

CITY OF HAILEY

DESIGN REVIEW GUIDELINES

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ORIENTATION

Hailey has experienced its growth in spurts throughout the century. Each growth phase carried with it a segment of time that often was inconsistent with the vernacular of the overall design of the community creating an eclectic design motif that speaks poorly to the development of an overall city image. Many factors contribute to perpetuating a coherent architectural character including scale, materials, color, massing, form, proportions, spatial relationships, and supporting site components. A consistent and coherent architectural character fosters a “sense of order” and a “sense of place” within a town or a district of the town. It is an important visual attribute to be a carefully guarded and perpetuated by future development.

There is some coordination in building development styles within the City, however there seems to be a breakdown in the site development components such as lighting, street furniture and signing. By including these elements in concert the unity that is desired to create a “sense of place” is achieved, and to a certain extent overcomes the negative attributes created by varied architectural styles.

The buildings or areas of historic significance architecturally are important in that they provide a sense of heritage. It is important to preserve the integrity of these areas and structures by demanding sensitivity to the historic design style.

The entrances to the city are nondescript and in all other ways difficult to identify. Again one of the elements that helps set the tone for a sense of place is the orchestration of a feeling of entry. A specific location or place must be identified as the entryway to the City and regulated as such with specific standards and goals.

It is common to develop buildings with little or no regard to the local climatic conditions. Our area is characterized as having potentially significant amount of snowfall and many sunny days. These two elements should identify some significant design considerations in regard to the placement and design for areas and buildings. The microclimate of circulation areas and the impact on the adjacent developments areas should play a part of the review.

THE PROCEDURE FOR DESIGN REVIEW

Step 1:

Know your site and development needs.

Step 2:

Determine whether your project is classified as a Historical site or building. See page 5 for classification determination. (If the building or site is classified A or B please fulfill the requirements outlined on page 5 and then proceed to the next step.

Step 3:

Review the Basic Design Goals (pg. 4) and the District Goals (pg. 4).

Step 4:

Review Guidelines and the Design Review Checklist (pg. 3).

Step 5:

Meet with staff for question and answer.

Step 6:

Design the project.

Step 7:

Submit all required information as outlined in Article VIA of the Hailey Zoning Ordinance.

Step 8:

Staff review.

Review by committee at a public hearing.

Step 9:

Approval
Submit plans for building permit.

Rejection
Appeal or return to Step 4.

DESIGN REVIEW CHECKLIST

1. Is this building or construction site classified as an A or B? (See page 5) If yes, are measures being taken to preserve its historic integrity?
2. Is this project compatible with the surroundings? (See guidelines 1, 2, 3, 4, 5, 17, 20, 25, 27, 30, 32, &35)
3. Are appropriate snow storage areas provided? (See guidelines 10, 11, & 37)
4. Are circulation conflicts avoided and are the circulation needs being met? (See guidelines 8, 14, 15, &16)
5. Are the negative visual impacts properly buffered? (See guidelines 7, 9, 13, 14, & 21)

OVERALL DESIGN GOALS

The objective of these guidelines is to establish a design reference for the developer and the reviewer in order to more effectively respond to the vernacular of the City of Hailey. It is expected that the following elements of design would be appropriately incorporated into each proposal:

SCALE
HEIGHT
PROPORTION
RHYTHM OF SOLIDS TO VOIDS
PROPORTIONS OF OPENING WITHIN THE FACILITY
ROOF SHAPES
RELATIONSHIP TO THE SITE
SITE FEATURES

DISTRICT GOALS

Commercial

The following goals should be reflected in the design of a commercial use project:

- PRESERVE HISTORIC STRUCTURES AND AREAS
- PRESERVE THE SMALL TOWN CHARACTER AND ENCOURAGE DEVELOPMENT ON THE HUMAN SCALE
- ENSURE COMPATIBILITY OF SURROUNDING STRUCTURES
- ENSURE LOGICAL AND FUNCTIONAL CIRCULATION PATTERNS FOR THE THREE LEVELS OF TRAFFIC. PEDESTRIAN, AUTOMOBILE, SERVICE/DELIVERY.
- ENSURE THE HUMAN SCALE STREET SCAPE CONSISTENT WITH THE CITY VERNACULAR AS INTERPRETED BY THE COMPREHENSIVE PLAN.

Residential

The following goals should be reflected in the design of a residential use project:

- PRESERVE HISTORIC RESIDENCES
- PRESERVE RESIDENTIAL CHARACTER AND INTEGRITY BY MAINTAINING DEVELOPMENTS ON THE HUMAN SCALE.
- INSURE COMPATIBILITY OF SURROUNDING NEIGHBORHOODS.
- PRESERVE NATURAL FEATURES OF THE EXISTING LANDSCAPE AND ENVIRONMENT.

HISTORIC STRUCTURES AND AREAS

PRESERVE HISTORIC STRUCTURES AND MAINTAIN THEIR HISTORIC INTEGRITY

Building Classification

1. Class A. Buildings existing in 1940 which have major architectural, historical and/or neighborhood significance.
2. Class B. Buildings existing in 1940 which have architectural, historical and/or neighborhood significance.
3. Class C. Buildings not classified as A or B.

Special Requirements For Buildings In A & B Designation.

1. A or B Buildings: Any building classified as A or B, or any part of appurtenance thereof, including but not limited to walls, fences, light fixtures, steps, driveways, parking areas and paving shall only be moved, reconstructed, altered or maintained in a manner that will preserve its historical, architectural and neighborhood significance. When making that determination, recognition shall be given to the design and placement of buildings previously on the site and their past relationship with surrounding buildings.
2. Demolition or removal of A or B Buildings: Should a property owner want to demolish or remove a building classified A or B, a four (4) month notice of the proposed demolition or removal shall be given before a demolition or removal permit is issued. The owner of the affected building shall cause notice to be published in a newspaper of general circulation at least two (2) times prior to demolition or removal. The first notice shall be published no later than fifteen (15) days after the application for a permit for demolition or removal is filed and the final notice shall be published approximately fifteen (15) days prior to the date of demolition or removal. The purpose of this section as to further the purposes of this ordinance by preserving buildings classified A or B which are important to the architectural, historical and neighborhood significance of the City, and to afford the City, interested persons, historical societies or organizations the opportunity to acquire or to arrange for preservation of such buildings.
3. Negotiation to avoid demolition: During this four (4) month period, the Commission may negotiate with the owner of the property and with any other parties in an effort to find a means of preserving the property. Such negotiations may include relocation to a new site, or inducements to interested third parties to purchase the property for the purpose of preserving it.

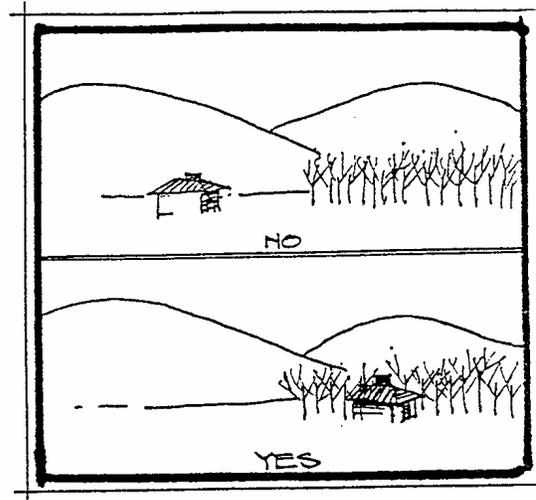
GUIDELINES

Site Planning

GUIDELINE #1 Building should be sited in a manner that preserves existing land forms.

Natural landforms are important in creating the appeal and the special character of Hailey. The objective is to fit buildings to their sites in a way that leaves natural massing and features of the landscape intact. The most prominent parts of the sites should be left in their natural condition. In general construction should be placed in one of three locations:

1. within tree masses,
2. at the edge of tree or land masses overlooking open space or,
3. in such a way to preserve the predominate features of the site.



The object is to scale each building so that it does not dominate the site.

GUIDELINE #2 New construction should be compatible with existing adjacent buildings and uses.

When planning new construction, analyze the setting for the new building. Look at the siting and mass of other good examples of buildings in the neighborhood. Notice the setbacks, heights, parking arrangements and building shapes. Observe the building forms and materials of surrounding buildings. Be aware of the elements that are repeated nearby, such as certain roof pitches, window shapes and porch and entrance orientations. Notice how building materials such as shingle siding and window trim have traditionally been used. New construction should blend with the neighborhood. Consider the relationship of color, texture, and materials between existing and proposed structures as well as height, bulk and configuration. Relate the location of site uses with adjoining properties to avoid possible conflicts and take advantage of mutual potentials. For example, do not create noise, traffic, or use nuisances for adjacent properties.

GUIDELINE #3 Buildings should be sited in a manner that preserves significant vegetation.

New construction and landscaping shall respect and be compatible with natural vegetative patterns. Consult the Landscape and Site Design Section on page 18 for additional discussion.

GUIDELINE #4 Buildings should be sited in a manner that preserves significant views.

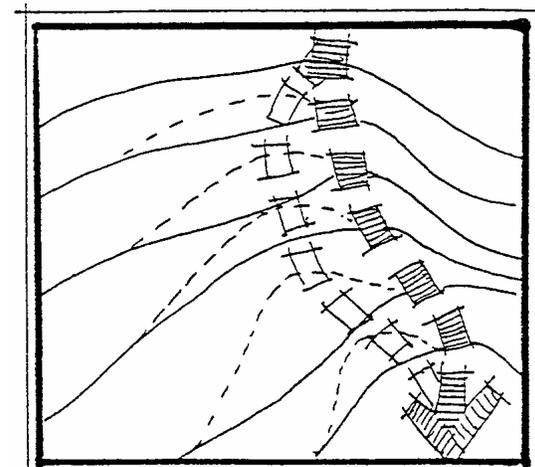
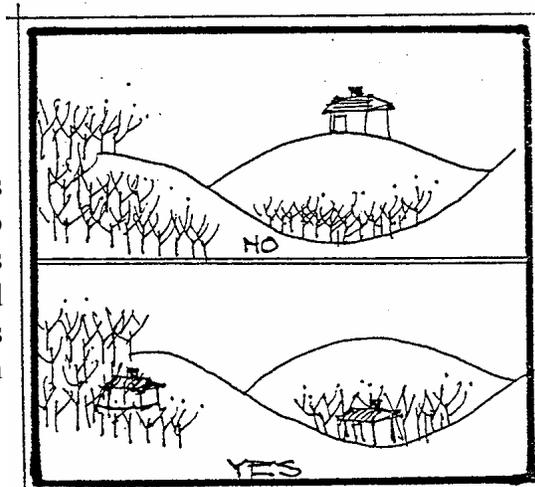
Views from three vantage points are critical in the siting of buildings. Looking at the site from other areas, looking at other areas from the site and looking through the site from key places within the project. The City's primary concerns relate to maintaining views both to the site and features beyond. Projects should be designed so they complement rather than dominate the natural landscape. Views should also be considered in the preparation of a landscape plan, particularly where plant material will be considerably larger at maturity. On-site simulation of accurate photographic simulations may be required that adequately describe the proposals impact on views.

GUIDELINE #5 Buildings should be sited so that their form does not break prominent skylines.

The Hailey Comprehensive Plan prohibits Hillside development. Skylines are considered to be ridges or hilltops that do not have backdrops behind them. Buildings which are silhouetted against skylines as seen from prominent places give the town a sense of confinement which detracts from the natural mountain atmosphere.

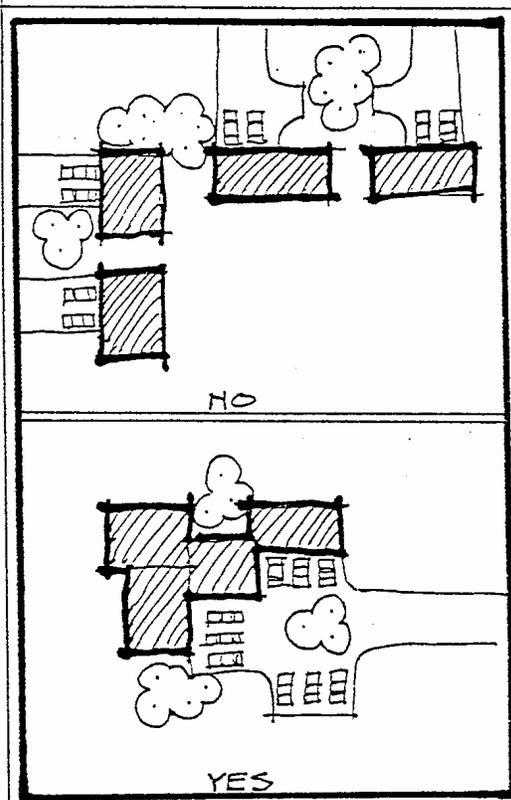
GUIDELINE #6 Site design should not change natural drainage patterns.

Site grading should be sensitive to existing land forms and topography in the area so that the natural setting may be preserved to the greatest extent possible. Every effort shall be made to minimize the limits of construction on the site. Abrupt grade changes within tree drip lines shall be avoided. When modifications are necessary, surface drainage systems such as swales and retention basins are preferable to underground systems. Drainage designs should avoid the concentration or runoff and acceleration of the area or runoff. Site design shall be executed in a way which will avoid drainage impacts such as erosion and road damage both on-site as well as downstream. Slopes shall be no steeper than 3-to-1 unless qualified soils engineering information is presented. Cuts and fills should have good surface drainage and must be re-vegetated and terraced or controlled by retaining walls to protect against erosion and sedimentation.



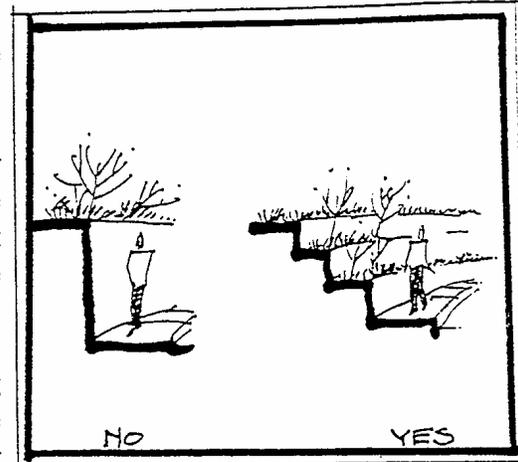
GUIDELINE #7 The clustering of buildings and parking is encouraged.

Cooperation among adjoining land owners to achieve coordinated development is encouraged. Efficiencies in design result from building clustering in larger projects. Service needs can be combined in a central location. Access roads and utility services to scattered areas within a site can be reduced and disruption of the natural land forms and vegetation can be minimized through clustering. Building clustering also generally results in a visually more cohesive design solution. Clustering can also provide more usable open space.



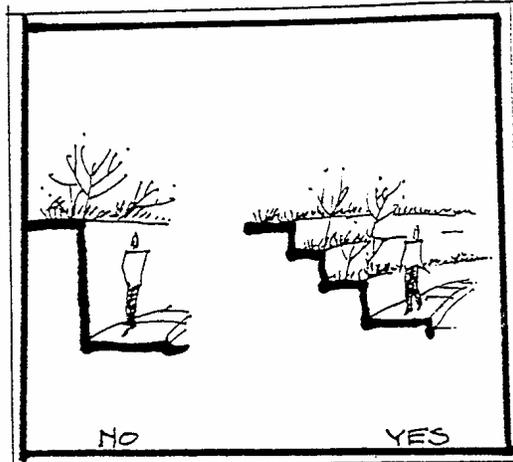
GUIDELINE #8 The alignment of roads and driveways should follow the contours of the site.

By meandering roads to follow land forms it is possible to minimize cuts and fills, preserve natural drainage patterns, and produce roads that are easily negotiated. Consideration should be given to the winter weather that stays with Hailey for several months a year. Slopes shall not be in excess of 7%.



GUIDELINE #9 Retaining walls must be designed to minimize their impact on the site.

Retaining walls, where visible to the public and/or to residents or employees of the project, should be no higher than four feet or terraced with a three foot horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials, rather than solid or flat surface. Landscaping should be provided within or in front of extensive retaining walls. Retaining walls should add rather than detract to the appearance of the site.



GUIDELINE #10 Snow storage areas should be incorporated into site design.

Storage areas for snow removed from driveways and parking lots should be provided on-site. These sites may be landscaped areas with salt tolerant and resilient plant materials that can cope with the urban environment. It is not permissible to plow snow from private property

onto public streets. Snow storage should be accommodated in a way that does not block visibility for motorists. If sites are intensely developed it may be necessary for tenants to remove snow from the site and find a disposal location.

GUIDELINE #11 Roof design should anticipate snow shedding and drip line areas.

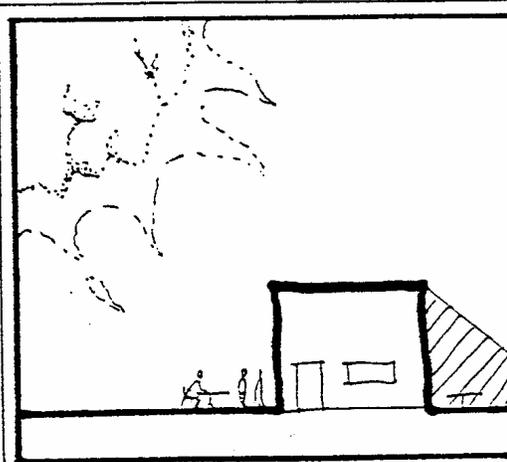
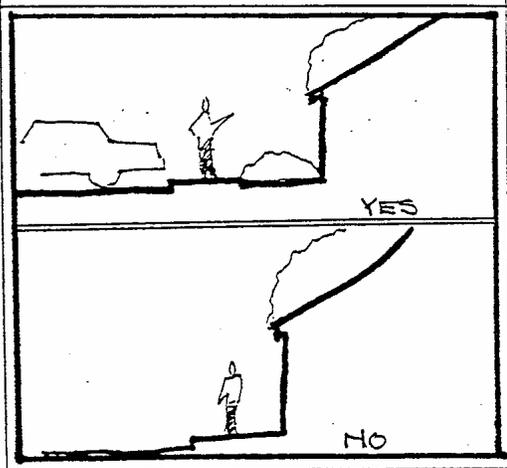
Roof pitches should be designed so that falling or melting snow or ice, or rain will not threaten human safety or comfort, or property. Do not place walkways, entries, decks, or landscaping where they will be damaged by falling snow. Consider whether the roofing material and pitch will hold or release snow. If buildings are spaced too closely together snow sliding off a roof may damage adjacent structures. Building designers should familiarize themselves with problems common to the mountain environment, such as ice damming, roof loading, and snow accumulation against walls. All walkways and entries should be protected from rain drip by gabled coverings, appropriate roof pitch, or gutters.

GUIDELINE #12 Consider sun in exterior space to avoid creating cold unpleasant exterior areas.

The objective is to create exterior spaces around buildings that will be used and also that will be easy to keep clear for access to buildings. In the winter, places that are mostly in shadow will be cold and unusable while places in sunlight will get used. Things to bear in mind: buildings, vegetation and land forms can cast shadows and block sunlight; the surface of a building can play a big role in reflecting sunlight into adjoining exterior spaces; color and choice of materials are important in this regard.

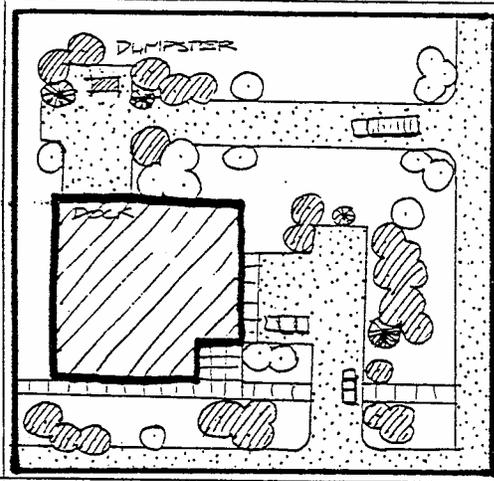
GUIDELINE #13 Site design must consider the placement and screening of service areas and auxiliary structures.

Utility meters and service functions should not be visible on the primary facades of buildings or in front yard areas. Minimize the visual impact of trash storage and pickup areas. Screen trash and service areas with landscaping, berming or fencing. Provide three-sided enclosures for trash collection areas visible from any public street. Consider snow accumulation in planning access to trash receptacles and service areas. Outdoor vending machines shall not face Main Street and should not directly face any public street. Vending machines shall not be internally illuminated if clearly visible from any public street.



GUIDELINE #14 Minimize the visual impact of off-street parking and loading areas.

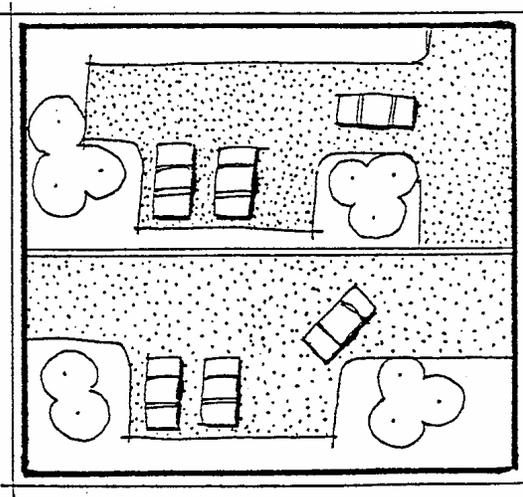
Parking should be located to the rear of buildings or screened so that it does not dominate the streetscape. Fences, hedges, berms and landscaping may be used to screen parking areas. In the design of large parking areas arrange bays of stalls which are separated by landscaping. Design the landscaping to provide snow storage areas in the winter. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above natural grade.



Loading areas should facilitate deliveries with little visual impact to other users of the area. When loading areas and docks cannot be located in a segregated area of the building it must be screened or buffered to de-emphasize the docks location and the trucks that perform the deliveries. Sufficient truck storage should be maintained on-site to allow efficient delivery service without conflicts while that service is being performed.

GUIDELINE #15 On-site parking must be designed to allow vehicles forward entry and exit from the site.

Parking design that proposes the use of the street frontage as the approach for each parking stall are discouraged. Developing a single approach helps confine vehicular/pedestrian conflict to limited locations, allows more buffering of the parking area and can preserve the street frontage for pedestrian traffic.



GUIDELINE #16 Conflicts between different circulation needs and uses should be minimized.

There are three major types of circulation used in most development settings. They are service/delivery, clientele or general automobile, and pedestrian. The designer should identify location where these activities take place and make clear separation between the uses. These circulation patterns should be connected to the general circulation patterns legibly and conflict free. Consideration should be given to off-site uses that will effect on-site circulation. Delivery trucks should be able to operate without blocking public rights-of-way. Pedestrians should be able to access the development from existing pedestrian walkways with little or no traffic conflict. Drop off zones large enough for buses are encouraged in major developments.

Architecture

GUIDELINE #17 Building designs should enhance and/or continue the classic styles found in old Hailey.

New interpretations of historic details may be introduced. False western storefronts will generally be discouraged. The design styles of the following Hailey buildings will be encouraged: The buildings located at 101 Main Street South, 108 Main Street North, 120 Main Street North, 17 East Carbonate Street, 119 East Bullion Street, 128 West Bullion Street, 702 3rd Avenue South, and the Blaine County Courthouse at 206 First Avenue South.

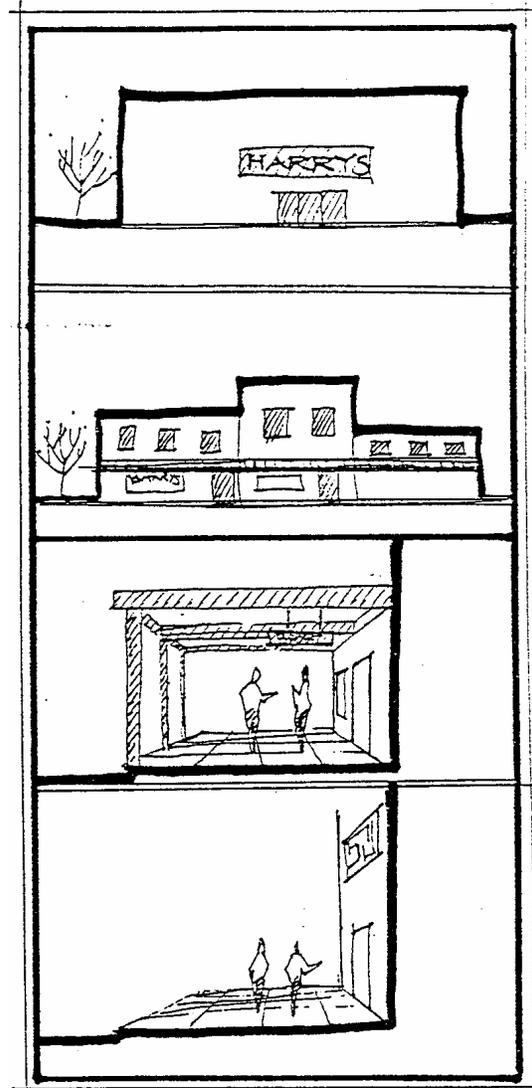
GUIDELINE #18 Building designs should attempt to minimize the apparent scale of buildings.

The use of the human scale can help to create the small town feeling and enhance the “sense of place”. Some of the ways this can be achieved is by utilizing voids and masses, as well as details, textures, and colors on building facades. Flat-roofed buildings over two stories in height should incorporate roof elements, or upper decks, balconies or other design elements where the upper portion of the building is stepped or angled back, in order to avoid a boxy appearance. Another way is to define the human area by structural elements like colonnades and covered

walkways, overhangs, canopies, entries, landscaping, berms, and screening walls, creating interest at the street level. Human scale is accomplished by maintaining the interest at a smaller scale and defining those spaces.

Buildings that are not human scale are structures that are typically massive, simple forms with little or no variation of voids -vs.- mass and little or no fenestration and detail. Such buildings are discouraged. A large building can be human scale with the use of the elements listed above.

Human scale buildings create a comfortable and friendly atmosphere. Doors, windows, roof shapes, siding, lighting, and signs should all be considered carefully in order to create an



appropriate scale of development. The natural appeal of Hailey will be enhanced through the addition of buildings which complement rather than dominate the landscape.

GUIDELINE #19 Any addition to an existing building should be designed to appear as though it were part of the original building, or appropriately designed to enhance the original building.

Additions should carry through roof lines, materials, colors, and/or other architectural features that are primary features of the original building. Alternatively, the original building may be altered to appear to be an extension of the new building, in order to achieve the goals of these guidelines.

GUIDELINE #20 Roof lines of buildings should be designed to be compatible with building forms that enhance the character of the City. Roof lines should not project the image of “false western” storefronts.

GUIDELINE #21 Mechanical equipment and solar panels on roofs must be hidden or de-emphasized so that it is not readily visible from nearby properties.

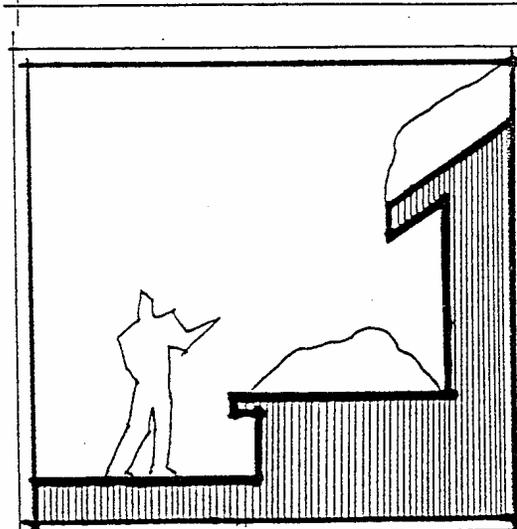
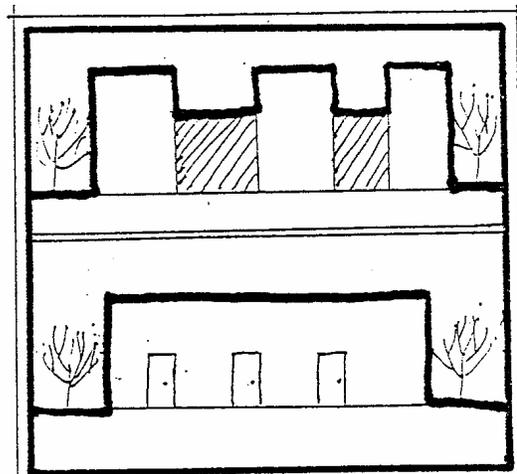
Roof to access, stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., shall be confined with the new roof of within roof dormers and shall not protrude from the roof to form awkward looking appurtenances.

Skylights and solar panels must be designed to fit flush with the roofs surface of up to a maximum of 2’ above the roof’s surface. No reflective materials may be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties.

The use of alternate energy sources is encouraged, however, the hardware associated with these features should be incorporated as an integral part of the building’s design rather than as an add-on which detracts from the building and its surroundings.

GUIDELINE #22 Multi-unit structures should emphasize the individuality of units or provide visual interest by variations in roof lines or walls, or other human scale elements.

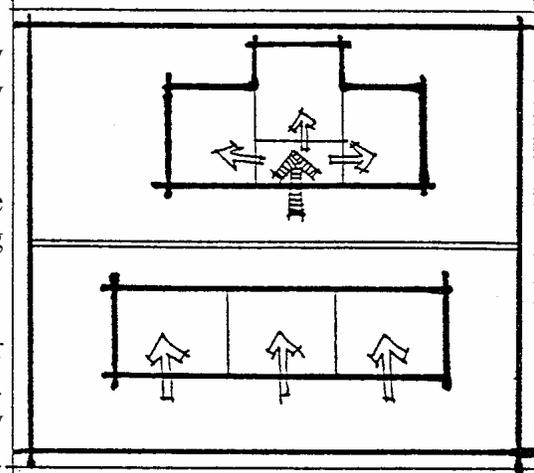
The small scale of the historic residences and shops is an important characteristic of Hailey. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings. The form and massing of Hailey’s



original buildings, but not building details, may provide direction for the form and massing of new buildings.

GUIDELINE #23 Balconies and porches like other wall features should be designed as interesting architectural features.

The use of long, vertical, or horizontal balconies or horizontal bands of balcony space is discouraged. Balconies must be designed to prevent snow accumulation, interior leaks, and icicle buildup. They should be located so that neither snow nor ice falling on or from them can endanger passersby.



GUIDELINE #24 Doors should be located in a manner that complements the design of the building as well as serving their intended function.

Excessive numbers of exterior doorways may give a building a dormitory-like character. The use of common entry ways in protected locations may also contribute to energy efficiency. Where possible, doors should open onto exterior areas which receive sunlight.

GUIDELINE #25 Building should be constructed of wall materials that are similar in texture and finish to those found historically in Hailey.

The use of natural materials such as wood, brick, and stone is encouraged. Wall materials should convey a sense of human scale and warmth. Stones should be laid in a manner that conveys the appearance of a structural element rather than as a veneer facing.

GUIDELINE #26 Shop fronts design should be simple and direct and depend mainly on views of the interior of the shop and merchandise for interest.

It is recommended that consideration be given to protecting shop views from the elements by providing arcades, porches, or overhangs. Signage must be designed to complement the building design, scale and coordinate with other tenants. Shop fronts should avoid gimmickry, garishness, and excessive ornamentation.

GUIDELINE #27 Exterior wall colors should harmonize with the site and surrounding buildings.

On exterior walls the predominant tone should tend toward warm earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain or other coating. Accent colors on the wall surfaces can enliven buildings, however, their location would be confined to entries and gatherings points which do not disrupt the overall

harmony of the area. Bright and dramatic color can be used for accent on exterior wall areas hidden from general view. In most cases only one or two accent colors should be used in addition to the base color. Doors may be painted a bright accent color or they may be left natural wood finish. Harshly contrasting color combinations should be avoided. Brilliant, luminescent, or day-glow colors will not be approved. The colors found in the landscape around Hailey, the dark green of forests, the gray-brown of the desert hills, blue-green of the sagebrush and the tan of grasses all relate well to bricks and masonry of Hailey's construction. Color samples should be presented to the Commission on sample boards large enough to provide adequate representation. Color renderings of the front façade should also be presented.

LANDSCAPING AND SITE DESIGN

GUIDELINE #28 Exterior light fixtures should be simple in design, and shall comply with the Hailey Outdoor Lighting Ordinance.

Light fixtures should enhance the architecture and overall project design. Street lighting in commercial districts shall be in accordance with the City's adopted Standard Improvement Drawings.

GUIDELINE #29 The design of fences and walls should harmonize with the site and the buildings on it in scale as well as in materials.

Walls and fencing may be required elements in a site design for privacy, property line delineations, or screening. Low walls for seating are also encouraged as an amenity in pedestrian areas; these should be capped with a surface at least 12 inches wide. The placement of walls and fences should respect existing land forms and follow existing contours and fit into existing land massing rather than arbitrarily following site boundary lines. Fencing should not dominate the buildings of the landscape. Planting may often be integrated with fencing scheme in order to soften the visual impact. The tops of fences should generally be maintained horizontal. If the ground slopes the fence should be stepped. Fences intended to provide private areas should be kept close to building so as not to adversely impact common open area. Fencing which is away from buildings should be of a more open character than fences intended to provide privacy close to houses. Fencing materials should be compatible with the materials and color of the surrounding or the prevailing building materials and color in adjacent developments.

GUIDELINE #30 Retaining walls should be compatible in form, scale, and materials with the architectural details and materials of nearby buildings.

Retaining walls may not be faced with any material disallowed for buildings. Rock facing on walls should be applied in a manner that makes the rock appear as a structural element rather than a veneer. Textured, specially formed and sand blasted concrete are encouraged wall materials. Retaining walls over 24" high may require railings or planting buffers for safety. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.

GUIDELINE #31 The use of conservative paving patterns and texture to delineate function and give variety to the setting is encouraged, provided it is consistent with the overall concept of the development. Other streetscape appurtenances (i.e. street lighting fixtures, trash receptacles, benches, etc.) shall be designed and installed according to adopted City Standards where such standards exist.

The specific design requirements of all public sidewalks are outlined following these guidelines.

GUIDELINE #32 Consider all the elements of a landscape.

A landscape plan should provide or create a pleasing site or landscape character for an area. A harmony of all the various elements of a landscape must be retained or developed. Exploit the natural features in the landscape such as water, view, and orientation. Design these features into the scheme and orient them. On those sites where the existing vegetation is considered a significant attribute of the site, the siting and design of buildings shall retain the existing vegetation wherever possible.

In those developments which adjoin native vegetation, the landscape should reflect the native vegetation patterns and plant materials. Outward orienting portions of the landscape shall be planted with the same species of plants which are found on the adjacent undisturbed areas. New plantings would blend in with the existing landscape so that several years hence all traces of the site disturbance will have disappeared. Proper landscaping transition to adjacent properties and natural areas should be provided without strong demarcation. All disturbed areas must be re-vegetated. Landscaped areas should be planned as an integral part of the project and not simply located in leftover space on the site.

GUIDELINE #33 Consider site conditions, drought tolerance, and hardiness when selecting plant species.

Soil conditions, exposure, wind, temperatures and other factors vary within different areas of the City, and these factors should be considered in the choice of plant materials. Plant species selected should be compatible with the activity of the particular areas. In landscape plans including 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 2 ½ -inch caliper.

Drought tolerant plant species shall be used wherever possible to reduce water demand. High water demand plant materials shall be kept to a minimum and confined to areas adjacent to patios and entries, in active sports areas, and in natural water courses. Only plant materials hardy to Hailey's environment shall be used. A maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). Any tree listed in the City of Hailey Tree Selection and Planting Guide may be used. Trees not listed in this Guide may be used upon approval by staff. Street trees must be approved by staff.

The City of Hailey Tree Selection and Planting Guide is recommended for use by applicants, and is incorporated in its entirety herein.

GUIDELINE #34 Keep lawn areas to a minimum in projects surrounded by native vegetation.

Projects surrounded by native vegetation may have turf in areas with limited public visibility (i.e. enclosed courtyards), active play areas or small maintained portions of a project. Excessive amounts of turf in these "native" areas will not be allowed. Instead, native,

drought tolerant grasses and vegetation should be used to help the project blend in with the surrounding vegetation. Projects in more urban areas with small yard areas may use turf and non-native plant materials more extensively.

GUIDELINE #35 When plant materials are used to screen areas such as mechanical equipment, parking lots, loading docks or storage areas which are adjacent to natural sites, the plant materials should be massed in groups rather than located in a straight line.

Straight rows of trees or shrubs create an unnatural, formal, maintained appearance in a mountain environment surrounded by native vegetative patterns. Mass the plant materials in groups which reflect the native landscape. Although the informal or natural design is preferred there may be some urban areas that are appropriate for formal design. Some examples might be urban plazas, and some streetscapes.

GUIDELINE #36 Utilities, cables, phone lines and electrical must be underground.

The long range goal is to bring all types of utility lines underground. The clutter created by poles and overhead lines is unacceptable.

GUIDELINE #37 Provide areas to store snow, with accessible and usable snow storage areas totaling at least 25% of the improved parking and circulation areas of the site.

Choose plant material that can tolerate chemicals and the weight of stacked snow. Do not plant materials directly under roof eaves that do not have gutters.

GUIDELINE #38 Use landscaping to mitigate the visual impact of parking lots.

Well placed groups of appropriate trees and shrubs can improve the appearance of these vast expanses of asphalt. It is recommended that at least one-fourth of any such parking area larger than 5,000 square feet be shaded by planting trees and shrubs. The object is to create a park or architectural form in what is otherwise a waste land.

GUIDELINE #39 All projects, except single family homes, must provide an irrigation system.

Landscape plans must include an irrigation system. Items of most importance include full coverage; water conservation through proper design; and automatic systems for commercial, industrial, condominium and large-scale residential projects. Low water consumption irrigation systems are encouraged. Wherever possible, overhead spraying systems should be avoided to prevent water loss through evaporation. In particular, island areas and sidewalk borders are susceptible to overspray and water waste.

Storm water runoff shall be retained on the site wherever possible and used to irrigate plant

materials. Even native, drought tolerant plant materials need water to become established. Projects which use all native, drought tolerant plant materials must provide, at a minimum, a temporary irrigation system which must fully operate for at least two complete growing seasons. All native plant materials are not drought tolerant and those that are not will require irrigation on a permanent basis.

GUIDELINE #40 Significant existing vegetation is an attribute to any site and the vegetation should be retained wherever possible.

Protected areas may be established on building sites because of important or sensitive environmental or physical characteristics. Areas that are not disturbed do not have to be re-vegetated and projects which retain existing vegetation are much more desirable to prospective buyers. In addition, the more area left undisturbed as a result of construction, the less erosion problems will be produced from the site.

Builders and developer should avoid the following hazardous situations, all of which can kill trees.

1. Placing back fill into protected areas or on top of roots of trees to be saved.
2. Felling trees into protected areas.
3. Driving construction equipment into or through protected areas.
4. Bumping into trees with construction equipment or driving over the top of their roots.
5. Burning in, or in close proximity to protected areas.
6. Staking or storing supplies in protected areas.
7. Changing site grades which cause drainage to flow into, or to collect in protected areas.
8. Changing soil elevation on existing trees which causes the roots be exposed or the trunks to be covered with soil.

GUIDELINE #41 Existing trees greater than 6” caliper are considered a resource in the City of Hailey and the removal of any are subject to review.

Proposed site plans shall inventory and delineate to scale all existing plant material to be saved. Removal of trees larger than 6” caliper require approval. Any tree or other plant material destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, must be replaced with a large specimen of the same or similar species and variety.

GUIDELINE #42 All final grading and drainage is required to comply with of the Uniform Building Code.

Make sure there is positive drainage away from buildings and that the final grade meets the provisions of Chapter 70 prior to the installation of irrigation systems and plant materials. Guarantees will not be released until the final grading and drainage is found to be acceptable.

GUIDELINE #43 Once the irrigation system and plant materials have been installed, a maintenance program must begin.

Be sure to program funds for maintenance costs into the project budget. Guarantees and/or retainers for landscaping (letters of credit or escrow agreements) will not be released until the project appears in a well maintained condition (i.e., all weeds removed, dead plant materials removed and replaced).

Expect to apply an extensive weeding program to the project for the first three years. For optimum efficiency and coverage, irrigation systems must be periodically tested and adjusted. All dead plant material must be replaced as soon as practical. It may be necessary to re-stake trees and repair broken branches on trees in the spring.

Periodically, plant materials should be fertilized and checked for insect infestation and disease.

SITE DESIGN STANDARDS

Sidewalks

The City standard for public sidewalks is a 6' or 10' wide cast in place concrete sidewalk with score lines and expansion joints on a 3' square grid and broom finish. The Hailey Planning and Zoning Commission may, as part of their review of any development, approve public sidewalks which vary from this standard. The commission will ensure that variations from the City standard meet the following criteria:

Acceptable Material

All proposed sidewalk installations which vary from City standards must be installed in such a manner that the color, texture, pattern or other design feature of the material directly integrates with both the proposed development and City sidewalks. All materials must be installed to City standards, or, where standards do not exist, to high quality industry standards as approved by the City Engineer. Compaction of base materials for any public sidewalk must meet City standards. The following materials may be approved by the Commission:

- Cast in place concrete.
- Colored and imprinted; or colored, imprinted, and textured cast in place concrete. Colors shall be integrated into the concrete prior to the pour.
- Hardened concrete pavers or flat stone on a compacted sand base.
- Tile, ceramics, or stone installed in cast in place concrete.
- Saw – cut wood planks no less that 10” wide and no less that 3” thick.
- Asphalt paths 6', 8', or 10' wide, only in residential, recreational, or industrial areas, and physically separated from automobile travel lanes.
- Other surfaces which meet the approval of the City. Said surfaces must be durable, attractive, low – maintenance and must not be smooth or slippery.

Surfaces

All public sidewalks installed shall meet the American National Standard for accessible facilities as found in CABO, ANSI A117.1 – 1992, Section 4.5, as amended or modified.

Heating

Electric or heated – liquid sidewalk snow melt systems may be integrated with any sidewalk snow melt systems may be integrated with an sidewalk installed by the developer. The city shall not assume maintenance or operation of any system not installed by the City.

Trees

Any street planned or required for integration within the sidewalk shall be placed in such a manner as to not obstruct either pedestrian traffic or motor vehicle visibility. Trees must be a minimum 2” caliper at chest height, must be a species approved by the City, and must be placed in a planter area covered by a cast iron or steel grate. The tree grate should integrate with the design of the project and have no opening, exclusive of that for the tree, more than ½” wide.

Process

Any applicant proposing a sidewalk which varies from City standards shall provide the City with a plan showing dimensions, materials, colors and patterns for the proposed sidewalk. That plan shall include a drawing of the adjacent sidewalks. The applicant shall also provide a cross section of the planned improvement which depicts and provides standards for sub-base, base and surface materials and compaction. The applicant will also provide a written statement assuming responsibility for maintenance of the sidewalk. The City shall review the proposed sidewalk to ensure that it will meet the criteria of this section.