

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, May 9th, 2016
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

[CA 1](#) Motion to approve minutes of April 11, 2016

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for an application by Les Schwab, represented by Kimley Horn Architects for design review for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts.

[CA 3](#) Motion to approve Findings of Fact and Conclusions of Law for an application by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building located at 911 N. Main Street (Lot 3, Block 1, North Hailey Plaza Subdivision) in the Business zone district. Exterior changes consist of new trellis, pavers and outdoor seating at the northeast building corner and modified paint colors for the entire building.

[CA 4](#) Motion to approve Findings of Fact and Conclusions of Law an application by Russ and Andrea Jenson for a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone District.

New Business and Public Hearings

[NB 1](#) Consideration of an application by Les Schwab, represented by Kimley Horn Architects for a conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts.

[NB 2](#) Consideration of an application by Scott Miley, represented by Benchmark, Associates for a Lot Line Adjustment located at 215 and 219 N. First Avenue, Lots 1-5, Block 45, Hailey Townsite to consolidate five existing lots and create three lots, Lots 1A, 2A and 3A in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

[NB 3](#) Continuation of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to clarify: Restaurants, including Drive-through and Restaurants which may or may not include

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the sale of alcoholic beverages; Parcel Delivery and Shipping Services; Dance, Martial Arts and Fitness Facilities, Recreational Facility, Indoor and Outdoor, Performing Arts Center, Studio Artist, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above. Work Session to also include discussion of a variety of implementation issues and questions regarding Title 17, Section 17.05, District Use Matrix and Title 17, Section 17.02, Definitions.

[NB 4](#) Consideration a City-initiated text amendment to Title 16, Chapter 16.06, Section 16.06.030, clarifying the application and review for Lot Line Adjustments in Townsite Overlay.

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, June 13, 2016.
(no documents)

Adjourn

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING COMMISSION
HELD April 11, 2016
IN THE HAILEY TOWN CENTER MEETING ROOM**

Present: Scanlon Scanlon, Engelhardt Engelhardt, Smith Smith, Pogue Pogue, and Fugate Fugate
Staff: Horowitz

Call to Order [5:29:09 PM](#) Chair Fugate called the meeting to order.

Public Comments:

[5:29:31 PM](#) – Tony Evans asks if it is possible to receive a summary from staff regarding the design use matrix changes beforehand. Horowitz answers.

CONSENT AGENDA:

[CA 1](#) Motion to approve minutes of March 14th, 2016

[CA 2](#) Motion to approve Findings of Fact and Conclusions of Law for lot line amendment application submitted by Christopher Simms represented by Alpine Enterprises, Inc. to modify lot lines whereby Lots 13-19, Block 14 Hailey Townsite are consolidated into three (3) lots located at 402 and 410 South Second Avenue in the General Residential (GR) and Townsite Overlay (TO) Districts.

[5:31:16 PM](#) Scanlon moved to approve all consent agenda, seconded by Engelhardt motion passed unanimously.

NEW BUSINESS AND PUBLIC HEARINGS:

NB 1 Presentation by the Hailey Arts Commission regarding art/historic banner project at Werthheimer Park

[5:32:07 PM](#) Motion to suspend discussion of this item after Items NB 2, NB 3, and NB 4. Made by Fugate, seconded by Scanlon motion passed.

[7:59:23 PM](#) Horowitz presents the signs to be placed on street signs. [8:03:33 PM](#) Scanlon suggests more signs throughout the city to add color. Fugate suggests that the signs should be spread down Main St. instead of concentrating it on Werthheimer Park. Fugate noted that it is a great idea

NB 2 Continuation of an application by Les Schwab, represented by Kimley Horn for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts

[5:33:17 PM](#) Horowitz introduced the application. She describes the Les Schwab parking and the King's parking. [5:39:33 PM](#) Smith asked about the bulb and expresses concern over losing parking spaces. Horowitz mentions snow removal and says she discuss it with the Public Works department. [5:43:05 PM](#) Scanlon asks about the concrete and dumpster. Matthew Idema with Kimley-Horn Associates answers that it is all concrete. In regards to the dumpster, Horowitz answers that she sent the drawing to Clear Creek Disposal but has not heard back. In her opinion, she thinks Clear Creek Disposal will want to keep the dumpster in the alley. [5:45:51 PM](#) Scanlon asks about a 10ft wide pedestrian lane is necessary. Horowitz answers that it the standard. Horowitz points out that the design accommodates summertime and the curb stops would be removed during the winter. Fugate asked if the curb stops can be included in the application and Horowitz answers yes. [5:50:22 PM](#) Idema opens with the updates from the suggestions made during the March 14th meeting. [5:53:52 PM](#) Engelhardt asked about the parking and Fugate answers.

Public Comments:

[5:55:38 PM](#) Tony Evans with Idaho Mountain Express asked about the purpose of the curb stops at the bulb area. Idema answers that wheel stops are to keep cars from driving over the concrete. Matthew answers that the concrete is capstone. [6:02:00 PM](#) Idema talks about the light posts and presents street lights to be used at the property for the utilitarian usage of the site.

Fugate reviews curb stops, dumpster, the bulb on Spruce, and street light placement. [6:07:27 PM](#) Fugate comments on possible concern over the dumpster. It is agreed to leave the dumpster where Clear Creek Disposal sees fit. Fugate brings up the curb stops. Idema will bring it up with the applicant. It is agreed that the applicants design is fitting for parking. [6:18:25 PM](#) Last matter is the street light placement. It is agreed that the street light where placed on the design plan is doable. It is agreed to remove condition D- the awning/stripping.

[6:24:42 PM](#) Smith makes a motion to approve the Design Review application submitted by Kimley Horn Architects for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) 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, Title 18, and City Standards, provided conditions (a) through (n) (renumbered 1-14) are met. Scanlon seconds, motion passed unanimously.

NB 3 Consideration of an application by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building located at 911 N. Main Street (Lot 3, Block 1, North Hailey Plaza Subdivision) in the Business zone district. Exterior changes consist of new trellis, pavers and outdoor seating at the northeast building corner and modified paint colors for the entire building.

[5:57:37 PM](#) Scanlon asked about the Albertson's street light and placing street banners on the street lights. [6:28:16 PM](#) Lee Young opens with describing the Southeast corner of Albertson's. He described the relocation of the Starbucks to the Southeast corner. The current outside side seating would be changed. One change since the drawings were submitted would be the windows. Young said that the applicant would like to have more pavers. [6:37:27 PM](#) Horowitz notes the Cobblestone Lane Project. The teardrop pedestrian area will be removed to bring the pedestrian walk in as a whole. [6:38:53 PM](#) Smith asks about heavy timber dug fur and Young answers. Fugate asks about shading for the seating area during the summer. Scanlon mentions drainage within seating area. Young says there is talk about it but there is nothing specific at this time.

Public Comments:

[6:49:34 PM](#) No Public Comments.

Engelhardt comments that it is a great project. Fugate comments that she likes the color palette. [6:51:16 PM](#) Scanlon comments on the drainage saying it should be explored.

[6:52:38 PM](#) Motion made by Scanlon to approve the Design Review application submitted by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building. Exterior changes consist of enlargement of a clerestory window, new trellis, pavers and outdoor seating at the northeast building corner and modified paint colors for the entire building located at 911 N. Main Street in the Business (B) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (g) (renumbered 1-7) are met. Motion seconded by Smith,

[6:53:50 PM](#) 5 Minute Break.

NB 4 Consideration of an application by Russ and Andrea Jenson for a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone District.

[7:00:16 PM](#) Meeting resumes. Jenson with Sun Valley Rug and Tile presents the site plans. Horowitz comments further and Fugate asks for specification on parking conditions. Jenson would like to add employee parking to make better use of the site. There is talk about lighting as one hasn't been in use for years. Jenson proposes a dumpster site and having parking start further back.

[7:12:12 PM](#) Scanlon asked about dumpster size. He notes that it will be easily viewed by the street. Jenson answers. [7:16:06 PM](#) Scanlon asks about the material for the handrail for the second deck. Jenson answers he'd like a metal handrail. Scanlon says he'd like to see a door on the north side. The commission suggests adding high windows. [7:29:13 PM](#) Engelhardt comments that the shed should start farther back to make the building stand out. Jenson answers that there is little space to begin with. [7:37:03 PM](#)

Public Hearing. None.

[7:37:25 PM](#) Fugate notes the bellyband. Fugate would like the North wall addressed and the side wall and the walkway. The Commission states there should be some consistency and Jenson should add detail to the wall. Jenson comments that he does want to add a window at the showroom. Fugate brings up that sidewalk is a requirement because the project is greater than 500 sq. ft. It is noted that there it is not practical to add but it is a requirement. The Commission is requiring an in lieu fee and it should be made of record.

[7:50:54 PM](#) Pogue makes a motion to approve the Design Review application submitted by Russ and Andrea Jenson for a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance Title 17, Title 18, and City Standards, provided conditions (1) through (7) are met. Motion seconded by Scanlon, motion passed.

NB 5 *Continuation of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to clarify: Restaurants, including Drive-through and Restaurants which may or may not include the sale of alcoholic beverages; Parcel Delivery and Shipping Services; Martial Arts and Fitness Facilities, Recreational Facility, Indoor and Outdoor, Performing Arts Center, Studio Artist, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above. Work Session to also include discussion of a variety of implementation issues and questions regarding Title 17, Section 17.05, District Use Matrix and Title 17, Section 17.02, Definitions*

Public Comments:

[7:52:36 PM](#) Public Comment on NB 5, Mike Cord representing Kathryn and Rob Gardener asks if the Commission is committed to approving the ordinance. Fugate answers that it is still under discussion.

NB 6 *Consideration a City-initiated text amendment to Title 16, Chapter 16.06, Section 16.06.030, clarifying the application and review for Lot Line Adjustments in Townsite Overlay.*

[7:58:25 PM](#) Smith makes a motion to continue New Business items 5 and 6 to May 9th meeting. Engelhardt seconds, motion passed unanimously.

NB 1 *Presentation by the Hailey Arts Commission regarding art/historic banner project at Werthheimer Park*

[7:58:58 PM](#) Horowitz presents the art banner project at Werthheimer Park, goal to have historical pictures combined with contemporary pictures to tell the story of Hailey. Images have been pulled from various locations, including the Mallory Collection, Community Library and Blaine County Museum. Daniel with Windy City Arts was selected as the artist and he has put

in many hours for this project. Horowitz explained the banner design while showing some examples to the Commission.

STAFF REPORTS:

[8:10:11 PM](#) Horowitz gives the Commission some guidance on project site visits from the City Attorney.

Fugate concluded the meeting at [8:13:45 PM](#)

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 11, 2016, the Hailey Planning & Zoning Commission considered an application by submitted by Les Schwab, represented by Kimley Horn Architects, for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on 02/24/2016; the notice was mailed to property owners within 300 feet on 02/24/2016.

Application

Applications have been submitted by Les Schwab, represented by Kimley Horn Associates for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts. The building will replace the exterior tire storage area. The site of the existing building is 28,731 square feet in size (Lots 11-18) and 7,181 square feet (Lots 19-20) for a total lot area of 35,912 square feet.

The building will be located on the corner of Spruce and River Streets. Two existing nonconforming buildings will be demolished to accommodate the new building. Curb, gutter and sidewalk will be added along the two street frontages. No changes are proposed to the site and building on the west side of River Street.

This use, Automotive Repair and Maintenance, is a conditional use in the Business Zone District. A conditional use permit has never been processed, as the use predates the regulations. Les Schwab has been in place since the 1980s. A variance for a fence higher than typically permitted was granted in 1993. The existing building was permitted through the Design Review process in 2001, which included:

- Showroom Building: 9,300 square feet
- Canopy Area: 2,500 square feet
- Storage Building Area: 1,500 square feet.

The new proposed 3,500 square foot building is similar in design to the existing building.

Department Comments

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: See revised street section for River Street attached to this report.</p> <p>Life/Safety: All Fire Department requirements shall be met.</p> <p>Water and Sewer: A drain has been shown in the floor of the building. No other water/sewer requirements are needed.</p> <p>Building: NO comments</p> <p>Streets:</p> <ol style="list-style-type: none"> 1. Landscape area located at the South East corner of the building in the city right of way should be removed because of snow removal concerns. 2. No Cross slopes are indicated on the Grade Plans please add these and resubmit plans for review. Please reference Street Widening Drawing 18.14.012.G for maximum cross slopes. This has been added to the resubmittal 3. Plans Show Spruce St located on the north side of the project and south side of project. Myrtle St is located on the north side of the project not Spruce St. 4. There is a Stop sign located on the South West corner of the project. This will need to be protected until the New Stop Sign is installed and visible to the public. The new location of the stop sign will be determined after the revised set of plans are submitted for review. Standard Drawing 18.14.014.D should be referenced 5. Idaho Department of Water Resources requires an inventory form be filled out and returned to the City of Hailey prior to installing the drywell. There is a fee associated with this. 6. Various other minor comments on file with the Community Development Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> <p><i>Staff Comments</i> No new signs are proposed. Current signs are approved as part of the active sign permit. Any new signage will require approval prior to installation.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 9.4 for applicable code.</p> <p>Require 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.</p> <p><i>Staff Comments</i> The existing buildings are served by 19 on site spaces (10 were required of the original Design Review). The new building provides 5 additional and creates 14 additional on-street spaces. The project exceeds city parking requirements. (Parking is at a premium in the area, and this business utilizes quite a bit of area parking). The Commission discussed the parking layout within Spruce Street, and suggested some modifications which have been added to the Conditions of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting;

				<p>2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow.</p> <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator</p>
			Staff Comments	<p><i>New lighting is proposed as shown on the revised lighting plan. Existing lighting was required to meet City standards. The Commission requested a photometric plan, which will be brought to the meeting. Cut sheets are included in the packet for the new lighting. Staff has informed the applicant that parking lot heights cannot exceed 17'. The Commission indicated that the photometrics plan should be reviewed by staff and one (1) Commissioner prior to issuance of a building permit.</i></p> <p><i>The City has requested a new city-standard street light be installed at the corner of River and Spruce Streets.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Limited Business (B) District:</p> <ul style="list-style-type: none"> - Minimum Lot Size: 0 - Maximum Lot Width: 0 - Maximum Building Height: 35 - Front Setback: 0 ft. <p>Side and Rear Yard Setback: 0 feet</p>
			Staff Comments	<p><i>The proposed building meets all bulk requirements. It is 12'-11" tall.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			Staff Comments	<p><i>At the March 14, 2016 meeting the Commission discussed various design alternatives for sidewalk, curb and gutter along River and Spruce Streets, including a bike lane on River Street and retaining angle parking. A new sketch plan prepared by the City Engineer has been attached to this report. The goal is to develop an interim solution that matches the long-term plan, and allow for safe bike/ped travel as well as retaining angle parking. Access points crossing the bike/ped lane are controlled, and pedestrian travel is visible. The addition serves to clean up the corner area. The Street Department suggests the addition of a City-standard street light at the corner, in a location to be determined, but likely back of curb in the landscape area.</i></p> <p><i>Street trees in the sidewalk are not proposed, and are not considered practical in this part of downtown Hailey.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(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	

			<i>Comments</i>	
			<i>Staff Comments</i>	

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i> The building design (and the design of the entire site) is very functional in nature. Existing internal circulation seems to work well.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> An existing planting bed between the sidewalk and the private parking area is maintained, and proposed to be extended for the length of River Street. The Streets Department recommended removal of the planting strip proposed in the Right of Way on the east side of the property near the alley at the March 14 meeting. The Commission did not feel that additional landscaping is needed in this area.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> Access points crossing the sidewalk are controlled, and pedestrian travel is visible. The addition serves to clean up the corner area, and the recommendations from the City Engineer provide for safe bike/ped travel through the area. The addition of a street light at the corner of River and Spruce will help with nighttime safety. It is unlikely that customers will access the new building. Most customers are served out of the existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>

			<i>Staff Comments</i>	<i>Per the Commission discussion at the March 14 meeting, the dumpster is proposed to be relocated to an area near the corner of Spruce and River, within an enclosure. Staff will confirm with Clearcreek that this location is functional.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	<i>The existing alley is used for pull-through from the existing bay.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<i>The existing building and related parking and loading arrangement has been in place for over 20 years. The addition of the Tire Storage Building will clean up this aspect of the use, and create better parking and circulation in the neighborhood with the addition of a bike/ped lane on the remainder of the project frontage. It is impractical to relocate all of the parking to the rear. Parking is screened from the street by a landscape strip.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>Access points crossing bike/ped zones are controlled, and bike/pedestrian travel is visible. The addition serves to clean up the corner area, with improved safety for nonnotarized users. The addition of a street light at the corner of River and Spruce will help with nighttime safety.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>All snow is removed from the site. The site has a lot of paved surfaces which are heavily utilized.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>See the above comments.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>All snow is hauled off site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service

				areas or utilities.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	
2. Building Design: 17.06.080(A)2, items (a) thru (m)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposed building is 12'-11" tall. The existing building is 27' tall.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2b	a. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>The building is a very functional building. The site is used in a way that is compatible with the neighborhood, and is different from the standard corporate Les Schwab layout.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>Buildings are at human scale.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>The existing building contains windows. No windows are proposed on the new building, which is functional in nature. Staff suggests that the Commission discuss a red band at the top of the proposed building, and/or a red awning over the door facing Spruce Street. These items were discussed, and were determined to not be necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2e	d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>The new building is compatible with the design and scale of the existing building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	e. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<i>The facades contain a CMU block base, metal siding and a differentiated top. Building walls are a continuation of the existing design. An awning over the door on the street side may help the appearance on this façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	f. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>The building is small in scale, and fits the nature of the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	g. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>The building is flat-roofed, but very small in scale.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>With no windows, the building will not utilize much energy. It is a storage building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<i>The building does not drain towards walkways. Staff has requested that gutters be more clearly shown. A revised drainage plan has been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<i>Downspouts have been more clearly shown.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Staff Comments</i>	<i>There is an existing drive-through area not part of this application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.</p>
			<i>Staff Comments</i>	<i>No signs are proposed for the new building.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>
			<i>Staff Comments</i>	<i>This building would be considered accessory to the main building on the site. It is compatible in design and scale.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	<p>b. Accessory structures shall be located at the rear of the property.</p>
			<i>Staff Comments</i>	<i>The layout of the site does not permit a building to the rear: it is located adjacent to the alley, and is subordinate to the main building.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building’s design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	

4. Landscaping: 17.06.080(A)4, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>A landscape plan has been submitted, showing compatible plant material for the region.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>See above.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>Staff has made an irrigation plan a requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines,

				<p>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.</p>
			<i>Staff Comments</i>	<i>A combination of trees and ground covers are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p>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.</p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	<p>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.</p>
			<i>Staff Comments</i>	<i>Plantings are adjacent to the sidewalk. The Commission discussed the need for additional plantings along Spruce Street (the Streets Department is not in favor of the landscape be proposed in the right of way) at their March 14 meeting and concluded no additional landscaping was necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p>
			<i>Staff Comments</i>	<i>A drainage plan has been submitted. It drains toward the primary landscape bed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<p>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).</p>
			<i>Staff Comments</i>	<i>The landscape notes call out maintenance. The existing landscaping has been well maintained.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	<p>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	<p>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.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	<p>l. Landscaping should be provided within or in front of extensive retaining walls.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	<p>m. Retaining walls over 24" high may require railings or planting buffers for safety.</p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	<p>n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</p>
			<i>Staff Comments</i>	
Additional Design Review Requirements for				

Non-Residential Buildings Located within B, LB, or TN				
1. Site Planning: 17.06.080(B)1, items (a) thru (b)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a	<p>a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.</p> <p><i>Staff Comments</i> A combination bike/ped travel lane of 10' in width is recommended by staff/city engineer for safety, and to preserve options for the future River Street design. The Commission has suggested the addition of seasonal curb stops or similar treatment along River Street to increase bike/pedestrian safety in the path.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	<p>b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.</p> <p><i>Staff Comments</i> The 10' wide bike/ped lane is of adequate width to accommodate both uses. The separation between bike and ped uses will be considered in a further study of north River Street.</p>
2. Building Design: 17.06.080(B)2, items (a) thru (c)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a	<p>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.</p> <p><i>Staff Comments</i> The main façade is oriented to the street, and is subordinate to the primary building. An awning may serve to add human scale to the façade.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2b	<p>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.</p> <p><i>Staff Comments</i> The new building has a varied roof line from the existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	<p>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.</p> <p><i>Staff Comments</i> Existing and proposed building(s) are human in scale.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2d	<p>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.</p> <p><i>Staff Comments</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2e	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p>

			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	<i>The fire department can easily access the site from the street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site’s edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	<i>The new building is not adjacent to a residential area.</i>
3. Landscaping: 17.06.080(B)3				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)3	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>	

6A.6 Criteria.

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

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

2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Ordinance.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review application submitted by Design Review application submitted by Kimley Horn Associates for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) 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 Title 17, Mobility Ordinance Title 18, and City Standards, provided conditions (1) through (7) are met.

1. All applicable Fire Department and Building Department requirements shall be met.
2. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
3. All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense includes, but will not be limited to, the following requirements and improvements: street reconfiguration and striping along River Street as shown on the City Engineer drawing dated 4-06-16, and the addition of a City street light at the corner of Spruce and River Street.
4. Confirmation that the dumpster location is functional for the City's garbage contractor, Clearcreek Disposal.
5. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
6. All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
7. 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.
8. 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.
9. This approval is subject to the approval of a Conditional Use Permit for the

subject property. If the conditional use is not approved, this approval is null and void.

10. Additional details should be provided regarding building gutters.
11. Irrigation shall be added to all landscape areas.
12. Seasonal (April-November) curb stops (or similar design) shall be placed by the applicant at the west edge of the asphalt bicycle/pedestrian path to delineate angle parking areas.
13. The Commission recommends to the Council that the bulb at the corner of Spruce and River Street be redesigned as per the applicant's drawings to allow for two (2) additional parking spaces near the corner.
14. Photometric are to be reviewed by staff and one (1) Planning and Zoning Commissioner.

Signed this ____ day of _____, 2016.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Coordinator

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 11, 2016, the Hailey Planning & Zoning Commission considered an application by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building located at 911 N. Main Street (Lot 3, Block 1, North Hailey Plaza Subdivision) in the Business zone district. Exterior changes consist of new trellis, pavers and outdoor seating at the northeast building corner and modified paint colors for the entire building.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on 03/23/2016; the notice was mailed to property owners within 300 feet on 03/23/16.

Application

A Design Review application submitted by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building. Exterior changes consist of enlargement of a clerestory window, new trellis, pavers and outdoor seating at the southeast building corner and modified paint colors for the entire building.

Department Comments

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <ol style="list-style-type: none"> 1. Evaluation by applicant regarding potential conflicts with the existing fire hydrant in the existing walkway. 2. Re-construction of an ADA compliant pedestrian ramp directed southerly across the street (not at 45° towards the centerline intersections). 3. Coordination with the Cobblestone Lane project so that the limit of their concrete work is coincidental with this project and coordination so construction timelines do not conflict. 4. Installation of a taller City Standard street light at this intersection; currently the

				<p>Cobblestone Lane project is only relocating the existing light. A taller light will be more effective at providing pedestrian visibility further out into the highway.</p> <p>5. Removal of the raised island on the side street approach. Although I agree with the goal of limiting left turns both into and out of the side street, based on a staff</p> <p>6. site visit it appears the island is ineffective (nearly every car we seen that was north bound made a left turn onto the side street). Because the island is ineffective and because it causes both additional delay and distraction to the vehicular traffic, I believe it creates unnecessary additional hazard.</p> <p>7. Reconstruction of the southern pedestrian ramp on the side street to orient it directly across the street (not at 45° towards the centerline intersections).</p> <p>8. Construction of a thermoplastic cross walk across the side street.</p> <p>Life/Safety: All Fire Department requirements shall be met.</p> <p>Water and Sewer: No comments from water/sewer</p> <p>Building:</p> <p>Streets: concur with Engineering</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> <p><i>Staff Comments</i> One new signs is proposed for Starbucks, which is relocating to the south end of the building, and will be reviewed as part of the overall signage plan. Current signs are approved as part of the active sign permit. Any new signage will require approval prior to installation.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 9.4 for applicable code. Require 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.</p> <p><i>Staff Comments</i> There is no change to building square footage. Parking requirements were met in the 2001 project approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <p>a. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator</p> <p><i>Staff Comments</i> No new lighting is proposed. Existing lighting was required to meet City standards. The City Engineer has requested a taller city-standard street light be installed at the corner of Main and the private street, for better pedestrian visibility.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Limited Business (B) District: - Minimum Lot Size: 0 - Maximum Lot Width: 0 - Maximum Building Height: 35 - Front Setback: 0 ft. Side and Rear Yard Setback: 0 feet
			<i>Staff Comments</i>	<i>There is no change to the bulk requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>The applicant is proposing to modify portions of the existing concrete sidewalk near the corner. The change in material will improve awareness of the Starbucks inside the building at this corner. All sidewalks are existing. The Commission suggested that the applicant install weep holes into the trellis structure and/or low seating walls to ensure that drainage is not trapped in the seating area. This will be added in the building permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	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
			<i>Staff Comments</i>	<i>The building design (and the design of the entire site) is very functional in nature. The addition of the trellis will accent a pedestrian zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	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.

			<i>Staff Comments</i>	<i>An existing planting bed between the sidewalk and the street is maintained by the City. Small changes will occur to this planning bed this summer as part of the City-initiated Cobblestone sidewalk project, due to the new location of the crosswalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			<i>Staff Comments</i>	<i>Access points crossing the sidewalk are controlled, and pedestrian travel is visible. The City-initiated Cobblestone sidewalk project will increase pedestrian safety when crossing Main Street. The exterior changes serve to clean up the corner area, with additional seating areas for pedestrians added. The addition of a taller street light at the corner will help with nighttime safety. The City Engineer has requested improved crosswalks across the side street directly south, which is a private street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			<i>Staff Comments</i>	<i>No change is proposed to the existing dumpster on the west side of the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	<i>There is no alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<i>The existing building and related parking and loading arrangement has been in place since the approved design review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>Access points crossing the sidewalk are controlled, and pedestrian travel is visible. The addition serves to clean up the corner area. The City Engineer has recommended removal of the concrete divider in the private street, as drivers do not seem to be heeding the directional rules. This, plus the addition of crosswalks to the south will increase pedestrian safety.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>All snow is removed from the site. The site has a lot of paved surfaces which are heavily</i>

				<i>utilized.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>See the above comments.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Most snow is hauled off site; some is retained in the northwest corner of the lot by River and Mckercher.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	

2. Building Design: 17.06.080(A)2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>There is no change to the roofline.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2b	a. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>The building is a very functional building. The site is used in a way that is compatible with the neighborhood, and is different from the standard corporate Les Schwab layout.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The building is one of the largest in town. The addition of the trellis will increase human scale at the southern entry.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>The existing building contains windows. One window change is proposed on the south facade, which is functional in nature. The applicant stated in the meeting that they plan to substitute a roll-up door instead of one of the windows. This change was deemed acceptable. The addition of trellis material and seating areas will create human scale and further break the facade in this area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2e	d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.

			<i>Staff Comments</i>	<i>The proposed changes compatible with the design and scale of the existing building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	e. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<i>The facades contain a concrete base, metal and brick siding and a metal roof with various false roof pitches. Building walls are a continuation of the existing design. Color changes will modernize the building. Colors proposed are browns, beiges and black.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	f. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<i>The colors are an upgrade to the existing. The wood-stained trellis will add interest on the southern corner.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	g. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<i>The building is flat-roofed, and various parapet design elements were required of the 2001 design review approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>No change to existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>The building does not drain towards walkways. Gutters and drainage are shown on the plans, with no change to site drainage. See notes in these Findings regarding weep holes in the seating wall/trellis area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts are clearly shown.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).

			<i>Staff Comments</i>	<i>There is an existing drive-through area not part of this application on the north end of the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.
			<i>Staff Comments</i>	<i>The proposed sign for Starbucks will be incorporated into the Master Signage Plan.</i>
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>A low river rock wall defines the outdoor seating area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>The proposed low wall is integrated with the building design.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>No change- lines are underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>No change</i>

4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4a	<p>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</p> <p><i>Staff Comments</i> All changes are to hardscape- no changes to existing landscaping.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4b	<p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p><i>Staff Comments</i> See above.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	<p>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.</p> <p><i>Staff Comments</i> Staff has made an irrigation plan a requirement.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4d	<p>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.</p> <p><i>Staff Comments</i> A combination of trees and ground covers are existing.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p>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.</p> <p><i>Staff Comments</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	<p>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.</p> <p><i>Staff Comments</i> Existing plantings are adjacent to the sidewalk.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p><i>Staff Comments</i> No change to the approved drainage plan.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4h	<p>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).</p> <p><i>Staff Comments</i> The existing landscaping has been well maintained.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p> <p><i>Staff Comments</i> The low walls proposed are not considered retaining walls.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	<p>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</p> <p><i>Staff Comments</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	<p>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.</p> <p><i>Staff Comments</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l <i>Staff Comments</i>	l. Landscaping should be provided within or in front of extensive retaining walls.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m <i>Staff Comments</i>	m. Retaining walls over 24" high may require railings or planting buffers for safety.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n <i>Staff Comments</i>	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a <i>Staff Comments</i>	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts. <i>1. Sidewalks are completed in the area. The City Engineer has recommended a sidewalk crossing to the south, including reconstruction of the southern pedestrian ramp on the side street to orient it directly across the street (not at 45° towards the centerline intersections) and construction of a thermoplastic cross walk across the side street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b <i>Staff Comments</i>	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks. <i>Wider sidewalks exist all around the existing building.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a <i>Staff Comments</i>	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>The main façade is somewhat oriented to the street. The changes proposed help to define the corner entrance and add interest and human scale.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2b <i>Staff Comments</i>	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>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	c. Building designs shall maximize the human scale of buildings and enhance the

				<p>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.</p>
			<i>Staff Comments</i>	<i>The addition of the trellis, seating area, ground material changes and the low wall defining the seating area are all human in scale.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2d	<p>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.</p>
			<i>Staff Comments</i>	<i>No change to existing height.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2e	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	<p>f. Fire department staging areas shall be incorporated into the design elements of the building.</p>
			<i>Staff Comments</i>	<i>The fire department can easily access the site from the street(s).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	<p>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:</p> <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site’s edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	<i>The new building is not adjacent to a residential area at this time. Undeveloped properties to the west are in the County and not zoned at this time.</i>

3. Landscaping: 17.06.080(B)3

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)3	<p>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.</p>
			<i>Staff Comments</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.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review application submitted by Design Review application submitted by CSHOA Architects on behalf of Albertsons for façade changes and interior remodel to the existing Albertsons Building. Exterior changes consist of enlargement of a clerestory window, new trellis, pavers and outdoor seating at the northeast building corner and modified paint colors for the entire building located at 911 N. Main Street in the Business (B) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance Title 17, Mobility Ordinance Title 18, and City Standards, provided conditions (1) through (7) are met.

1. All applicable Fire Department and Building Department requirements shall be met.
2. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
3. All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense includes, but will not be limited to, the following requirements and improvements:

- a. Evaluation by applicant regarding potential conflicts with the existing fire hydrant in the existing walkway.
 - b. Re-construction of an ADA compliant pedestrian ramp directed southerly across the street (not at 45° towards the centerline intersections).
 - c. Coordination with the Cobblestone Lane project so that the limits of their concrete work is coincidental with this project and coordination so construction timelines do not conflict.
 - d. Installation of a taller City Standard street light at this intersection
 - e. Removal of the raised island on the side street approach.
 - f. Construction of a thermoplastic cross-walk across the side street.
4. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
 5. All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
 6. 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.
 7. This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

Signed this _____ day of _____, 2016.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Coordinator

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 11, 2016 the Hailey Planning & Zoning Commission considered an application by Russ and Andrea Jenson for a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone District. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on 2/19/16; the notice was mailed to property owners within 300 feet on 2/24/16.

Application

The applicant is requesting a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone District. The addition consists of a new shop, addition to the show room, a small second floor office space and relocated exterior materials display area.

Department Comments

Life/safety issues: All Fire Department requirements shall be met.

Water and Sewer issues: No comments received.

Engineering issues: No comments received.

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"/>	17.06.050	<i>Complete Application</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: 1. No comments received

				<p style="text-align: center;">2.</p> <p>Life/Safety: All Fire Department requirements shall be met.</p> <p>Water and Sewer: No comments from water/sewer</p> <p>Building: No comments</p> <p>Streets: No comments</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> <p><i>Staff Comments</i> No new signs are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 9.4 for applicable code. Require 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.</p> <p><i>Staff Comments</i> Existing building: 2,501 sq. feet. Addition: 3,500 square feet. 6,000 total requires 6 parking spaces. A number of substandard stalls exist in front of the building. They are substandard in length, as portions of each stall are in the right of way. Five parallel stalls are shown on the plans adjacent to the north property line along a private road. Room exists in this area for a sixth stall. Required parking has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. <p>Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator</p> <p><i>Staff Comments</i> No new lighting is proposed. Existing lighting meets City standards. Photos of the existing fixtures have been submitted.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>SCI- Sales and Office (SCI-SO) Zone District:</p> <ul style="list-style-type: none"> - Minimum Lot Size: 10,890 square feet - Maximum Lot Width: 0 - Maximum Building Height: 35 - Front Setback: 10 ft. <p>Side and Rear Yard Setback: 10 feet</p> <p><i>Staff Comments</i> Front: 11' N. Side: 15' S. Side 40' Rear: >120'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>

			Improvements Required	
			Staff Comments	<i>No sidewalks exist in the area. Staff suggests an in lieu –payment for the required sidewalk along the street frontage. The commission has made this a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i> <i>The building design (and the design of the entire site) is very functional in nature. The addition is planned to tie in with the existing building.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> <i>No landscaping exists on the site.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> <i>Pedestrians park in front and walk into the building or into the yard where various material samples are displayed.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p> <p><i>Staff Comments</i> <i>The existing dumpster is on the street side, and is not screened. It will be moved to behind</i></p>

				<i>the fence as part of this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	<i>There is no alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			<i>Staff Comments</i>	<i>The existing building and related parking and loading arrangement has been in place since 1985, and pre-dates design review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>The existing head-in parking is nonconforming, and is in place for much of Airport Way. Staff recommends that it be allowed to remain</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>A large area exists on site for snow storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>The snow storage area is greater than 25%.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Snow storage is to the rear of the property and does not impede circulation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>N/A</i>

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	<p>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</p> <p><i>Staff Comments</i> The sloped roof is at a similar pitch to the existing roof line.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2b	<p>a. Standardized corporate building designs are prohibited.</p> <p><i>Staff Comments</i> The building is a very functional building, and is not a standardized corporate design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<p>b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p> <p><i>Staff Comments</i> The building is pedestrian in scale at one story, with two-story elements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<p>c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p> <p><i>Staff Comments</i> There is no change proposed to the very functional street facade. Windows exist, and one balcony is proposed</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2e	<p>d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Staff Comments</i> The proposed changes are compatible with the design and scale of the existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p>e. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p> <p><i>Staff Comments</i> The walls will be wood stained Maple and Creme to match existing. A color sample is in the packet, and an actual material sample will be brought to the meeting. The Commission discussed the addition of windows on the north façade. After explanations from the applicant about the type of fabrication in this area, and the impacts of sunlight, the Commission determined no additional windows were necessary.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p>f. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p> <p><i>Staff Comments</i> The colors are planned to match the existing colors. The design and colors are similar to other buildings in the vicinity. A belly band was discussed as a suggestion.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<p>g. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p> <p><i>Staff Comments</i> The building and addition are pitch-roof (4:12).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <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</p>

				building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>No change to existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>The building does not drain towards walkways. Site drainage is shown on the drainage plan, and gutters are shown on the elevations. The applicant plans to relocate exterior material sample out of the drainage area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Gutters are shown on the elevations.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.
			<i>Staff Comments</i>	<i>No change to the existing signage</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>A fence exists around the materials yard, and will remain.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>N/A</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building’s design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	No change- lines are underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	No change

4. Landscaping: 17.06.080(A)4, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	All changes are to hardscape.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	See above.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	This zone is excluded from this requirement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be

				provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>No pedestrian areas exist.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>A drainage plan is in the submittal packet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	

- A. The Commission or Hearing Examiner shall determine the following before approval is given:
1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which

will:

1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Ordinance.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review application submitted by Design Review application submitted by Russ and Andrea Jenson for a 3,500 square foot addition to an existing business, Sun Valley Rug and Tile, located at 1221 Airport Way (Lots 1A and 1C, Block 5, Airport West Subdivision Phase 2 in the SCI- Sales and Office (SCI-SO) Zone District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance Title 17, Mobility Ordinance Title 18, and City Standards, provided conditions (1) through (7) are met.

1. All applicable Fire Department and Building Department requirements shall be met.
2. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
3. All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense includes, but will not be limited to, the following requirements and improvements: a payment in lieu for the required sidewalk along the Airport Way street frontage shall be made prior to issuance of the building permit.
4. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
5. All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
6. 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.
7. This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

Signed this ____ day of _____, 2016.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Coordinator

Return to Agenda

STAFF REPORT

NOTE; A MOTION WAS NOT MADE ON THIS APPLICATION AT THE APRIL 13 MEETING, SO THIS ITME HAS BEEN RENOTICED AND PLACED ON THE AGENDA FOR MOTION PURPOSES. A PUBLIC HEARING WAS CONDUCTED AT THE PRIOR MEETING.

TO: Hailey Planning & Zoning Commission

FROM: Lisa Horowitz, Community Development Director

RE: Conditional Use Permit Les Schwab Tire Facility 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite)

HEARING: May 9, 2016

Applicant: Kimley Horn Associates on behalf of Les Schwab

Location: 520 North River Street (Lot 11-20, Block 65, Hailey Townsite)

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

Note: Staff analysis is in lighter type

Notice

Notice for the public hearing on March 14, 2016 was sent to the Mt. Express on 4/15/16 and published in the Mountain Express on 4/20/16. Notices were mailed to the adjoining property owners on and the property was posted on 4/20/16. Notice was posted on the subject property on May 2, 2016.

Application

Applications have been submitted by Les Schwab, represented by Kimley Horn Associates for design review and conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts. The building will replace the exterior tire storage area. The site of the existing building is 28,731 square feet in size (Lots 11-18) and 7,181 square feet (Lots 19-20) for a total lot area of 35,912 square feet.

The building will be located on the corner of Spruce and River Streets. Two existing nonconforming buildings will be demolished to accommodate the new building. Curb, gutter and sidewalk will be added along the two street frontages. No changes are proposed to the site and building on the west side of River Street.

This use, Automotive Repair and Maintenance, is a conditional use in the Business Zone District. A

conditional use permit has never been processed, as the use predates the regulations. Les Schwab has been in place since the 1980s. A variance for a fence higher than typically permitted was granted in 1993. The existing building was permitted through the Design Review process in 2001, which included:

- Showroom Building: 9,300 square feet
- Canopy Area: 2,500 square feet
- Storage Building Area: 1,500 square feet

The Commission continued the design review application to the April 11, 2016 meeting, requesting the following information of the applicant:

- Revised site plan for River Street with options for sidewalk at a later date
- Updated site plan to reflect items discussed
- Dumpster location and enclosure to be shown
- Lighting cut sheets and photometric plan
- Cross slopes on the grading plan

General Requirements for all Conditional Use Permits					
Compliant			Standards and Commission Findings		
Yes	No	N/A	City Code	<i>City Standards and Commission Findings</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.020	<p>Complete Application:</p> <p>11.2.2 The application shall include at least the following information:</p> <ul style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. 	

				<p>m. A fee established in a separate ordinance approved by the Council.</p> <p>n. <i>The applicant has submitted a conditional use permit application with plans outlining the above.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department and Boards/Commissions Comments	Engineering/Streets: <i>See comments in the Design Review staff report</i> <i>Various comments related to design review and not tied to the conditional use</i>
				Life/Safety: <ul style="list-style-type: none"> - Police Department No concerns - Fire Department
				Water and Sewer: <ul style="list-style-type: none"> - <i>The project must comply with all requirements of the water and wastewater departments. No water or sewer service is proposed for this building: it is for tire storage only.</i>
				Building: <ul style="list-style-type: none"> - <i>No concerns.</i>
				Boards and Committees: <ul style="list-style-type: none"> - <i>No concerns.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	08A.020 Signs	8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Commission Findings	<ul style="list-style-type: none"> - <i>No new signs are proposed. Current signs are approved as part of the active sign permit. Any new signage will require approval prior to installation.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	08C.040 Outdoor Lighting Standards	8B.4.1 General Standards <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Commission Findings	<i>New lighting is proposed and will be reviewed as part of the design review application.</i> <i>Existing lighting was required to meet City standards.</i>

				<i>The City has requested a new city-standard street light be installed at the corner of River and Spruce Streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 9.4 for applicable code.</p> <ul style="list-style-type: none"> - Require 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.
			Commission Findings	<i>The existing buildings are served by 19 on site spaces. The new building provides 5 additional and creates 14 additional on-street spaces. The project exceeds city parking requirements. (Parking is at a premium in the area, and this business utilizes quite a bit of area parking). The Commission discussed a reconsideration of the long-term street design for River Street in this part of town to accommodate angle-in parking.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.4.8 (B)	B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
			Commission Findings	<i>The existing alley is used for access to the covered service area. All of the on-site parking for the existing use is accessed off of the street. It is most logical to continue that design with this addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4.8 (D)	D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			Commission Findings	<i>Access points crossing the sidewalk are controlled, and pedestrian travel is visible. The addition serves to clean up the corner area, with sidewalks for pedestrians added along Spruce Street. The addition of a street light at the corner of River and Spruce will help with nighttime safety. See additional street design suggestions by the City Engineer in the Design Review staff report.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Article 5.4: Bulk Requirements	<p>Limited Business (B) District:</p> <ul style="list-style-type: none"> - Minimum Lot Size: 0 - Maximum Lot Width: 0 - Maximum Building Height: 35 - Front Setback: 0 ft. - Side and Rear Yard Setback: 0 feet
			Commission Findings	<i>- The proposed building meets all bulk requirements. It is 12'-11" tall.</i>
Section 11.4 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.1	<p>Compliance with the Comprehensive Plan</p> <p>11.1 Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>
			Commission Findings	<i>This application complies with the following goals and objectives of the Comprehensive Plan</i>

				<ul style="list-style-type: none"> - Goal 6.1: Economic Development“ <ul style="list-style-type: none"> o Encourage a diversity of economic development opportunities within Hailey.” - <i>This use provides a valuable service for Hailey residents.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(a)	<p>11.4.1 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>According to §5.4 of the Zoning Ordinance, Automotive Repair and Maintenance currently requires a Conditional Use Permit in the Business (B) zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(b)	<p>b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>The existing building and related parking and loading arrangement has been in place for over 20 years. The addition of the Tire Storage Building will clean up this aspect of the use, and create better parking and circulation in the neighborhood with the addition of curb, gutter and sidewalk on the remainder of the project frontage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(c)	<p>c. Will not be hazardous or disturbing to existing or future neighboring uses;</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>The City worked with adjacent neighbors in 2001 for the portion of the Les Schwab facility on the west side of River Street (not part of this application). The current application is surrounded by business uses. The Commission could consider requesting the applicant to grade the empty lot on the west side of River Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(d)	<p>d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>Comments from City Departments have been noted in this report. No other agency comments have been received.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(e)	<p>e. Will not create excessive additional requirements at public cost for public facilities and services; and</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>No additional cost will be incurred from any public agencies for this facility to function and operate.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(f)	<p>f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>Externalities anticipated by this use are a low amount of truck traffic and high vehicular traffic. The use has established longevity, and works collaboratively with</i>

				<i>surrounding businesses, this application has been reviewed by all city departments any issues are noted in this report.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			<i>Commission Findings</i>	- <i>Vehicular ingress and egress is controlled at two locations, one on Myrtle Street and one on River Street. These control points work well to manage traffic. The City is looking at the future design of River Street at the north end to ensure that the final street configuration is a good fit for the types of businesses in this area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4.1(h)	b. Will not result in the destruction, loss or damage of a natural, scenic or historic feature;
			<i>Commission Findings</i>	- <i>The property does not contain a natural, scenic, or historic feature or structure.</i>

11.6 Conditions.

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

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

- 11.6.16 Set a limit on the duration of the permit when deemed necessary.**
- 11.6.17 Allow for subsequent periodic review.**

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

Summary

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

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Zoning Ordinance. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any CUP approved by the Commission.

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

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

Suggested Conditions

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

1. All Fire, Building, Water, Wastewater and Street Department requirements shall be met in regard all maintenance, administrative, and other functions of this facility.
2. All City infrastructure requirements shall be met as outlined in Section 16.05 of the Hailey Subdivision Title 16, and as per the April 11, 2016 Design Review approval. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant’s sole expense includes, but will not be limited to, the following requirements and improvements:

curb, gutter and sidewalk on the remained of River Street, and on Spruce Street for the entire project frontage.

Motion Language

Approval:

Motion to approve conditional use permit application for Conditional Use Permit application by Les Schwab, represented by Kimley Horn Associates for a conditional use permit application for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts, and finding that the application meets each of the criteria for review (a) through (h) cited in Zoning Ordinance Article 17.11.040, Section 17.11.040.01, that the conditional use permit complies with the Comprehensive Plan, and that the conditional use permit is subject to condition (1) thru (2) noted above.

Denial:

Motion to deny conditional use permit application by Les Schwab, represented by Kimley Horn Associates for a conditional use permit application for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts), citing the following reasons for denial _____.

Continuation:

Motion to continue discussion of the conditional use permit application by Les Schwab, represented by Kimley Horn Associates for a conditional use permit applications for a new 3,500 square foot tire storage facility to be located adjacent to the existing Les Schwab building at 520 N. River Street (Lots 11-20, Block 65 Hailey Townsite) in the Business (B) and Townsite Overlay (TO) Zoning Districts to a later date as specified here _____.

Return to Agenda

STAFF REPORT

TO: Hailey Planning & Zoning Commission
FROM: Lisa Horowitz, Community Development Director
RE: Preliminary Plat – Lot Line Adjustment in Townsite Overlay

HEARING:

Applicant: Miley Lot Line
Project: Preliminary Plat (Lot Line Adjustment in Townsite Overlay)
Request: Preliminary Plat Lot Line Adjustment in Townsite Overlay
Location: Lots 1-5, Block 45 Hailey Townsite (at 215 and 219 N. First Avenue)
Zoning: **General Residential (GR) and Townsite Overlay(TO)**
Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on 4/20/16; the notice was mailed to property owners within 300 feet on 4/20/16.

Application

Consideration of an application by Scott Miley, represented by Benchmark Associates, for a Lot Line Adjustment located at 215 and 219 N. First Avenue, Lots 1-5, Block 45, Hailey Townsite to consolidate five existing lots and create three lots, Lots 1A, 2A and 3A in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

Section 16.06.030 of Title 16 states the following:

**The modification of original Hailey Townsite lot lines that results in more than one platted lot shall not be reviewed as a Lot Line Adjustment.
(Ord. 1002, §8, 03/26/2008)**

Therefore, this lot line application is being processed as a Preliminary Plat. The applicant is proposing to consolidate five lots to create a three lot subdivision whereby Lots 1-5, Block 45 Hailey Townsite are consolidated into three (3) lots. Three houses are existing. One will remain on proposed lot 1A. The remainder will be demolished prior to final plat.

Section 16.03.040 of the Subdivision Chapter allows for applications for platting four (4) or fewer residential building parcel to be reviewed through the short plat procedure. In this procedure, the Hearing Examiner or Commission reviews the preliminary plat only. Upon preliminary plan approval, the applicant may submit a final plat application within one year for a public hearing before the Council.

Department Comments

Life/safety issues:

Water and Sewer issues: Water and sewer requirements must be met, and new service must be installed to City standards and inspected prior to final plat. The water Department has commented that there is a fourth meter which needs to be abandoned.

The Wastewater Department notes that there appears that there appears to be sewer services coming from mainline going towards proposed lots that are being changed so there should be no issue with wastewater. In this part of town these service lines could potentially be concrete pipe (AC) which is very brittle and has a history of cracking and leaking. The Department can only guarantee verification of the line leaving the main but assume the services go directly perpendicular into each lot, the applicant may need to have a plumber verify this, it's possible one of the lines may not be in use and is only a stub off the mainline. The preliminary plat incorrectly shows service connections from mainline. The city is not responsible for sewer service laterals but does require one service per lot.

Engineering issues:

Standards of Evaluation

CHAPTER 16.04 - DEVELOPMENT STANDARDS

16.04 General Standards.

The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable

Ordinance or policy of the City of Hailey, and shall be in accordance with general provisions of the Comprehensive Plan.

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

The streets and alleys are existing.

A. Streets:

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

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

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

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

N/A

C. Access:

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

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

D. Design:

Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings,

chicanes, chokers, and/or neckdowns shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.

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

E. Centerlines:

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

N/A

F. Width:

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

N/A

G. Roadways:

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

N/A

H. Road Grades:

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

decreases to a 2% slope.

N/A

I. Runoff:

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

There is no organized drainage in the neighborhood. All of the properties on this block are relatively flat. Any new development on the newly reconfigured lots will be required to provide adequate drainage. Drainage within the plat is adequate for the level of development permitted in this zone district.

J. Signage:

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

N/A

K. Dedication; Names:

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

N/A

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

M. Driveways:

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

All lots currently access from the alley. Alley access will be encouraged when development is proposed for lots 2A and 3A.

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

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

This standard will be met at the time that development is proposed on lots 2A and 3A, or if redevelopment is proposed for Lot 1A.

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

It is unlikely that any driveways will be longer than 150 feet.

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

N/A

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

N/A

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

The driveways can be located within the traditional lot and block pattern of old Hailey, off of the alley.

N. Parking Access Lane:

A parking access lane shall not be considered a street, but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.

N/A

O. Fire Lanes:

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

N/A

16.04.030: Sidewalks and Drainage Improvements:

- A. Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable city standards, except as otherwise provided herein.
- B. The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
- C. New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
- D. Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
- E. The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.

This is a lot line adjustment, which in Townsite Overlay, is processed as a short plat to allow for neighborhood comment. Sidewalks will be required for construction of a new residence on Lots 2A and 3A at the time of application.

16.04.040 Alleys and Easements:

- A. Alleys shall be provided in all Business District and Limited Business District developments where feasible.
 - 1. The minimum width of an alley shall be twenty six feet (26').
 - 2. All alleys shall be dedicated to the public or provide for public access.
 - 3. All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
 - 4. Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall

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

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

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

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

- 1. To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the Mean High Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
- 2. To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk**

requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.

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

None of the above conditions exist on the subject property. The power service for Lot 1A is fully contained on the newly configured lot. No easements are needed for this project.

16.04.050 Blocks:

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

N/A

16.04.060 Lots:

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

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

Lot 19A: 8,997 sq. ft.

Lot 16A: 4,499 sq. ft.

Lot 13A: 4,498 sq. ft.

Two of the three lots are narrow, but can meet the minimum width requirement established for the Townsite Overlay of 37.5 feet.

- A. If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and

provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.

N/A

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

N/A

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

N/A

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

N/A

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

All lots have frontage on a public street.

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

The lots follow the original historic platting pattern, and maintain frontage on the street and the alley.

16.04.070 Orderly Development:

A. Phasing Required:

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

N/A

B. Agreement:

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

N/A

C. Mitigation of Negative Effects:

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

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

N/A

D. Area Development Plan:

When the Developer of Contiguous Parcels proposes to subdivide any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The

Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:

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

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

All of the lots owned by the applicant are shown on the preliminary plat. It would be possible to divide Lot 1A one more time if the existing house were removed. Staff has added a condition of approval addressing that possibility with regards to respecting the platting pattern of old Hailey.

16.04.080 Perimeter Walls, Gates and Berms:

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

N/A

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

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

16.04.110 Parks, Pathways and Other Green Spaces:

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

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

P = x multiplied by .0277

“P” is the Parks contribution in acres

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

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

N/A

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

N/A

Multiple Ownership: N/A

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

N/A

C. Minimum Requirements:

- 1. **Private Green Space: Use and maintenance of any privately owned Green Space shall be controlled by recorded covenants or restrictions which run with the land**

in favor of the future owners of the property within the tract and which cannot be modified without the consent of the Council.

N/A

- 2. Neighborhood Park: A Neighborhood Park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A Neighborhood Park shall be deeded to the City upon completion, unless otherwise agreed upon by the Developer and City.**
- 3. Mini Park: A Mini Park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All Mini Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
- 4. Park/Cultural Space: A Park/Cultural Space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more Parks or Park/Cultural Spaces.**
- 5. Pathway: Pathways shall have a minimum twenty foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan, or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A**

Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.

- D. Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
- 1. Shall meet the minimum applicable requirements required by subsection D of this section.**
 - 2. Shall provide safe and convenient access, including ADA standards.**
 - 3. Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.**
 - 4. Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drainways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.**
 - 5. Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
 - 6. Shall require low maintenance, or provide for maintenance or maintenance endowment.**
- E. Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
- 1. Shall meet the minimum applicable requirements required by subsection D of this section.**
 - 2. Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
- F. Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the**

following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):

- 1. Shall meet the minimum applicable requirements required by subsection D of this section.**
- 2. Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
- 3. The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
- 4. The private ownership and maintenance of green space shall be adequately provided for by written agreement.**

G. In-Lieu Contributions:

- 1. After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.**
- 2. The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this title multiplied by the fair market value of the land (*e.g.*, \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.**
- 3. Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.**
- 4. In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which**

may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.

CHAPTER 16.05 - IMPROVEMENTS REQUIRED:

16.05.010 Minimum Improvements Required:

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

A. Plans Filed, Maintained:

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

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

B. Preconstruction Meeting:

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

A preconstruction meeting shall be required.

C. Term of Guarantee of Improvements:

The Developer shall guarantee all improvements pursuant to this Chapter for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer, except that parks shall be guaranteed and maintained by the Developer for a period of two years.

The developer is hereby required to guarantee all improvement pursuant to this Section

for no less than one year from the date of approval of all improvements as complete and satisfactory by the City Engineer.

16.05.020 Streets, Sidewalks, Lighting, Landscaping:

The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.

None of these improvements are required.

A. Street Cuts:

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

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

B. Signage:

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

N/A

C. Streetlights:

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

N/A

16.05.030 Sewer Connections:

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

Connections will be required to meet City wastewater requirements.

16.05.040 Water Connections:

A. Requirements:

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

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

B. Townsite Overlay District; Insulation:

Within the Townsite Overlay District, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

This has been made a condition of approval.

16.05.050 Drainage:

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

No drainage improvements are required at this time. Drainage will be reviewed upon the development of each lot.

16.05.060 Utilities:

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

This will be required at the time of construction.

16.05.070 Parks, Green Space:

The Developer shall improve all parks and Green Space areas as presented to and approved by the Hearing Examiner or Commission and Council.

N/A

16.05.080 Installation to Specifications; Inspections:

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

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

16.05.090 Completion; Inspections; Acceptance:

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

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

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

16.05.100 As Built Plans and Specifications:

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

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

Summary and Suggested Conditions

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

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

- a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant’s sole expense include, but will not be limited to, the following requirements and improvements:
- b) All City infrastructure requirements shall be met as outlined in Chapter 16.05 of the Subdivision Title. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department approval and shall meet City Standards where required. Infrastructure to be completed at the applicant’s sole expense include, but will not be limited to, the following requirements and improvements:
- c) Any reconfiguration or further subdivision of Lot 1A shall follow the traditional lot and block platting patterns, with parallel lot lines and access to the street and the alley from all lots.
- d) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Subdivision Title.

- e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to subsections 16.03.030(I) and 16.05.090(B) of the Subdivision Title, prior to recordation of the final plat.
- f) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- g) Any subdivision inspection fees due shall be paid prior to recording the final plat.
- h) Any application development impact fees shall be paid prior to recording the final plat.

Motion Language:

Approval:

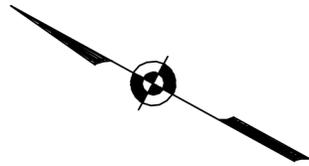
Motion to approve the Preliminary Plat application for Scott Miley, represented by Benchmark, Associates for a Lot Line Adjustment located at 215 and 219 N. First Avenue, Lots 1-5, Block 45, Hailey Townsite to consolidate five existing lots and create three lots, Lots 1A, 2A and 3A in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that the application meets all City standards.

Denial:

Motion to deny the Preliminary Plat application for Scott Miley, represented by Benchmark, Associates for a Lot Line Adjustment located at 215 and 219 N. First Avenue, Lots 1-5, Block 45, Hailey Townsite to consolidate five existing lots and create three lots, Lots 1A, 2A and 3A in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that _____(Commission should cite which standards are not met and provided the reason why each identified standard is not met).

Continuation:

Motion to continue the public hearing upon the Preliminary Plat application for Scott Miley, represented by Benchmark, Associates for a Lot Line Adjustment located at 215 and 219 N. First Avenue, Lots 1-5, Block 45, Hailey Townsite to consolidate five existing lots and create three lots, Lots 1A, 2A and 3A in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts to _____[the Commission should specify a date].

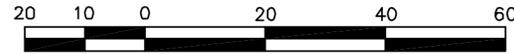


A PLAT SHOWING LOTS 1A-3A, BLOCK 45, HAILEY TOWNSITE

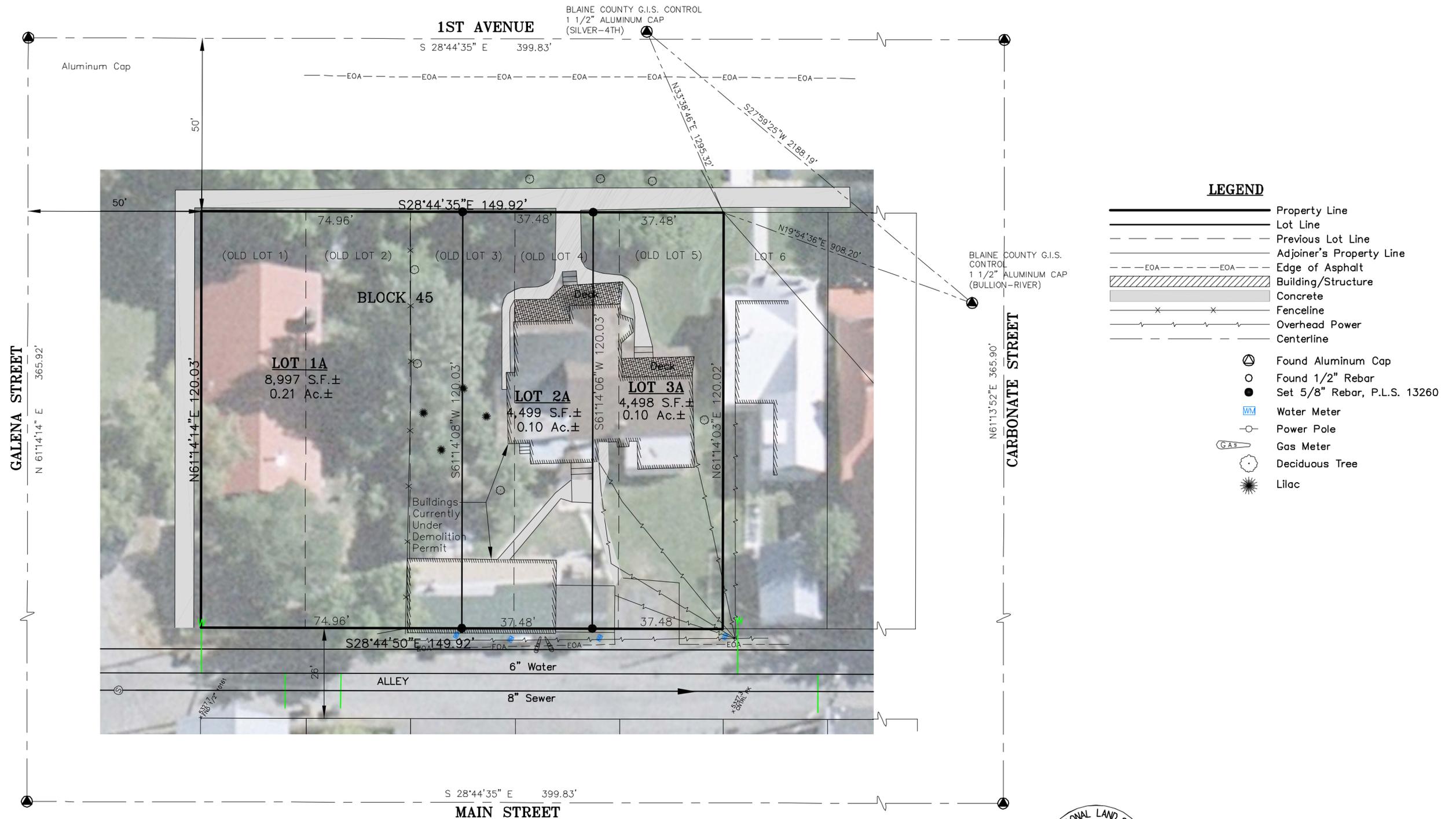
WHEREIN THE LOT LINES BETWEEN LOTS 1-5, BLOCK 45 ARE SHIFTED TO CREATE 3 LOTS, AS SHOWN
LOCATED WITHIN SECTION 9, T.2 N., R.17 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

MARCH 2016

SCALE: 1" = 20'



SCALE IN FEET



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

Date _____

South Central District Health Dept., EHS



Brian D. Yeager, P.L.S. 13260

LOTS 1A-3A, BLOCK 45, HAILEY TOWNSITE

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 2

Job No. 6001.01

Return to Agenda

April 7, 2016

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Text Amendment to Title 17, Chapter 17.05, District Use Matrix, to clarify: Restaurants, including Drive-through and Restaurants which may or may not include the sale of alcoholic beverages; Parcel Delivery and Shipping Services; Dance, Martial Arts and Fitness Facilities.

ATTACHMENT 1: Ordinance 1128 adopting the District Use Matrix (July, 2013)

Summary

The City adopted the District use Matrix in July of 2013 as a way of simplifying permitted uses for applicants, staff and the public. At that time, various decisions were made regarding uses that were similar or overlapping. Now with 2-1/2 years of practical application of the District Use Matrix, some items need to be clarified.

The Commission discussed items 1 and 2 at their February 22, 2016 meeting. The recommendations from the Commission meeting are included in this memo. The Commission directed staff to bring these two items back at the March meeting for final review. These items were reviewed at the March 14 meeting, with the changes noted herein. Item #3 was deferred for discussion at the April 11 meeting.

1) Restaurants and Drive through restaurants

Prior to the District Use Matrix, the following regulations existed (all excerpted from Attachment 1):

- Neighborhood Business: Restaurants which may or may not include the sale of alcoholic beverages (conditional)
- Limited Business: Restaurants (conditional)
- Business: restaurants
- Airport: restaurants within terminal
- SCI-SO: all of the following as conditional:
 - Hotels or motels with or without attached restaurants

- restaurants- drive through service windows not allowed
- Restaurants attached to adjacent to hotels or motels, drive through service windows are not permitted.
- SCI-I: the following as conditional: restaurants- drive through service windows not allowed

Staff does not believe so many variations of “restaurant” are needed in the District Use Matrix, and suggested the simplifications shown below. The Commission concurred, and further directed staff to clarify footnote #3 by removing the word “adjacent”. The Commission further directed staff to create a separate category in the Matrix for “bars” and to define bars in the definitions section of the Code. Staff suggests that the Commission look at bars in conjunction with food service and restaurants. Two draft definitions are included for discussion.

BAR: Any commercial establishment serving alcoholic beverages and providing entertainment for patrons including nightclubs, lounges, and cabarets, but not including food services, and as provided by Idaho Code.

FOOD SERVICE: An establishment where food and drink are prepared, served and consumed on site with associated outdoor dining, or distributed to customers through take out, delivery or catering. Typical uses include, but are not limited to restaurants, cafes, delis, catering services and brewpubs that do not distribute beer produced for off-site consumption. A food service establishment may also serve alcoholic beverages.

Category	Description (Excerpt)	Districts & Corridors											A	SCI-SO	SCI-I
		RG B	LR -1	LR -2	G R	N B	L B	T N	B	L I	T I				
COMMERCIAL															
	Hotels or motels with or without attached restaurants.	N	N	N	N	N	P	N	P	N	N	C	C	N	
	Restaurants which may or may not include the sale of alcoholic beverages.	N	N	N	N	C	N	N	N	N	N	N	N	N	
	Restaurants within terminal	N	N	N	N	N	N	N	N	N	N	P	N	N	
	Food Service	N	N	N	N	N C	C	N	P	N	N	N P ²	N C ¹	N C ^{3.1}	

Category	Description (Excerpt)	Districts & Corridors											A	SCI-SO	SCI-I	
		RG B	LR -1	LR -2	GR	NB	LB	TN	B	LI	TI					
	Restaurants and bars.															
	<u>Bars</u>	N	N	N	N	N	C	N	P	N	N	N	C¹	C²		
	Restaurants. Drive-through service windows are not allowed.	N	N	N	N	N	N	N	N	N	N	N	€	€		

¹ Drive-through restaurants not permitted

² Only within terminals

³ Attached to hotel/motel

2) Parcel Delivery and Shipping Services

As was noted in the conditional use permit hearing on UPS, of the approximately 1,000 squares in the District Use Matrix, only one is left blank: the square for “Parcel Delivery and Shipping Services”. Prior to the matrix, this was a permitted use in the SCI-I zone district, but not in the TI zone district where Fed-Ex is located. The Commission suggested keeping “Parcel Delivery and Shipping Services” as a Conditional Use, and discussed the following changes to the matrix. At March 14, the Commission discussed clarifying that the use that should be conditional is the “truck terminal” portion of the parcel delivery use. Staff has suggested a clarification to the text to address this.

Category	Description (Excerpt)	Districts & Corridors											A	SCI-SO	SCI-I
		RG B	LR -1	LR -2	GR	NB	LB	TN	B	LI	TI				
COMMERCIAL															
	<u>Truck terminals for Parcel delivery and shipping services</u>	N	N	N	N	N	N	N	<u>C</u>	N	N	<u>C</u>	N	N	P

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Category	Description (Excerpt)	Zones and Sub districts											A	SCI- SO	SCI- I
		RG B	LR -1	LR -2	G R	N B	L B	T N	B	L I	T I				
PUBLIC OR SEMI/PUBLIC															
Public or Semi-Public	Churches	N	P	P	P	C	P	P	C	N	N	N	N	N	
	Colleges, vocational and technical trade schools.	N	N	N	N	N	N	N	P	N	P	N	P	N	
	Government offices and public administration, except correctional institutions.	N	N	N	N	N	P	N	P	N	N	N	N	N	
	Health care and social assistance.	N	N	N	N	N	P	N	P	N	N	N	N	N	
	Municipal Uses limited to water storage and well facilities	C	N	N	N	N	N	N	N	N	N	N	N	N	
	Non-motorized recreational pathways	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Non-profit recreation center	N	N	N	N	N	N	C	N	N	N	N	N	N	
	Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Public recreational or cultural areas	C	N	N	N	N	N	N	N	N	N	N	N	N	
	Public Service, Public Use and Public Utility Facilities.	N	C	C	C	N	C	C	C	P	P	N	C	C	
	Semi-Public Uses.	N	N	N	C	C	P	C	P	N	N	N	N	N	
Schools. (Refer to §11.4.3 for specific criteria when reviewing schools)	N	N	N	C	N	C	N	C	N	N	N	C	N		

HEALTH AND FITNESS FACILITY: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

STUDIO, ARTIST: Work space within an enclosed structure for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. Also includes recording studios. Incidental retail sales of items produced on the premises is allowed.

PERFORMING ARTS CENTER: A facility housing the elements needed to support a performing arts organization. Such facility may functions associated either with an on site or off site live performance theater, but not including performing arts space within schools.

PUBLIC RECREATIONAL AND CULTURAL AREAS:

RECREATION FACILITY, COMMERCIAL: A recreation facility operated as a business and open to the general public for a fee. Typically uses include, but are not limited to, arcades, sport facilities, swimming pools, laser tag and paintball courses, billiards, skating rinks, driving ranges, miniature golf, water courses and motorized car tracks.

RECREATION FACILITY, PUBLIC: A publicly owned and operated recreation facility.

RECREATION FACILITY, RESIDENTIAL: A recreation facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including outdoor and indoor facilities. These facilities are usually proposed or planned in association with development and located within or adjacent to such development.

The following businesses fit into these categories:

Recreation, Fitness

Flight LLC Fitness	120 Main Street S	B
Bigwood Fitness	21 East Maple Street	B
Boulder Mtn Crossfit	1012 Business Park Drive	TI
Fitworks Class Studio	1050 Fox Acres Road	GR
Rapid Results Training	101 Bullion St.	B
Spirit n motion Athletic School	3950 Woodside blvd	LI
Pure Body Bliss	91 e. Croy St.	B
Resilient body Pilates	515 N. River St.	B
Sawtooth Martial Arts	613 N River	B
BCRD Fitworks	1050 Fox Acres Road	GR

Performing Arts, Public Recreation

Liberty Theatre	110 N Main Street	B
BCRD Gymnasium	1050 Fox Acres Road	GR
BCRD Swimming Pool	1050 Fox Acres Road	GR
Rodeo Grounds		LB

Standards of Evaluation

Note: Staff analysis is in lighter type,

Italicized words are words or phrases added by staff for clarification purposes.

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

a. The proposed amendment is in accordance with the Comprehensive Plan;
Insert relevant comp plan sections

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

No additional public costs are anticipated from these text changes.

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

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

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

The proposed amendment will make it easier for the public, business community and staff to understand where various uses are permitted.

Summary

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

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

Motion

“I move to approve the changes to Title 17, Chapter 17.05, District Use Matrix as modified herein, and recommend passage of said changes to the Hailey City Council.”

Return to Agenda

April 7, 2016

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Text Amendment to Title 16, Chapter 6.3, Lot Line Adjustment

Summary

In 2008, the City adopted the following amendment to the Subdivision Ordinance regarding Lot Line Adjustments in Townsite Overlay:

**6.3 The modification of original Hailey Townsite lot lines that results in more than one platted lot shall not be reviewed as a Lot Line Adjustment.
(Ord. 1002, §8, 03/26/2008)**

There has been some confusion based on the wording of the above as to what standards apply. In reviewing the record, Staff and the City Attorney believe that the intent of the Council in adopting the above change was to review Lot Line Adjustments with the standards required of all Lot Line Adjustments, but with a modified process to allow for additional public input. The following change is proposed to clarify the process:

6.3 The modification of original Hailey Townsite lot lines that results in more than one platted lot shall ~~not~~ be reviewed as a Lot Line Adjustment, and shall also include the public review process outlined in Section 16.03.040, Short Plat Procedure.

Standards of Evaluation

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

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

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

Insert relevant comp plan sections

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

No additional public costs are anticipated from these text changes.

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

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

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

The proposed amendment will make it easier for the public, business community and staff to understand where various uses are permitted.

Summary

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

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

Motion

“I move to approve the changes to Title 16, Chapter 6.3, Lot Line Adjustment outlined in the staff memo dated April 7, 2016, subject to a finding that the evaluation standards have been met, and recommend passage of said changes to the Hailey City Council.”