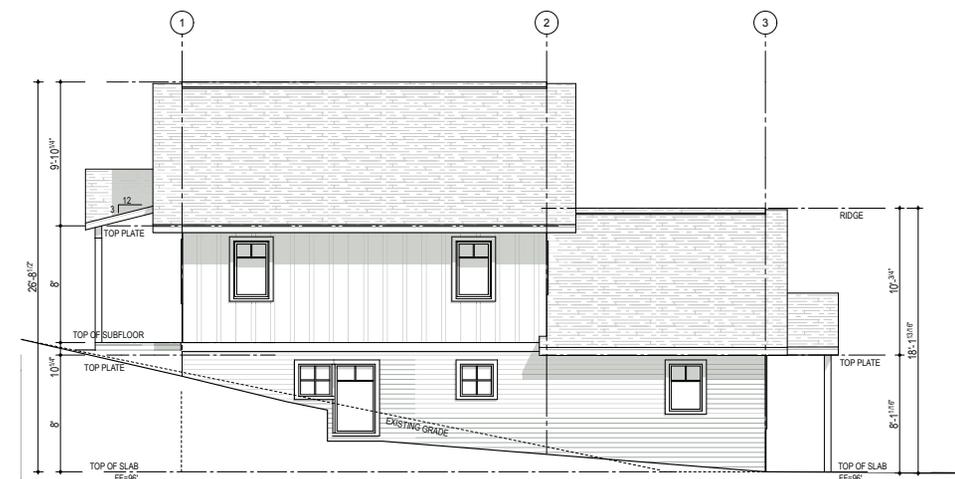
DESIGN REVIEW

DATE: FEB. 5, 2015

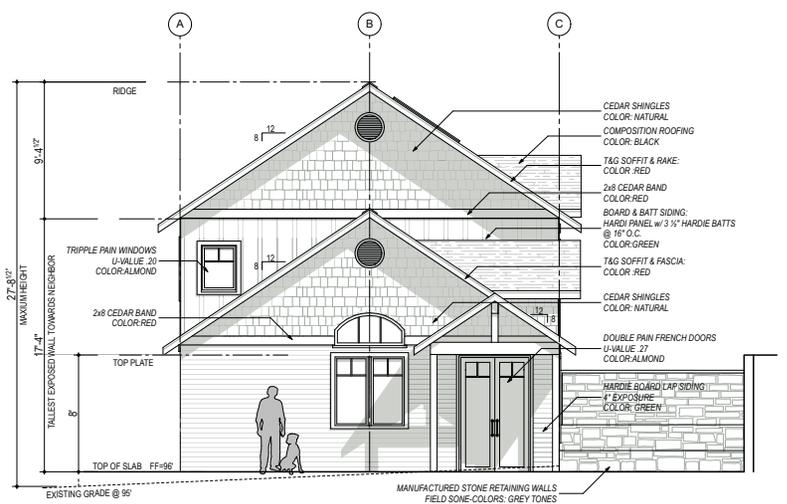
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REVISIONS

NO.	DATE	DESCRIPTION

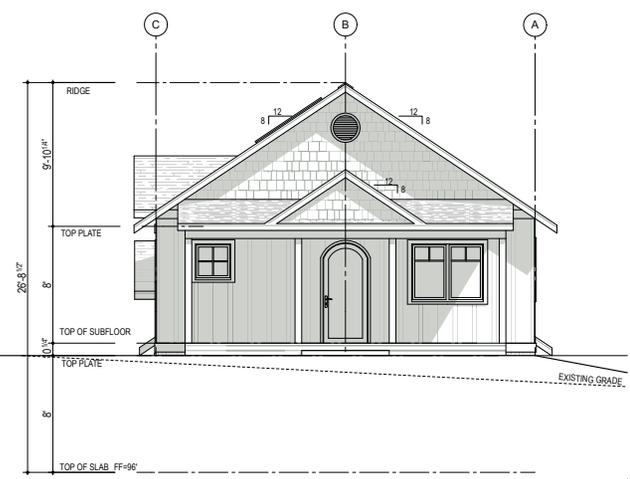


4 NORTH ELEVATION



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

- CEGAR SHINGLES
COLOR: NATURAL
- COMPOSITION ROOFING
COLOR: BLACK
- TAG SOFFIT & RAKE:
COLOR: RED
- 3/8 CEDAR BAND
COLOR: RED
- BOARD & BATT SIDING:
HARDI PANEL w/ 3 1/2" HARDIE BATTS
@ 16" O.C.
COLOR: GREEN
- TAG SOFFIT & FASCIA:
COLOR: RED
- CEGAR SHINGLES
COLOR: NATURAL
- DOUBLE PAIN FRENCH DOORS
U-VALUE 27
COLOR: ALMOND
- HARDIE BOARD LAP SIDING
4" EXPOSURE
COLOR: GREEN
- MANUFACTURED STONE RETAINING WALLS
FIELD STONE-COLORS: GREY TONES



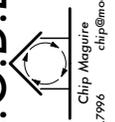
3 EAST ELEVATION



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

- PHOTOVOLTAIC PANELS
- COMPOSITION ROOFING
COLOR: BLACK
- TAG SOFFIT & RAKE:
COLOR: RED
- CEGAR SHINGLES
COLOR: NATURAL
- TRIPPLE PAIN WINDOWS U-VALUE .20
COLOR: ALMOND
- HARDIE BOARD LAP SIDING
4" EXPOSURE
COLOR: GREEN
- WINDOW & DOOR TRIM
COLOR: RED
- CEGAR POST & BEAMS
COLOR: NATURAL
- 2x8 CEDAR BAND
COLOR: RED
- BOARD & BATT SIDING:
HARDI PANEL w/ 3 1/2" HARDIE BATTS
@ 16" O.C.
COLOR: GREEN

M.O.D.E.L.L.C



p.2008.720.7995

201 NORTH

201 N 3rd AVE.

Idaho

Hailey

ENGINEER

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DESIGN REVIEW

DATE: FEB. 5, 2015

FILE

REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

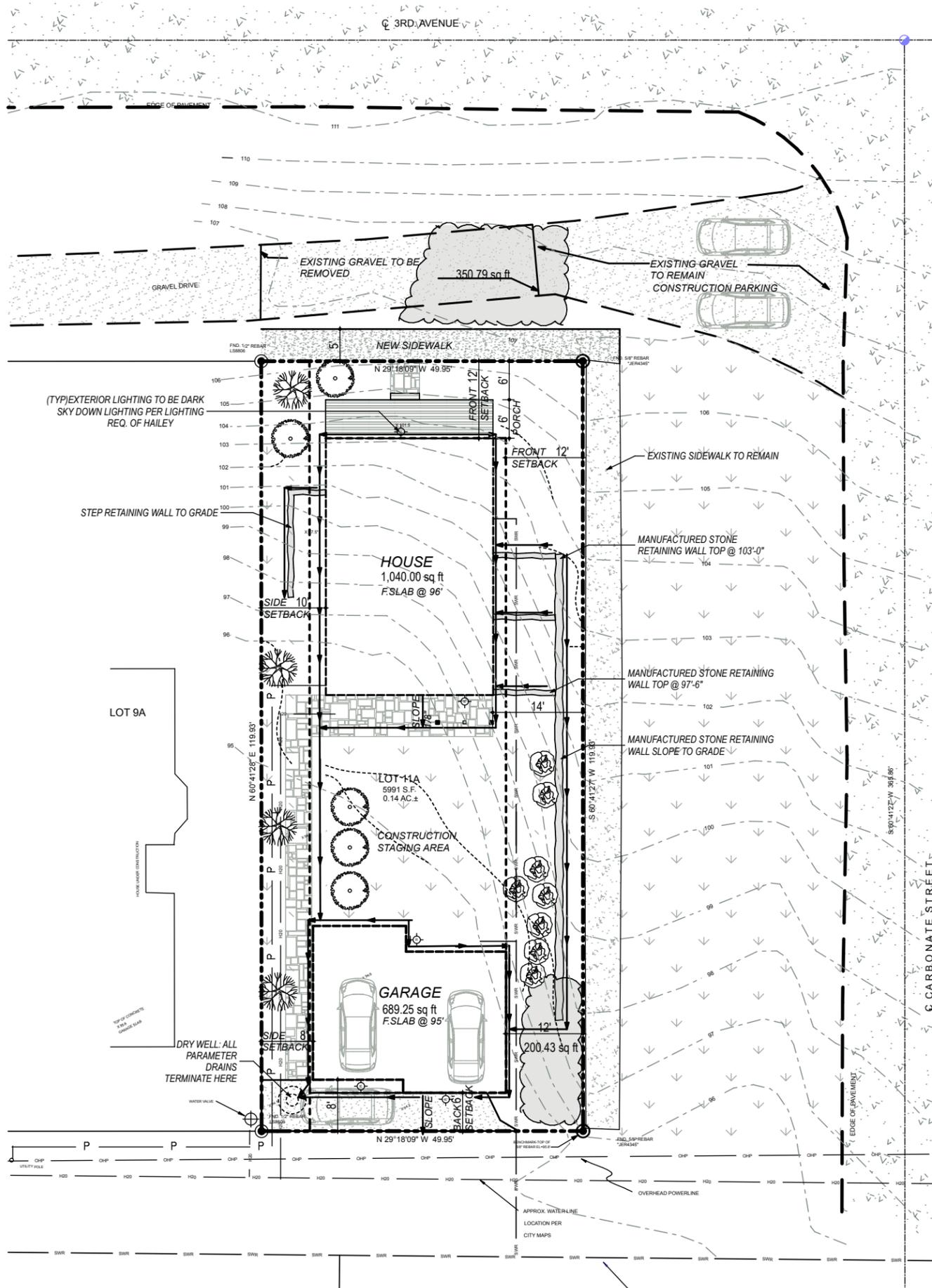
3.0

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 Pear 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
	MANUFACTURED STONE 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

A1.1 11x17 SITE PLAN



9-Inch Tall Outdoor Wall Light with 9-Watt LED PAR20 Bulb

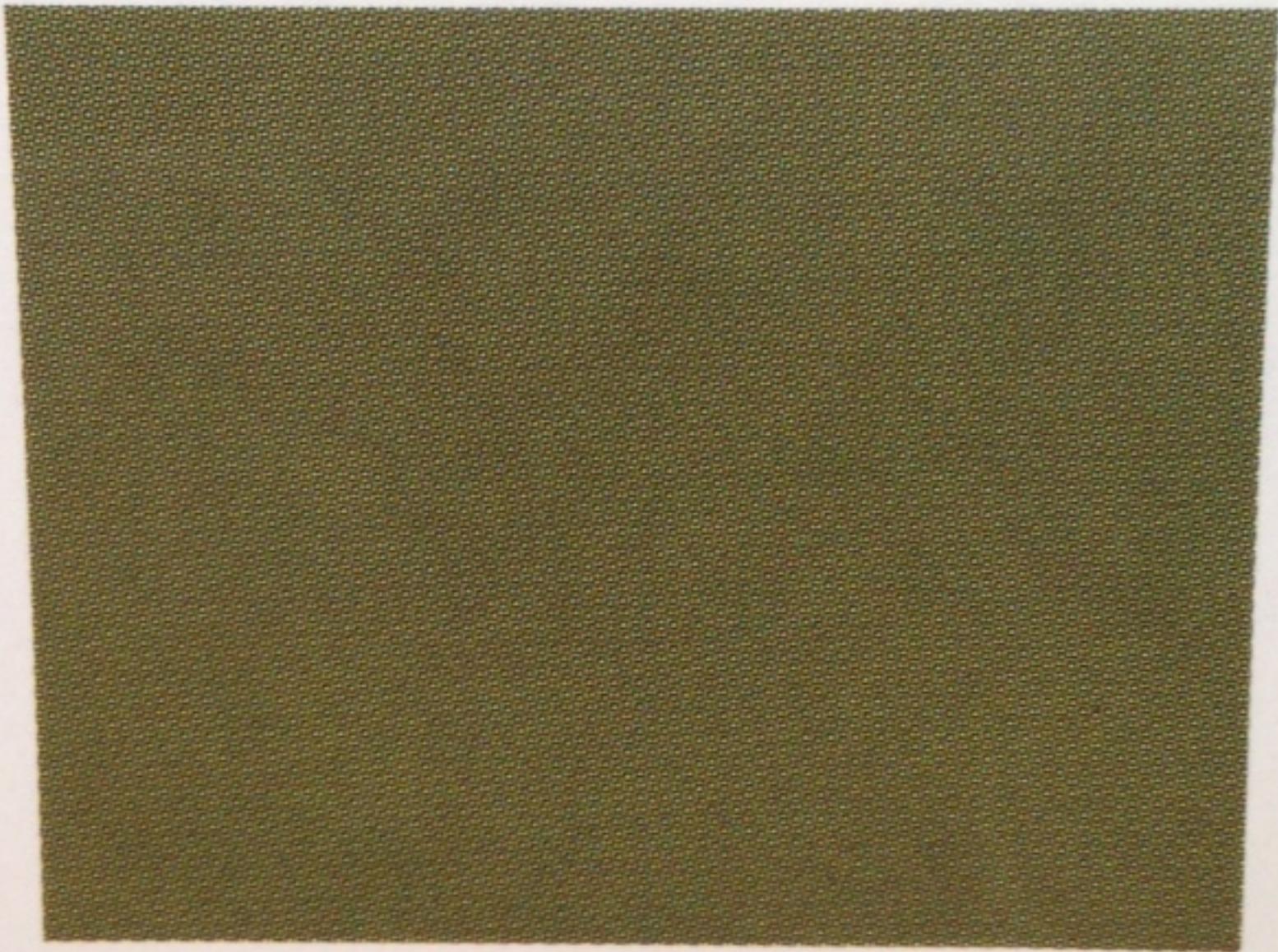
Detailed Specifications

The following are detailed specifications about the 9-Inch Tall Outdoor Wall Light with 9-Watt LED PAR20 Bulb by Kichler Lighting. Our customer service team is available M-F between 7am and 5pm, Sunday between 11am and 4pm (Pacific Time) at (800) 653-6556 to provide any information that is not listed on our website.

Product Number:	402673
Manufacturer:	Kichler Lighting
Model Number:	49060OZ/9W PAR20 LED
Collection:	Ripley
Manufacturer Finish:	Olde Bronze
Total Wattage:	9 w.
Voltage Type:	Line Voltage
Width:	10 in.
Height:	9 in.
Depth:	11-1/8 in.
Wattage:	9
Bulb Type:	LED
Bulb Shape:	PAR20
Base Type:	Medium
Number of Bulbs:	1
Bulb Included:	Yes
ADA Compliant:	No
EnergyStar Compliant:	No
Shade Material:	Metal
Material:	Aluminum
Shipping:	UPS Regular
Backplate Dimension:	5-7/8
Wet Location:	Yes
Damp Location:	Yes
Weight:	1 lbs
Kelvin Temperature:	2700
Lumens:	460



Traditional Red
JH90-10



Mountain Sage
JH50-30



Flood Hazard Overlay Text Amendment

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Kristine Hilt, Community Development Coordinator, Floodplain Manager

RE: Zoning Ordinance Amendment – Article 2, Definitions and Article 4.10, Flood Hazard Overlay and sections within it.

HEARING: March 9, 2015

Notice

Notice for the public hearing was published in the Idaho Mountain Express on February 11, 2015 and mailed to public agencies and area media on February 10, 2015.

Proposal

The proposed amendment modifies and updates definitions in Article 4.10, references to FEMA flood insurance rate maps, flood profiles, and more clearly identifies the Administrator’s responsibilities and duties. Furthermore, Zoning Ordinance Article 2 definitions, floodway and floodplain regulations, and flood hazard development permits are updated and clarified in detail in order to comply with State floodplain managing standards.

Procedural History

Staff has been working with State, County, and surrounding local jurisdictions to build consistency and update current regulations that exist for floodplain management in the City of Hailey. State floodplain Coordinator, Keri Sigman, has reviewed the Zoning Ordinance, Article 4.10 and found that updates were necessary for State compliance.

Staff Comments

Ordinance amendments are required in order to update regulatory standards that benefit homeowners in the flood hazard overlay district.

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 Hazardous Areas and Wildland Fire Hazards section states a goal to “reduce the potential threat to loss of life, limb or property and minimize public expenditure due to natural and man-made hazards.” The amendment promotes 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;**

No additional requirements are anticipated.

- 3. The proposed uses are compatible with the surrounding area; and**
The proposed amendment does not materially revise the uses in the floodway or floodplain subdistricts.
- 4. The proposed amendment will promote the public health, safety and general welfare.**
The proposed amendment contains protections for the public health, safety and general welfare.

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.

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY’S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING SECTION 2.2 TO ADD AND REVISE DEFINITIONS; BY REPEALING SECTION 4.10.3 AND REPLACING IT WITH A NEW SUBSECTION 4.10.3 TO ADD DEFINITIONS; AMENDING SUBSECTION 4.10.4 TO CLARIFY REFERENCES TO THE FLOOD INSURANCE STUDY, FLOOD INSURANCE RATE MAP AND DIGITAL FLOOD INSURANCE RATE MAP AND PROVIDE GUIDANCE ON THE INTERPRETATION OF THE FLOODPLAIN AND FLOODWAY; AMENDING SUBSECTION 4.10.6 TO PROVIDE THAT A DEVELOPMENT MUST BE REASONABLY SAFE; AMENDING SUBSECTION 4.10.7 TO CORRECT REFERENCES AND GRAMMAR; AMENDING SUBSECTION 4.10.8 TO EXEMPT PERMITTED USES FROM A FLOOD HAZARD DEVELOPMENT PERMIT, TO REQUIRE THE LOWEST FLOOR TO BE ABOVE THE FREEBOARD AND TO REVISE THE CRITERIA OF EVALUATION FOR A FLOOD HAZARD DEVELOPMENT PERMIT FOR A DEVELOPMENT AND SUBDIVISION TO BE REASONABLY SAFE FROM FLOODING AND TO MINIMIZE FLOODING; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Zoning Ordinance is in accordance with the Hailey Comprehensive Plan;

WHEREAS, 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;

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

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

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

Section 1. The following definitions in Section 2.2 of the Hailey Zoning Ordinance No. 532, are hereby amended with the addition of the underlined and the deletion of the stricken language, or are added with the underlined language in alphabetical order:

Base Flood. The Flood having a one percent (1%) chance of being equaled or exceeded in any given year. This is a regulatory standard also referred to as the “100-year flood.” The base flood is used by the NFIP as the basis for mapping, insurance rating, and regulating new construction.

Base Flood Elevation (“BFE”).~~or One Hundred (100) year Flood Elevation.~~The water surface elevation resulting from the Base Flood that is tied to a specified Datum. The Base Flood Elevation (BFE) is depicted on the FIRM to the nearest foot and in the FIS to the nearest 0.1 foot.

The height of the Base Flood, usually in feet, in relation to the National Geodetic Vertical Datum of 1929, the North American Vertical Datum of 1988, or other datum referenced in the Flood Insurance Study (FIS) report, or depth of the Base Flood, usually in feet, above the ground surface. The water surface elevation during the Base Flood in relation to a specified datum. The Base Flood Elevation (BFE) is depicted on the FIRM to the nearest foot and in the FIS to the nearest 0.1 foot.

Basement. That portion of a building that is partly or completely below grade, or as more particularly described in the IBC or IRC. The portion of a Structure including crawlspace with its floor sub grade (below ground level) on all sides.

Datum. A common vertical elevation reference point, usually in relation to sea level.

Federal Emergency Management Agency (FEMA). The federal agency with the overall responsibility for administering the National Flood Insurance Program (NFIP).

Flood. General and temporary condition of partial or complete inundation of two (2) or more acres of normally dry lands or two (2) or more properties from 1) the overflow of inland waters, and/or 2) the unusual and rapid accumulation of runoff of surface waters from any source 3) mudflow, or 4) collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.

a. One Hundred (100) Year Flood. Flood having an indicated average frequency of occurrence once in one hundred (100) years, although the flood may occur in any year.

b. One Hundred (100) Year Flood Elevation or Base Flood Elevation. The maximum high water elevation of the One Hundred (100) Year Flood at any given point on the floodplain.

Flood Fringe. The portion of the floodplain outside of the floodway covered by floodwaters during the Base Flood.

Flood Hazard Development Permit Board. The Floodplain Administrator, the City Engineer, and the Building Official.

Flood Insurance Rate Map (FIRM). An official map of a community, issued by the FEMA, delineating the areas of special Flood hazard and/or risk premium zones applicable to the community that is specifically defined as the "Special Flood Hazard Areas Inundated by 100-Year Flood" on the current edition of the Flood Insurance Rate Map (FIRM), Community Map Panel Numbers 160022-0662, 160022-0664, 160022-0668, 160022-0856 and 160022-0857, or as modified by FEMA.

Flood Insurance Study (FIS). The report published by FEMA for a community along with the community's FIRM. The FIS contains such background data such as the base flood discharges and water surface elevations that were used to prepare the FIRM.

Floodplain. A relatively flat area or low land adjoining a body of water which has been or may be inundated by water from the One Hundred (100) Year Flood, that is specifically defined

as the “Special Flood Hazard Areas Inundated by 100 Year Flood” on the Flood Insurance Rate Map/Flood Hazard Boundary and Floodway Map (Community Panel Numbers 160022-0662, 160022-0664, 160022-0668, 160022-0856 and 160022-0857), dated November 26, 2010, or as modified by FEMA by an interpretation of on-site elevations. The land that has been or may be covered by Floodwaters, or is surrounded by Floodwater and inaccessible, during the occurrence of the Base Flood that is specifically defined as the “Special Flood Hazard Areas Inundated by 100-Year Flood” on the current edition of the Flood Insurance Rate Map (FIRM), or as modified by FEMA by an interpretation of on-site elevations. The riverine Floodplain includes the Floodway and the Flood Fringe.

Floodplain Administrator. That individual designated by the Administrator to administer Section 4.10 of this Ordinance.

Flood Protection Elevation (FPE). An elevation that corresponds to the elevation of the one percent (1%) chance annual flood (Base Flood), plus any increase in flood elevation due to floodway encroachment, plus a Freeboard of one foot (1’) minus the Floodway encroachment elevation. The Flood Protection Elevation for the City of Hailey is equal to BFE plus one foot (1’). As defined in Idaho Code §46-1021(7), an elevation that shall correspond to the elevation of the one percent (1%) chance annual flood (base flood elevation or BFE), plus any increased flood elevation due to floodway encroachment, plus any required freeboard. The flood protection elevation for the City of Hailey is equal to BFE plus one foot (1’) of freeboard; the freeboard accounts for any flood elevation increases due to floodway encroachment as shown in the community’s Flood Insurance Study.

Floodway (Regulatory Floodway). The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height shown That portion of the flood hazard area that includes the channel and the portion of the adjacent area which conveys the major portion of the flow for the one hundred (100) year flood, that is specifically defined as the “Floodway Areas in Zone AE” on the current edition of the Flood Insurance Rate Map (FIRM)/Flood Hazard Boundary and Floodway Map (Community Panel Numbers 160022-0662, 160022-0664 160022-0668, 160022-0856 and 160022-0857) dated November 26, 2010, or as modified by FEMA by an interpretation of on-site elevations.

Freeboard. A factor of safety usually expressed in feet above a flood level, the BFE, for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams and the hydrologic effects of urbanization in a watershed. The Freeboard for the City of Hailey is equal to Base Flood Elevation (BFE) plus one vertical foot.

Letter of Map Change (LOMC). An official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMC’s are issued in the following categories:

Letter of Map Amendment (LOMA). A revision based on technical data showing

~~that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property is not located in a special flood hazard area. An official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.~~

~~Letter of Map Revision (LOMR). A revision based on technical data showing that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination that a structure of parcel has been elevated by fill above the base flood elevation and is excluded from the special flood hazard area. FEMA's modification to an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.~~

~~Letter of Map Revision Based on Fill (LOMR-F): FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway. The LOMR-F does not change the FIRM or FIS report.~~

~~Lowest Floor. The lowest floor of the lowest enclosed area (including basement) used for living purposes, which includes working, storage, cooking and eating, or recreation, or any combination thereof. This includes any floor that could be converted to such a use including a basement or crawl space. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a structure's lowest floor. The Lowest Floor is a determinate for the flood insurance premium for a building, home or business. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to the structure in violation of the applicable non-elevation design requirements of Section 4.10 of this Ordinance, the Flood Hazard Overlay District.~~

~~Manufactured Home. A structure, constructed according to HUD/FHA home construction and safety standards, transportable in one (1) or more sections, which is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent~~

foundation when connected to the required utilities. Manufactured Homes, where permitted, shall meet the following minimum requirements:

- The Manufactured Home shall be multi-sectional and shall enclose a space, exclusive of garage or accessory space, of not less than 864 square feet.
- The Manufactured Home shall be placed on a foundation that meets all City requirements under the IBC and IRC. The foundation shall be back-filled so that the Manufactured Home is no more than 12" above finished grade. The individual installing the Manufactured Home shall remove the wheels and trailer tongue from the home immediately upon installation.
- The Manufactured Home shall have a minimum roof pitch of three to twelve.
- The Manufactured Home shall have exterior roofing and siding which is similar in material, texture and color to material commonly used throughout the neighborhood or subdivision in which the Manufactured Home is to be located.
- ~~For the purposes of the Flood Hazard Overlay District (Section 4.10), Manufactured Home also includes RV's placed on a site for greater than one hundred eighty (180) consecutive days.~~

Substantial Damage. Damage of any origin sustained by a Structure whereby the cost of restoring the Structure to its before damaged condition would equal or exceed 50 percent of the market value of the Structure before the damage occurred.

Substantial Improvement. Any reconstruction, rehabilitation, addition, or other improvement of a Structure, the cost of which equals or exceeds 50 percent of the market value of the Structure before the "start of construction" of the improvement. This term includes Structures which have incurred "Substantial Damage", regardless of the actual repair work performed. The term does not, however, include either: 1) Any project for improvement of a Structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or 2) Any alteration of a "Historic Structure", provided that the alteration will not preclude the Structure's continued designation as a "Historic Structure".

Section 2. Section 4.10.3 of the Hailey Zoning Ordinance is hereby repealed and replaced by a new Section 4.10.3, as follows:

4.10.3. Definitions. The following capitalized definitions shall be used to define words and phrases within Chapter 4.10, Flood Hazard Overlay District. All other words and phrases not defined in Section 4.10.3 shall be defined in Article II of the Zoning Ordinance.

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures, or the construction of additions or substantial improvements to buildings, structures or accessory structures; the placement of mobile homes; mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials; and the deposition or extraction of materials; specifically including the construction of dikes, berms, and levees. The term "Development" does not include the operation, cleaning, maintenance or repair of any ditch,

canal, lateral, drain, diversion structure, or any other irrigation or drainage works that is performed or authorized by the owner thereof pursuant to lawful rights and obligations.

Manufactured Home. A Structure, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. Manufactured Home does not include a Recreational Vehicle.

Recreational Vehicle (RV). A vehicle which is: a) built on a single chassis; b) designed to be self-propelled or permanently towable by a light duty truck; and c) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Structure. A walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Section 3. Section 4.10.4 of the Hailey Zoning Ordinance No. 532, is hereby amended with the addition of the underlined and the deletion of the stricken language, as follows:

4.10.4 Establishment of the Flood Hazard Overlay District.

A. The following are hereby adopted by reference as the primary sources for Flood hazard analysis as identified by the Federal Insurance Management Administration:

1. The current edition of the Flood Insurance Study, Blaine County, Idaho and Incorporated Areas, prepared by the Federal Emergency Management Agency (FEMA), Federal Insurance Management Administration, date November 26, 2010 (FIS).
2. The current edition of the Flood Insurance Rate Maps, Blaine County, Idaho and incorporated areas Incorporated Areas, dated November 26, 2010 (FIRM).
3. The current edition of the Digital Flood Insurance Rate Map (DFIRM), Blaine County, Idaho and Incorporated Areas (DFIRM), date November 26, 2010.

B. The Flood Hazard Overlay District is hereby established. The regulations of this District apply to all lands within the jurisdictions of the City of Hailey that lie within the Base Flood Floodplain boundaries as determined by the FIS and the FIRM.

C. Floodway and Floodplain Regulations. The Flood Hazard Overlay District is divided into two (2) sub-districts, the Floodway sub-district and the Floodplain sub-district. The boundaries of these sub-districts are indicated on the FIRM(s).

D. The precise boundaries of the Floodway and Floodplain sub-district boundaries may be determined by on-site elevations as interpreted from the adopted Flood Insurance Study. Interpretations of the elevation information can result in a Floodplain/Floodway area greater than that depicted on the FIRMs. The Floodplain/Floodway areas cannot be less than the area depicted on the FIRMs unless changed by a Letter of Map Revision (LOMR). All land within the ~~external~~ boundary of the Floodplain sub-district shall be considered to be within the Floodplain and all land within the external boundary of the Floodway sub-district shall be considered to be within the Floodway, and governed by the provisions of this District.

Section 4. Section 4.10.6 of the Hailey Zoning Ordinance No. 532, is hereby amended with the addition of the underlined and the deletion of the stricken language, as follows:

4.10.6 Administration.

A. The Floodplain Administrator shall administer and implement this Section 4.10.

B. Duties and Responsibilities of the Floodplain Administrator and Flood Hazard Development Board.

1. Review all Flood Hazard Development Permits to determine that the permit requirements of this Section 4.10 have been satisfied, that the proposed Development is reasonably safe from Flooding, and to make recommendations to approve, conditionally approve or deny any Flood Hazard Development Permits according to the procedures set forth in this Section 4.10.

2. Review all other Federal, State, and local government permits with the Flood Hazard Development Permit Board for Development in the Floodplain. This includes, but is not limited to: US Army Corp of Engineers 404 Permits, Idaho Department of Water Resources Stream Channel Alteration Permits, and documentation of Section 9 and 10 of the Federal Endangered Species Act, if applicable.

3. When Base Flood Elevation data ~~has~~have not been provided in the FIS or FIRM, the Floodplain Administrator and the Flood Hazard Development Permit Board shall obtain, review and reasonably utilize any Base Flood Elevation and Floodway data available from a Federal, State or other source developed using current federal engineering standards and practices, in order to administer the regulations of this Section 4.10.

4. Where Base Flood Elevation data ~~is~~are provided through the FIS or FIRM, the Floodplain Administrator and the Flood Hazard Development Permit Board shall obtain, and record the actual elevation in relation to the vertical Datum on the effective FIRM, or highest adjacent grade, of the Lowest Floor level, including Basement, of all new construction or substantially improved Structures. A current FEMA Elevation Certificate shall be obtained for all new or Substantially Improved Structures, if within the Floodplain.

5. For all new or substantially improved Flood proofed Structures, the Floodplain Administrator and the Flood Hazard Development Permit Board shall obtain, verify and record the actual elevation (in relation to the vertical Datum on the effective Flood Map to which the Structures have been Flood-proofed), and maintain the Flood proofing certification.

6. When ~~Flood proofing~~ floodproofing is utilized for a Structure, the Floodplain Administrator shall obtain from the applicant a certification of design criteria from a registered professional engineer or architect required in ~~Section 4.10.7~~Subsection 4.10.8.

7. Maintain for public inspection all records pertaining to the provision of this District.

8. In certain instances, there may be the need for expert review by a third party of the technical data submitted by the applicant. It shall be at the sole discretion of the Floodplain Administrator to determine whether such review is required. Such technical review shall be paid for by the applicant. The applicant shall pay the City the estimated cost of the expert review prior to further processing of the application by the City. If additional costs are incurred, the applicant shall pay those prior to issuance of a Flood Hazard Development Permit.

Section 5. Section 4.10.7 of the Hailey Zoning Ordinance No. 532, is hereby amended with the addition of the underlined and the deletion of the stricken language, as follows:

4.10.7 Floodway and Floodplain Regulations.

4.10.7.1 Floodway Sub-District Use Regulations. Uses in the Floodway Sub-District are limited to the following:

A. Permitted Uses.

1. Open space recreation uses, provided the uses do not involve Development that no Structure is constructed.
2. River Restoration Projects, provided a stream alteration permit and a no rise certificate is issued.
3. City projects and infrastructure, such as bridges and utility crossings, provided a steam alteration permit and a no rise certificate has been issued.

B. Prohibited Uses. All other uses are strictly prohibited.

4.10.7.2 Floodplain Sub-District Use Regulations. Uses in the Floodplain Sub-District are limited to the following:

A Permitted Uses.

1. Open space and recreational uses, provided the uses do not involve Development ~~they are not subject to Substantial Damage when Flooded and will not cause Flood losses on other land or to the public, or provided that they can be readily removed from the Flood hazard areas prior to the time of Flooding;~~ and
2. River Restoration Projects, provided a stream alteration permit is issued.

B. Uses Requiring a Flood Hazard Development Permit.

1. Any Development, ~~excluding mining and dredging;~~ and
2. Subdivisions.

C. Prohibited Uses.

1. Any use not mentioned herein that is susceptible to Flood damage from the ~~One Hundred (100) Year~~ Base Flood or that could potentially cause Flood damage from such a Flood to other property.
2. RV's and ATV's stored or kept outdoors on any property more than 180 consecutive days; ~~any~~ RV's, ATV's or other vehicle(s) must be fully licensed and ready for highway use.

D. Bulk Requirements. For other supplementary location and bulk regulations, see Article VII, Title 17, Zoning.

1. Minimum Lot Size – twenty-thousand (20,000) square feet for buildable lots. No minimum lot size for unbuildable lots. All land lying within the Floodway sub-district shall not be included in determining lot size.

2. Minimum Lot Width – seventy-five (75) feet.
3. Maximum Building Height – thirty (30) feet.
4. Minimum Front Yard Setback – twenty-five (25) feet.
5. Minimum Side and Rear Yard Setback – the setback from the adjacent

property line shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding 20 feet in height, however, no side or rear yard shall be less than ten (10) feet.

6. Riparian Setback. Unless otherwise provided for herein, all permanent buildings and Structures in the Flood Hazard Overlay District shall have a one hundred foot (100') wide Riparian Setback from the mean high water mark of the Big ~~w~~oodWood River. Removal of live vegetation or excavation within the Riparian Setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the Riparian Setback are allowed, provided however, that all plantings conform to the ~~criteria for evaluation~~ condition set forth in Section ~~4.10.7.2(h)~~ 4.10.8(D)(1)(h) of this Ordinance. Where the application of the one hundred foot (100') Riparian Setback and other applicable setbacks will result in a building site of one thousand (1000) square feet or less, the Riparian Setback may be reduced to such an extent that the building site is one thousand (1000) square feet; provided however, the Riparian Setback shall not be less than fifty feet (50').

4.10.7.3 Non-conforming Uses in the Flood Hazard Overlay District.

A. Structure or the use of a Structure or premises which was lawful before the passage or amendment of this Section 4.10 but which is not in conformity with the provisions of this District may be continued subject to the following conditions:

1. No such use shall be expanded, changed, enlarged or altered in a way which increases its non-conformity.
2. If any non-conforming use or Structure is partially or completely destroyed, it shall not be reconstructed except in conformity with the provisions of this Section 4.10.
3. Uses which are or become nuisances, as defined by Chapter 8.04 of the Municipal Code, shall not be entitled to continue as non-conforming uses.
4. Any alteration, addition or repair to any non-conforming Structure which would result in ~~substantially increasing its Flood damage potential~~ Substantial Improvement shall be required to obtain a Flood Hazard Development Permit pursuant to ~~Section 4.10.7~~ Subsection 4.10.8 of this Ordinance.

Section 6. Section 4.10.8 of the Hailey Zoning Ordinance No. 532, is hereby amended with the addition of the underlined and the deletion of the stricken language, as follows:

4.10.8 Flood Hazard Development Permit.

A. A Flood Hazard Development Permit shall be obtained before any site alteration, construction or Development begins within or upon any area located within the

Floodplain Sub-District.

1. All applications for a Flood Hazard Development Permit for a subdivision shall be evaluated and approved or denied by the Commission and Council at the same time as the Preliminary and Final Plat applications, in accordance with the Subdivision Ordinance.

2. All other Flood Hazard Development Permit applications shall be evaluated and approved or denied by the Flood Hazard Development Permit Board subject to final approval or denial by the Commission on its consent agenda

a. Notice of an application evaluated by the Flood Hazard Development Permit Board, providing a 10 day comment period, shall be mailed to property owners within 300 feet a minimum of 15 days prior to the Commission meeting.

3. For all new construction and Substantial Improvement of any commercial Structure and residential Accessory Structure, excluding residential Dwelling Units and Accessory Dwelling Units which are addressed in Subsection 4.10.8(A)(4)-4.10.7(A)(4), applying for a Flood Hazard Development Permit shall either submit an elevation certificate showing that the bottom of the Lowest Floor of the Structure is elevated to the Flood Protection Elevation or provide Flood-proofing measures, in accordance with this Section 4.10.

4. Any residential Dwelling Unit, including any Accessory Dwelling Unit, or any Substantial Improvement thereto, applying for a Flood Hazard Development Permit shall submit an elevation certificate showing that the bottom of the Lowest Floor of the Structure is elevated to the Flood Protection Elevation.

5. ~~In all Areas of Special Flood Hazard where the Flood Protection Elevation and BFEs are established, the following standards for manufactured homes and recreational vehicles that are an allowed use under the zoning ordinance shall apply:~~

~~a. — Manufactured homes placed or substantially improved:~~

~~i) — On individual lots or parcels,~~

~~ii) — In new or substantially improved manufactured home parks or subdivisions, or~~

~~iii) — In expansions to existing manufactured home parks or subdivisions, or on a site in an existing manufactured home park or subdivision where a manufactured home has incurred Substantial Damage as the result of a Flood, must have the Lowest Floor, including Basement, elevated to the Flood Protection Elevation.~~

~~b. — Manufactured homes placed or substantially improved in an existing manufactured home park or subdivision may be elevated so that either:~~

~~i) — The Lowest Floor of the manufactured home is elevated to the Flood Protection Elevation or one foot (1') above the level of the Base Flood elevation, whichever is higher, or~~

~~ii) — The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches above the highest adjacent grade.~~

~~c. — Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over the top or frame ties to ground anchors. This standard shall be in addition to, and consistent with, applicable state requirements.~~ Manufactured Homes shall meet the following additional standards:

a. In all Areas of Special Flood Hazard where the Flood Protection Elevation is established, Manufactured Homes placed, substantially improved, or have incurred substantial damage must be elevated on a

permanent foundation such that the lowest floor of the manufactured home is elevated to the Flood Protection Elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

- b. In all Areas of Special Flood Hazard where the Base Flood Elevation has not been established, Manufactured Homes placed, substantially improved, or have incurred substantial damage must be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated two feet (2') above the highest adjacent grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

~~dc.~~ Manufactured homes placed on solid perimeter walls shall meet the Flood vent requirements in Subsection 4.10.8(C)(12)Article 4.10.7(C)(13).

6. In AH Zones, where flood depths are 1 to 3 feet and BFEs are determined, drainage paths shall be provided to guide Flood water around and away from proposed and existing Structures.

7. In all Areas of Special Flood Hazard, RVs must either:
a. Be on the site for fewer than 180 consecutive days; and
b. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached Structures or addition, or
c. The RVs must meet all the requirements for “New Construction,” including the anchoring and elevation requirements.

8. Where the Floodway has not been determined, no new construction, Substantial Improvements, or other Development (including fill) shall be permitted in Zones ~~A1-30 and~~ AE on the effective FIRM, unless it is demonstrated that the cumulative effect of the proposed Development, when combined with all other existing and anticipated Development, will not increase the water surface elevation of the Base Flood more than one foot at any point within the community. ~~Applicants of proposed projects that increase the Base Flood Elevation more than one foot are required to obtain and submit to the Floodplain Administrator, a Conditional Letter of Map Revision (CLOMR) preconstruction..~~ Certification and documentation by a licensed professional engineer shall be submitted to demonstrate compliance with this section.

- a. Applicants of proposed projects that increase the base flood elevation more than one foot are required to obtain and submit to the Floodplain Administrator, a Conditional Letter of Map Revision (CLOMR) preconstruction.
- b. Post construction, the applicant must apply to FEMA for a Letter of Map Revision for changes to the flood hazard map proposed in the CLOMR.

9. Critical Facilities. Critical Facilities, where permitted, shall be constructed at a three foot (3') Flood Protection Elevation (FPE). Critical Facilities include Public Service Facilities, Public Uses, Public Utility Facilities and hospitals.

B. Application. An application for a Flood Hazard Development Permit shall be made on a form furnished by the Floodplain Administrator. Such application shall contain, at a minimum, the following (if applicable):

1. Plans drawn in duplicate and to scale showing 1) the existing contours with intervals of one foot (1') or less of the elevation of the entire property, 2) the proposed contours with intervals of one foot (1') or less of the elevation of the entire property, and 3) the location, dimensions and elevations (measured from mean sea level) of the proposed improvements, including buildings, Structures, fill, drainage facilities, driveways and streets.
2. Certification by a registered professional engineer/architect that the Flood-proofing methods meet the Flood hazard reduction provisions of this Section 4.10.
3. A description of the extent to which any watercourse would be altered or relocated.
4. Copies of all required and necessary submitted federal and state applications or approved federal and state permits, including studies and mitigation plans for wetlands (e.g., 404 permits, Endangered Species Act consultation).

C. Criteria for Evaluation. The Flood Hazard Development Permit Board, the Commission or the Council, as the case may be, shall evaluate and find adequate evidence to support each of the following criteria:

1. There will be no significant danger to life and property due to increased Flood heights or velocities or that any materials may be swept on to other lands or downstream to the injury of others and that the proposed Development is reasonably safe from Flooding.
2. All subdivision proposals shall:
 - a. Be reasonably safe from flooding.
 - ~~a~~b. Have adequate drainage provided to reduce exposure to Flood hazards.
 - ~~b~~c. Reduce/Minimize Flood damage, to the extent possible, through design criteria, such as requiring building envelopes, minimizing the size of building envelopes, locating building envelopes in the safest locations, reducing the number and size of encroachments in the Floodplain and providing unobstructed passage of Flood waters.
 - ~~c~~d. Have public utilities and facilities such as sewer, gas, electric and water systems located and constructed to minimize Flood damage.
 - ~~d~~e. Include the mapped Flood hazard zones from the effective FIRM shown on the preliminary plat.
 - ~~e~~f. Generate and/or provide Base Flood Elevation data for subdivision proposals and all other proposed Development, including manufactured home parks and subdivisions, greater than fifty lots or greater than five (5) acres, whichever is less.
3. The proposed location represents the safest location on the subject property for the proposed use.
4. Safe access to the property shall be available in times of a ~~One Hundred~~ (100) Year Base Flood for ordinary and emergency vehicles.
5. Inherent natural characteristics of the watercourses shall be preserved.
6. Existing riparian vegetation and wildlife habitat along the stream bank and within the required one hundred foot (100') riparian setback shall be preserved.
7. New landscaping shall include plantings that are low-growing and have dense root systems to stabilize stream banks and to repair any damage previously done to riparian vegetation.
8. All new construction permitted in this Chapter, including mManufactured hHomes and RV's as defined and permitted in this Ordinance, accessory buildings, and

Substantial Improvements shall be anchored to prevent flotation, collapse or lateral movement and be reasonably safe from flooding.

9. All new construction and Substantial Improvements shall be constructed with materials resistant to Flood damage and constructed using methods and practices that minimize Flood damage. The lowest portion of a floor system of new construction or Substantial Improvement of any Structure shall be elevated to or above the level of the Flood Protection Elevation. Any electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall also be designed and elevated to or above the level of the Flood Protection Elevation.

10. Any proposed water supply and sanitation system shall prevent disease, contamination and unsanitary conditions.

a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of Flood waters into the system.

b. New and replacement water sanitary sewage systems shall be designed to minimize or eliminate infiltration of Flood waters into the systems and discharge from the systems into Flood waters.

c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during Flooding.

11. Any chemicals or other toxic materials that could cause contamination of surface waters or ground water, or that could be injurious to public health, safety and welfare shall be located at ~~least one foot (1') above the~~ Base Flood Protection Elevation and stored in a manner that prevents their release in the event of a Flood.

12. The lowest portion of a floor system of new construction or Substantial Improvement of any Structure shall be elevated to a level at least to the Flood Protection Elevation. Any Fill shall not extend more than twenty-five feet (25') beyond the limits of any Structure erected on a lot or property ("backfill"); provided, however, Fill may extend more than twenty-five feet (25') beyond the limits of any Structure erected on a lot or property only if the cumulative volume of the Fill below the BFE does not exceed the volume of fill below the BFE allowed within the twenty-five foot (25') perimeter. Fully enclosed areas below the Lowest Floor are prohibited, or shall be designed to automatically equalize hydrostatic Flood forces on exterior walls by allowing for the entry and exit of Floodwaters. Designs for meeting this requirement ~~must either~~ shall be certified by a registered professional engineer/architect and must meet or exceed the following minimum criteria:

a. A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to Flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot (1') above the proposed grade.

c. Openings may be equipped with screens, louvers or other coverings or devices provided that they permit the automatic entry and exit of Floodwater.

d. Below grade crawlspaces are prohibited at sites where the velocity of Floodwaters exceed 5 ft/second

e. Interior grade of the crawlspace below the BFE must not be more than 2 feet below the lowest adjacent exterior grade (LAG)

f. Height of the below grade crawlspace, measured from the lowest interior grade of the crawlspace to the bottom of the floor joist must not exceed 4 feet at any point

g. Contain an adequate drainage system that removes Floodwaters from the interior area of the crawlspace

13. Encroachments in the Floodway, including Fill, new construction, Substantial Improvements and other Development shall require certification from a registered professional engineer certifying the following:

a. Such encroachments shall not result in any increase in Flood levels during the occurrence of a Flood.

D. Conditions.

1. Upon consideration of the criteria in ~~Section 4.10.7(C)~~ Subsection 4.10.8(C), above, the Flood Hazard Development Permit Board, the Commission or the Council, as the case may be, may attach such conditions to the permit, as deemed necessary to further the purposes of this District, including but not limited to:

a. Modification of water disposal and water supply facilities to minimize or eliminate infiltration of Flood waters.

b. Limitations of periods of use and operation.

c. Imposition of operational controls, sureties and deed restrictions.

d. Requirements or prohibition of construction of channel modification dikes, levees and other protective measures.

e. Submission of a plan or document certified by a registered professional engineer/architect stating that the Flood-proofing measures comply with this Section 4.10.

f. Flood-proofing measures for Structures such as the following:
i) Installation of watertight doors, bulkheads, shutters, and similar Structures

ii) Reinforcement of walls to resist water pressures.

iii) Use of paints, membrane or mortars to reduce seepage of water through walls.

iv) Addition of mass or weight to Structures to resist flotation.

v) Installation of pumps to lower water levels in Structures.

vi) Construction of water supply and waste treatment systems so as to prevent the entrance of Flood waters.

vii) Installation of pumping facilities or comparable sub-surface drainage systems for buildings to relieve external foundation wall Flood pressures.

vii) Construction to resist rupture or collapse caused by water pressure or floating debris.

ix) Installation of valves or controls on sanitary and storm drains that will permit the drains to be closed to prevent back-up of sewage and storm waters into the building or Structures.

x) Location of all electrical equipment, circuits, and installed electrical appliances in a manner which will assure they are not subject to Flooding and to provide protection from inundation by the Flood waters.

xi) Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids, or other toxic materials which could be hazardous to public health, safety and welfare in a manner which will assure that the facilities are

situated at least ~~one foot (1')~~ above to the Base Flood Protection Elevation and/or are adequately Flood-proofed to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials into Flood waters.

- g. Location of building pads or envelopes.
- h. Installation and maintenance of new landscaping and preservation of existing riparian vegetation.
- i. Obtain all required and necessary Federal and State permits (*e.g.*, 404 permits, Endangered Species Act consultation, etc).
- j. Any other condition reasonably related to the issuance of a Flood Hazard Development Permit.

Section 7. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 8. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 9. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2015.

Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk