

## STAFF REPORT

**TO:** Hailey Hearing Examiner  
**FROM:** Mariel Platt, Planner  
**RE:** Design Review – Lot 19A, Block 1, Croy Street Addition (Smith)  
**HEARING:** March 19, 2010

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**Applicant:** Dan and Stephy Smith  
**Location:** Lot 19A, Block 1, Croy St. Addition, Hailey Townsite, (109 Croy St. West)  
**Zoning:** General Residential (GR) and Townsite Overlay

**Note:** The Design Review Guidelines are in bold type and staff analysis is in lighter type.

### **Notice**

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 24, 2010.

### **Application**

Dan and Stephy Smith have submitted a Design Review application for a new single family residence located on Lot 19A, Block 1, Croy Street Addition (109 Croy Street West). The applicant proposes a two story residence.

### **Procedure**

Pursuant to Section 6A.3, the projects within the Townsite Overlay shall receive a public hearing with the Hearing Examiner. The Hearing Examiner may approve, conditionally approve or deny an application at the public hearing or can defer decision for further review. The findings of fact, conclusions of law and decision as prepared by the Hearing Examiner shall be signed and filed with the administrator and shall be available to the applicant and the public no more than forty-five (45) days after the close of the hearing.

### **Department Comments**

**Building:** The proposed sliding door located between the garage and the proposed dwelling will be required to be of solid wood doors or solid honeycomb steel doors not less than 1 3/8 inches thick or 20 minutes fire rated. Doors will be required to be self closing and self latching as stated in the Hailey Municipal Code. Special permits and inspections for the elevator will be required to be obtained through the Idaho Department of Building Safety. These items have been included as conditions of approval.

**Water/Sewer:** The applicant will need to tee-off of the existing sewer lateral which is connected to the existing home for service to the proposed home, as long as both the existing and proposed home remain on the same property. If this property ever subdivided, a separate sewer lateral will be needed for each structure/property.

**Engineer:** No comments were received.

### **Standards of Evaluation**

#### **4.13.6 Bulk requirements:**

**Maximum height in the General Residential and Townsite Overlay District is 30 feet.**

**Height of Building is defined as: The greatest vertical distance measured from the lowest point of record grade within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten (10) feet above the highest point of the roof surface, steeples, and spires.**

Proposed height is 34 feet from record grade.

The plans show two different record grades measured within the building footprint. In accordance with the definition of Building Height, the lowest record grade is required to be used when determining building height.

The height of the following building components (measured from record grade) are as follows:

Roof deck surface: 27 feet.

Elevator: 34 feet.

Top of tallest parapet wall (roof deck wall): 31 feet.

Chimney: 39 feet (8 feet beyond the top of tallest parapet wall; 12 feet beyond the deck surface).

The Hearing Examiner should determine, based on the above definition of Building Height and the exemptions allowed under the definition, whether the highest point of the roof surface is the deck surface or the top of the parapet wall and whether or not the parapet wall, and elevator can extend beyond the maximum building height permitted.

#### **Minimum Setbacks in LR, GR, TN, and LB Districts:**

**Setback from any street right-of-way – twelve (12) feet. The following exceptions apply:**

- a. Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports.**
- b. No garage door shall be within twenty (20) feet of any street right-of-way, as measured from the garage door to the street providing access to the garage.**

The proposed setback is 40 feet measured from the southern exterior wall to Croy Street (unenclosed porches can encroach into this setback up to 7 feet). The proposed unenclosed porch is 30 feet from Croy Street.

**Setback from any alley right-of-way – six (6) feet.**

Proposed setback is 13 feet and 6 inches.

**Setback from any Idaho Transportation Department/Wood River Trail right-of-way – five (5) feet.**

Not applicable.

**Setback from property lines abutting other private property --**

- a. **Base setback – fifteen percent (15%) of lot width, or 10 feet, whichever is less. However, no such setback shall be less than six (6) feet.**

Base setback: 9 feet.

- b. **Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning.**

The required setback: 12.2 feet, based on a west wall height of 30 feet six inches from record grade.

The proposed setback: 15 feet.

**Maximum Lot Coverage:**

**General Residential, Limited Residential-1 districts:**

<b>Building Height</b>	<b>Maximum Lot Coverage</b>
<b>2 or more stories above grade, no garage</b>	<b>25%</b>
<b>2 or more stories above grade, with garage</b>	<b>30%</b>
<b>Less than 2 stories above grade, no garage</b>	<b>35%</b>
<b>Less than 2 stories above grade, with garage</b>	<b>40%</b>

Lot Size: 8990 square feet

Building footprint: The proposed structure is 1,070 square feet and the existing structure is 650 square feet.

Proposed lot coverage: 19%

Maximum lot coverage allowed: 30%

**4.13.7 Non-Conforming Buildings**

Where an existing building is non-conforming with respect to setbacks, expansion of said building within the plane of the furthest intrusion shall be permitted, provided that the non-conformity with respect to the distance of the setback is not further increased. Such expansion shall not be considered to be increasing the degree of non-conformity pursuant to Section 13.6 of this Ordinance. The following exceptions apply:

- a. **In no case may expansion occur that results in a setback of less than six (6) feet from property lines abutting other private property.**
- b. **Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than six feet from property lines abutting other private property, regardless of underlying zoning.**
- c. **No roof overhangs, fire escapes, chimneys, bay windows or other features, which are subject to Section 7 of this Ordinance (Supplementary Yard**

**Regulations), shall have a setback less than five (5) feet from property lines abutting other private property.**

The proposal is for a new single family dwelling only. The existing single family dwelling is proposed to remain and will not be expanded or changed in anyway at this time. The applicant has stated intentions to demolish the dwelling and build a future garage. This application is only for approval of the new single family dwelling. No plans for the future garage have been submitted with this application. Design review requirements are required to be met for the new garage, if in the future the applicant does wish to build a new garage in place of the existing dwelling. The required demolition process for historical structures shall be followed, if the existing dwelling was constructed before 1941.

#### **4.13.8. Lot Line Vacations**

**If a parcel in single ownership consists of two (2) or more Original Townsite lots, or a combination of lot(s) and portions of lot(s), the internal Original Townsite lot lines underneath or located within a required setback of proposed and existing buildings shall be vacated prior to the issuance of a Building Permit for any new building.**

The applicant received a lot line adjustment a few years ago, creating Lot 19A. The subject property is now one Lot. There are no interior or underlying lot lines.

#### **6A.7.1 Improvements Required**

##### **6A.7.1.1 Sidewalk, Curb, and Gutter**

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

The application is for a new primary dwelling, which requires a sidewalk installed to City Standards along the entire length of the property (60 feet), adjacent to Croy Street.

**The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the**

**City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy. In-lieu contributions for sidewalks shall not be accepted in B, LB, TI and SCI districts.**

The applicant may request to pay fees in-lieu of a sidewalk in the amount of 110% of the estimated cost of the 60 foot sidewalk.

#### **6A.7.1.2 Water Line 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.**

Meeting this requirement is a recommended condition of approval.

**6A.7.2 Area Development Plan. When the owner of Contiguous Parcels is required to obtain Design Review approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission shall evaluate the following basic site criteria and make appropriate findings of fact:**

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

**Upon any approval of the Design Review application, the Owner shall be required as a condition of approval to record the Area Development Plan or a development agreement depicting and/or detailing the approved Area Development Plan with a statement that the Area Development Plan shall bind the Owner and Owner's successors.**

The property owners do not own other parcels contiguous to the subject property.

## **8.2 Signs**

No signs are proposed at this time. 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.

## **9.4 Parking Space Requirements**

**9.4.1 Residential: No parking space, or portion thereof, shall be located in any right-of-way or public thoroughfare, unless otherwise provided herein. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per nine (9) feet of floor width and 21 feet of floor length.**

- a. Single family residences: 2 per residence minimum, 6 per residence maximum. The City will allow the use of 100' right-of-ways within the Hailey Original Townsite for licensed passenger vehicle parking for single family dwellings. Parking for accessory dwelling units must be provided on site.**

The applicant proposes a one (1) car garage attached to the new single family dwelling. An additional parking space may be counted outside of the garage, on-site or in the City right-of-way.

## **8B.4. Outdoor Lighting Standards**

### **8B.4.1 General Standards**

- a. All exterior lighting shall be designed, located and lamped in order to prevent:
  - 1. Overlighting;**
  - 2. Energy waste;**
  - 3. Glare;**
  - 4. Light Trespass;**
  - 5. Skyglow.****
- b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.**
- c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.**
- d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**
- e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**

The proposed lighting plan indicates five (5) of the lighting fixtures will be “Braxton” fixtures, both small and large. One (1) “small brim wall light” and one (1) wall mounted bulkhead is also proposed over and near the garage entrance.

### **8B.4.2 Type of Luminaires**

**All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded, with the following exceptions:**

- a. Luminaires that have a maximum output of four hundred (400) lumens per fixture, regardless of number of lamps (equal to one forty [40] watt**

- incandescent light), may be left unshielded provided the luminaire has an opaque top or is under an opaque structure. (see Figure 5)
- b. **Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of lamps (equal to one sixty [60] watt incandescent light) may be partially shielded provided the lamp is not visible, and the luminaire has an opaque top or is under an opaque structure. (See Figure 3)**
  - c. **Floodlights with external shielding shall be angled provided that no light is directed above a twenty-five (25) degree angle measured from the vertical line from the center of the light extended to the ground, and only if the luminaire does not cause glare or light to shine on adjacent property or public rights-of-way (see Figure 6). Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.**

None of the proposed light fixtures are downcast and fully shielded. In accordance with the above exemptions, it is a recommended condition of approval that the light bulbs not exceed maximum number of lumens allowed for the following fixtures:

1. Braxton light fixtures must not exceed 1,000 lumens, which is equivalent to a 100 watt incandescent or 13 watt compact fluorescent.
2. The two (2) lights located above and to the side of the garage shall not exceed 400 lumens, which equates to a 40 watt incandescent or a 7 watt compact fluorescent. All existing lighting shall comply with Hailey's Outdoor Lighting Ordinance.

All existing lighting at the subject property shall comply with the Hailey Outdoor Lighting Ordinance.

#### **6A.7.2.4. Design Review Guidelines for Residential and Non-Residential Buildings in the Townsite Overlay District:**

##### **C. Specific Guidelines**

##### **1. Site Planning**

**Guideline:** The pattern created by the Old Hailey town grid should be respected in all site planning decisions.

- **A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.**

A rectangular lot shape exists and is maintained.

**Guideline:** Site planning for new development and redevelopment shall address the following:

- **scale and massing of new buildings consistent with the surrounding neighborhood;**
- **building orientation that respects the established grid pattern of Old Hailey;**
- **clearly visible front entrances;**
- **use of alleys as the preferred access for secondary uses and automobile access;**
- **adequate storage for recreational vehicles;**
- **yards and open spaces;**

- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**
- **snow storage appropriate for the property;**
- **underground utilities for new dwelling units.**

The building orientation is consistent with Old Hailey. The entrance is clearly visible from Croy Street. The alleyway is used to access the proposed garage. The house is setback approximately 30 feet from Croy Street, which provides an adequate front yard. Areas for snow storage are appropriate in size and location. The applicant proposes all utilities be installed underground.

**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**

- **Glass areas should reflect the composition, layout and window-to-wall ratio of windows seen traditionally in Old Hailey versus large continuous surfaces of glass.**
- **Solar energy collection devices should be integrated into the overall building design.**
- **Designers should be aware of the solar exposures of neighboring properties, and should, where possible, avoid blocking these exposures with buildings or solar collectors.**
- **Roof-mounted solar collection panels shall not extend above the ridge line of the roof. They should be integrated into the structure, and as close to the roof angle as feasible.**
- **Free-standing solar collection panels should be subordinate in size and placement to the structure they serve, and should generally not be located in areas visible from the street.**

The window to wall ratio is generally greater than what is traditionally found in Old Hailey. No solar is proposed at this time. The south and west facing facades have more windows than the north and east, which will help with increasing passive solar properties.

## **2. Bulk Requirements (Mass and Scale, Height, Setbacks)**

**Guideline: The perceived mass of larger buildings shall be diminished by the design.**

- **The height of taller buildings should be stepped down on the streetside elevation.**
- **Buildings with greater mass should be broken into smaller modules.**
- **Changes in wall planes and building materials should be used to reduce the visual impacts of taller buildings.**

The building incorporates a second story deck/walkway as well as other projections to help reduce the mass of the building. Building materials consist of traditional stucco with powder coated black steel framing and gray concrete accents.

## **3. Architectural Character**

### **a. General**

**Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.**



- **The Design Guidelines are not intended to dictate a particular style or era for new buildings.**
- **Exact replication of old buildings is not the intent of these Design Guidelines, so that historic buildings can be appreciated for their own uniqueness. Designers may draw on the past, without necessarily replicating the design of old buildings. The use of traditional building forms, scale and broad design elements is encouraged.**

The building has a traditional rectangular building form. It is larger in scale, compared to other Old Hailey homes in the area; however, the proposed building does abut the Business District on River Street, which may provide a transition from the General Residential to Business District.

### **b. Building Orientation**

**Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.**

- **The use of walkways, porches, smaller roof forms and other design elements is encouraged to emphasize the location of the front entry.**

The home incorporates a covered, unenclosed front porch with a walkway leading from Croy Street to the entrance of the home.

**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**

- **In some cases, the front door to a building may be positioned such that it is perpendicular or at an angle to the street. If so, other design elements such as the front wall plane, porch element or walkway elements should be used to help define the front door location, and to respect the overall building orientation pattern in the neighborhood.**

The front wall plane is parallel to Croy Street.

### **c. Building Form**

**Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.**

- **Simple rectangles or a combination of rectangles is encouraged.**
- **Examples of forms that help to reduce the perceived scale include the use of smaller forms combined together and the use of a smaller building form along the street.**
- **Less traditional forms should be very carefully planned to respond to the scale and character of the neighborhood.**

The proposed design utilizes numerous rectangular building forms and incorporates a balcony or walkway along the second story which helps break up the massing of the building.

### **d. Roof Form**

**Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.**

- **Garages are preferred to be located off of alleys, as outlined in Sections B.5 and B.6.**

**Where the alley option does not exist or is not feasible, garages on the front of buildings should be diminished by integrating them into the primary roof form, by off-setting them back from the primary structure, or by detaching them.**

- **Offsets in eave and ridge lines may be helpful in breaking up building mass.**

The proposed roof is flat, but incorporates architectural details and forms that increase visual interest and vary the roofline.

**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.**

- **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.**
- **Designs should avoid locating drip lines over key pedestrian routes.**
- **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**

No roof pitch is proposed; the design shows a flat roof. No snow will shed from the roof onto adjacent properties. No setbacks are less than 10 feet. The roof surface will have interior drainage. Balconies and walkways will drain to the outside. It is a recommended condition of approval that gutters and downspouts be provided in areas where drip lines are over pedestrian routes.

**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**

- **Sloping roof forms, including gable and hip roofs, are encouraged.**
- **Dormers and other roof details that do not detract from the primary roof form are encouraged, but should be used in moderation.**
- **Dormers should stay below the roof line and shall not extend above the roof line of the building.**
- **Shed roofs, flat roofs and roof pitches under 5:12 may be appropriate in certain locations.**
- **Ridge lengths should appear similar in scale to those seen in the neighborhood. A break in the roof line can be used to diminish the impact of longer ridge lengths.**

A flat roof is designed, with no sloping roof forms, dormers or shed roofs. The Hearing Examiner should consider whether a revised design, which incorporates some of these more traditional Old Hailey elements, would be appropriate.

**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**

- **Gable roof pitches in the 8:12 to 12:12 range are encouraged.**

The majority of the residential dwellings in the surrounding neighborhood are designed with gabled roofs.

#### **e. Wall Planes**

**Guideline: Primary wall planes should be parallel to the front lot line.**

- **These guidelines consider the front wall plane to be the primary wall plane.**

This guideline is met.

**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**

- **A preference is given towards front wall planes that match the scale of traditional buildings (25-30 feet in width).**
- **If front wall planes exceed the traditional width, a setback or jog in wall plane should be used to break up the perceived mass.**
- **In general, one-story wall planes may be longer than two story wall planes, while still appearing proportional to the site.**

The front wall plane is approximately 30 feet and includes a setback or jog on the second story.

**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**

- **Side wall planes are typically longer than front wall planes: pop-outs such as bay windows, chimneys and other architectural elements can be used to break up these longer wall planes.**

The side wall planes are approximately 50 feet and incorporate a pop-out on the east elevation and numerous jogs and projections on the west elevation. Windows are used throughout the design, which helps break up the long wall planes on west and east elevations.

#### **f. Windows**

**Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.**

- **Consider the position, area and arrangement of windows when designing street side facades.**
- **Consider the ratio of window opening area to solid wall area when designing building elevations such that neither dominates.**
- **Multi-paned windows of a vertical orientation are encouraged. As a general guideline, windows facing streets are encouraged to have a height that is twice the dimension of the width.**

The proposed windows are vertically aligned, with heights typically twice as high as they are wide. The window to wall ratio is greater than that traditionally seen in Old Hailey residential designs. The Hearing Examiner should consider whether the window size, scale, and proportion is consistent with this guideline.

**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**

- **In general, new windows on side lot lines should be located such that they are not directly opposite windows on neighboring properties.**

There are no existing east facing windows (windows facing the proposed building) on the lot adjacent to the subject property, to the west. The property to the west is separated by the alley and is partially screened by existing vegetation that is proposed to remain.

#### **g. Decks and Balconies**

**Guideline: Decks and balconies shall be in scale with the building and the neighborhood.**

- **Decks and balconies should appear as subordinate elements in terms of scale,**

**location and detailing.**

There is a second story balcony on the west, north, and south elevation and a roof top deck. Both elements maintain a low profile and help reduce the massing and scale of the building.

**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**

- **In general, uncovered decks are preferred to be located to the rear of buildings, while covered porches are preferred to be located in the front of buildings.**

The applicant proposes a covered porch at the front entrance of the building, a second story balcony on all elevations excluding the east elevation, and a roof-top deck. There is a single family dwelling to the west and east. A dentist office is located to the north and UPS and Nelson's auto is located to the northeast of the subject property, across the alley. The primary privacy concern would be for the neighbors to the west; they may have reduced backyard privacy.

**h. Building Materials and Finishes**

**Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.**

- **A change of materials should be used appropriately on the building to help "ground" the building and to provide a distinction between foundations and walls. For example, a heavier material such as stone would be appropriate around the base of a building.**

The exterior finish is grey stucco with powder coated black steel framing for parapet base and columns. Gray concrete caps adorn the top of the parapet walls. The stucco finish is used throughout the design; there is no heavier material used at the base of the building.

**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**

- **Building materials that contribute to a human sense of scale are encouraged. Examples of materials that convey a human sense of scale include wood siding, shake siding, brick and stone.**
- **Scoring joints, changes in surface, and the use of trim are other ways to break up the perceived scale of large walls.**
- **A change of building materials may not be necessary if other design elements such as bay windows or pop-outs are used to break up wall planes.**

The side wall planes are approximately 50 feet, which is not generally considered large for a side wall plane in Old Hailey. Only one material and color is used; however, the design incorporates other elements to break up any perceived mass.

**i. Ornamentation and Architectural Detailing**

**Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.**

- **While ornamentation is encouraged, the use of highly ornamental details not traditionally found in Old Hailey is not.**

Jogs and building setbacks are used on the second story of the front wall plane. The covered

porch, columns, and parapets also help create visual interest. The proposed design does not incorporate highly ornamental detailing. The design is contemporary and uses simple forms and clean lines.

**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**

- **Front porches are particularly encouraged. In general, they should be substantial in size, such that they function as more than just a landing, and should be covered by a roof.**
- **If front porches must be enclosed to provide a cold entry, the use of windows and a higher ratio of window-to-wall surface is encouraged to retain the image of the old front porch.**

An unenclosed, covered front porch, which extends the width of the building, is proposed.

**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**

- **Buildings that draw on historic details without exact copying are preferred.**

The proposed building is more contemporary in style than traditional Old Hailey homes. There are no apparent historic details used.

#### **4. Circulation and Parking**

**Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.**

- **Parking areas should be planned with adequate sight distances from sidewalks.**

The proposal shows a driveway paralleling the alleyway and entering and exiting the alley in the vacated alley area, at the rear of the subject property. The turning width needed to achieve the proposed driveway is not practical. It is a recommended condition of approval that a revised site plan shall be submitted for administrative review by the Public Works Director and Planning Administrator to ensure that the driveway approach meets City Standards.

**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**

- **Parking is encouraged to be screened from view with landscaping, fences or low walls.**

The proposal shows vehicular parking and access off of the alley.

**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**

The proposal shows vehicular parking and access off of the alley.

**Guideline: Detached garages accessed from alleys are strongly encouraged.**

The proposal shows an attached garage located off of the alley.

**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**

- **See also Roof Form in these guidelines for discussion on the use of roofs to diminish**

**the impact of garages.**

The proposal shows an attached garage located off of the alley.

**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**

The proposal shows an attached garage located off of the alley. No curb cuts are proposed.

**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**

- **Storage areas for recreational vehicles should be screened from view with landscaping, fencing or other building walls.**

No off-street parking for recreation vehicles is proposed.

## **5. Alleys**

**Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.**

No changes to the alley are proposed.

**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**

- **Buildings located off of alleys can be quirker and more unique, reflecting the eclectic nature of alley buildings in Old Hailey.**

The proposed garage is located off of the alley. The existing dwelling, located behind (to the north) of the proposed building will be subordinate to the new dwelling and is oriented to the alley.

**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**

- **State law requires that noxious weeds be controlled.**

Meeting this requirement is a recommended condition of approval.

**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**

- **Leave enough space between new landscaping and the alley property line to allow trees to grow to maturity without encroaching into the public alley right-of-way.**

There are existing trees adjacent to the length of the alley. No new landscaping is proposed adjacent to the alley right-of-way.

## **6. Accessory Structures**

**Guideline: Accessory buildings shall appear subordinate to the main building on the**

**property in terms of size, location and function.**

- **There may be specific instances where accessory structures may have a larger floor area than the primary structure, such as in the case of an existing small primary structure that has historic significance, and which is proposed to be preserved.**

There is an existing dwelling at the rear of the property, behind the proposed dwelling. The proposed dwelling is larger in size and screens the majority of the existing dwelling from Croy Street. Therefore, the existing dwelling will be considered an accessory dwelling unit (ADU). ADUs are allowed in the Townsite Overlay on lots 7,000 square feet or larger. The lot is 8990 square feet. Section 4.13.6 (f) requires all ADU's to range in size from 300 to 950 gross square feet. The existing structure is 650 square feet. The applicant intends to demolish the existing structure in the future and construct a detached garage in its place. In the meantime the existing structure will be considered a permitted ADU. If the structure is built before 1941, the procedure for the demolition of historic structures shall be complied with.

**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**

The ADU (existing structure) is located at the rear of the lot and off of the alley.

## **7. Snow Storage**

**Guideline: All projects shall be required to provide 25% snow storage on the site.**

- **For new construction and additions, snow is not permitted to slide onto the property of others.**
- **Snow storage areas shall be 25% of on-site parking and circulation areas.**

The roof of the proposed addition is flat and will not shed snow onto adjacent properties. There is 1,375 square feet of on-site parking and circulation areas, which requires 344 square feet of snow storage. The lot is 8,990 square feet, but after the building footprint and parking and circulation areas, 5,895 square feet remain to accommodate snow storage.

**Guideline: A snow storage plan shall be developed for every project showing:**

- **Where snow is stored, key pedestrian routes and clear vision triangles.**
- **Consideration given to the impacts on adjacent properties when planning snow storage areas.**

In the written response to the design review guidelines, the applicant stated that snow storage will be stored outside of the circulation areas and away from adjacent properties.

## **8. Existing Mature Trees and Landscaping**

**Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.**

The applicant indicates that 14 trees will be retained and one (1) will be removed to accommodate the construction of the new dwelling.

**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features**

**shall be shown on the site plan and be incorporated into the site plan where feasible.**

- **Mature shrubs such as lilacs should not be overlooked in site planning.**
- **The use of plant materials that are appropriate for the Hailey climate and growing season are encouraged.**
- **Drought-resistant lawn areas that resemble the traditional lawns of Old Hailey are encouraged.**
- **Xeriscape plantings in other yard areas are good alternatives for retaining landscaping while lowering water use.**
- **Berms in front yards are generally discouraged.**

The applicant indicates that all existing shrubbery and trees, excluding those within the proposed building footprint will be retained. No additional landscaping is proposed.

**Guideline: Noxious weeds shall be controlled according to State Law.**

Meeting this requirement is a condition of approval.

## **9. Fences and Walls**

**Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.**

- **Fence heights are regulated by Hailey Zoning Ordinance Number 532, Section 8.1.**

No fences are proposed.

**Guideline: Retaining walls shall be in scale to the streetscape.**

- **Streetside retaining walls should be lower in height, or broken up to avoid the look of a large wall.**

No retaining walls are proposed.

## **Summary and Suggested Conditions**

The Hailey Hearing Examiner shall hold a public hearing and approve, conditionally approve, or deny the design review application. 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:
  1. The proposed sliding door located between the garage and the proposed dwelling shall be of solid wood doors or solid honeycomb steel doors not less than 1 3/8 inches thick or 20 minutes fire rated.
  2. Doors shall be self closing and self latching as stated in the Hailey Municipal Code.
  3. Special permits and inspections for the elevator shall be obtained through the Idaho Department of Building Safety.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals and additional parking spaces.



- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
- The applicant shall provide insulating material for all individual water service lines on both sides of the alley including and between the subject property and Croy Street if the main line is less than six (6) feet in depth. The main line shall be insulated only if recommended by the City Engineer.
  - Installation of a 60 foot long sidewalk, adjacent to Croy Street, to City Standards or in-lieu fees, if approved by the City.
- d) No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way and all new utilities shall be installed underground.
- e) Noxious weeds shall be controlled in accordance with State Law.
- f) Gutters and downspouts shall be provided in areas where drip lines are over pedestrian routes.
- g) A revised site plan shall be submitted for administrative review by the Public Works Director and Planning Administrator to ensure that the driveway approach meets City Standards and has a practical turning width from the proposed garage to the alley.
- h) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- i) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance, as specified below. Any existing lighting on the subject property shall also be brought into compliance.
1. Braxton light fixtures must not exceed 1,000 lumens, which is equivalent to a 100 watt incandescent or 13 watt compact fluorescent.
  2. The two (2) lights located above and to the side of the garage shall not exceed 400 lumens, which equates to a 40 watt incandescent or a 7 watt compact fluorescent.
- j) 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.
- k) This Design Review approval is for plans dated February 5, 2010. 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.
- l) This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. Check with Building Department staff for estimated fee amount.