

STAFF REPORT

TO: Hailey Hearing Examiner
FROM: Beth Robrahn, Planning Director *BR*
RE: Design Review – Macdonald Residence

HEARING: July 6, 2009 **CONTINUED TO JULY 13, 2009**

Applicant: Felan and Kimberly Macdonald
Location: Lots 5 and 6, Block 63, Hailey Townsite (515 Second Ave N)
Zoning: General Residential (GR) and Townsite Overlay (TO)

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on June 17, 2009.

Application

The applicant proposes a 4,004 square foot house and a two story garage with an accessory dwelling unit.

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: No comment received.
Public Works: Both State and city permits for the drywells are required

Standards of Evaluation

4.13.6 Bulk requirements:

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

The proposed height of the residence is 30 feet. The proposed height of the garage is 26 feet, 9 inches.

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.

The applicant is hereby advised that height of building is from record (natural) grade, not from finished grade or finished floor.

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.

Proposed setback is 12 feet from Second Avenue.

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

Proposed setback is 6 feet.

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

NA

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.

Lot width is 50 feet. The required minimum setback is 7.5 feet.

Proposed setbacks are 8 feet from the property lines abutting other private property.

Maximum Lot Coverage:

Limited Business district: 70%.

Transitional district: 30% except as follows: 40% lot coverage shall be allowed where at least 75% of required parking spaces are enclosed within a structure.

General Residential, Limited Residential-1 districts:

Building Height	Maximum Lot Coverage
2 or more stories above grade, with garage	30%

Lot Size: 6,000 square feet
Building footprint: 1,156 + 625 = 1781 square feet
Proposed lot coverage: 29.68%

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.

NA

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 proposed house and garage are new construction, the parcel consists of two Original Townsite lots owned by the applicant. A preliminary plat vacating the internal Original Townsite lot line was approved in April 2009. The final plat will be required to be recorded prior to the issuance of a certificate of occupancy for the residence or garage.

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 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.

Sidewalks are required for new primary dwellings. The applicant proposes to install sidewalks at their property line adjacent to Second Avenue; the sidewalks are required to be six (6) feet in width.

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.

It is a condition of approval that this standard is met at the time of construction.

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 applicant also owns Lots 7 and 8 to the south of Lots 5 and 6. An area development plan the following was required as part of preliminary plat approval of Lot 5A:

- a) Water main lines and sewer main lines shall be designed in the most effective layout feasible.**

- b) Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
- c) Grading and drainage shall be appropriate to the Contiguous Parcels.

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.

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.**
- b. **All residences less than 1,000 square feet, including accessory dwelling units: a minimum of 1 space per unit.**
- c. **Multiple family dwellings: A minimum of 1.5 spaces per unit.**

Three parking spaces are required on site. A two car garage is proposed and there is adequate space for an additional parking space on the south side of the garage.

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.**

All lighting shall comply with Hailey's 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.

The parcel has the rectangular shape consistent with the shape typically found in Old Hailey.

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 proposed building orientation respects the established grid pattern of Old Hailey, the front entrance is clearly visible from Second Avenue, the alley is used for automobile access, the site allows for recreational vehicle storage, a large back yard, and snow storage.

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 lot and building is oriented east/west. No solar collection panels are proposed.

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 design is a simple large square with a pitch roof. The residence is proposed at the maximum height allowed. The lack of variation in material, particularly on the front elevation of the residence accentuates the height of the building.

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 basic form of the proposed residence is reflective of the forms typically found in Old Hailey (square with a gable roof). The proposed residence is larger than the homes traditionally found in Old Hailey, however other new residences of a similar larger scale have been approved. The tall round columns and material proposed for the front façade are unique to the proposed residence.

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 front entry is clearly identified and visible from Second Avenue. The front includes a porch and stairs leading to the sidewalk.

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 aligned to Second Avenue.

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 buildings are simple square forms. Combinations of various sized forms are not used in the design. There is no secondary roof line over the porch as typically found in more traditional building forms to break up the perceived height and mass of the front of the primary building. The height of the residence combined with the tall, uninterrupted pillars accentuates the height of the residence.

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.**

There is no secondary roof line over the porch as typically found in more traditional building forms to break up the perceived height and mass of the front of the primary building. The height of the residence combined with the tall, uninterrupted pillars accentuates the height of the residence. The garage is located off of the alley. The height and pitch of the garage roof results in a massive looking building.

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.**

The pitch of the primary residence and the garage roof is likely to retain snow. The setback is less than 10 feet, however the drip line is not over key pedestrian routes. Snow clips are included as a condition of approval to mitigate snow shedding onto adjacent properties.

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.

The pitch of the garage roof is 4:12 and may be appropriate given the location at the rear of the property and orientation to the alley. The pitch of the primary residence is 5.75:12. No dormers are proposed and the ridge length is similar in scale to those seen in the neighborhood.

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 pitch of the garage roof is 4:12. The pitch of the primary residence is 5.75:12.

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.

The primary wall plane is parallel to the front lot line.

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 34 feet in width with no jog to break up the perceived mass. The lot width is 50 feet.

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.

Both buildings are square. No pop-outs are proposed.

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.

There is a variety of window size and shape facing Second Avenue. The arrangement of windows on the front façade is generally consistent with traditional positions, except the tall window set high on the façade (the window is over the landing of the inside stair to the second floor).

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.

The window configuration on the sides appears to consider the adjacent property to the north; the property to the south is vacant.

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.

No decks or balconies are proposed, except a small landing to access the apartment above the garage.

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.

No decks or balconies are proposed. A covered front porch is proposed.

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 entire front façade is proposed to be synthetic stone. The garage and the side and rear of the residence are proposed to be stucco.

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.**

One material is proposed for each wall plane.

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.**

The front wall plane has wood beams at the roof line and log porch columns.

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.**

Wood beams at the roof line and log porch columns are proposed. The windows have narrow trim. A front porch 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 architectural detail of other houses in the neighborhood is simple. Wood beams at the roof line and log porch columns are proposed. The windows have narrow trim. A front porch is proposed.

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.**

Parking is accessed from the alley. Street parking will be between the travel lane and the sidewalk.

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.

Parking is accessed from 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 garage and parking is accessed from the alley.

Guideline: Detached garages accessed from alleys are strongly encouraged.

A detached garage is proposed, accessed from 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.

NA

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.

NA

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.

In addition to the garage, there is room off of the alley for storage of recreational vehicles.

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.

Use of the alley will be retained.

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 quirkiest and more unique, reflecting the eclectic nature of alley buildings in Old Hailey.

Utilities and vehicular access to the garage are off of 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 standard is a 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.**

An existing plum tree off the alley will remain; no new landscaping is proposed.

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.**

The garage is the only accessory structure proposed and is smaller than the primary residence and is located off of the alley.

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 garage is the only accessory structure proposed and is smaller than the primary residence and is located 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.**

There is adequate space at the front of the property for snow removed from the sidewalk (300 square feet) and at the rear and side of the property for snow removed from the garage access (150 square feet).

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.**

There is adequate space at the front of the property for snow removed from the sidewalk (300 square feet) and at the rear and side of the property for snow removed from the garage access (150 square feet).

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. One existing tree and one existing lilac bush will be retained the other eight existing trees will be

removed. One of the trees to be removed is located within the alley right-of-way. It is recommended that two of the trees closest to the north property line be retained if the trees are in good health.

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.**

One existing tree and one existing lilac bush will be retained the other eight existing trees will be removed. One of the trees to be removed is located within the alley right-of-way. No new landscaping is proposed.

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

This 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 or walls are proposed at this time.

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 walls are proposed at this time.

10. Non-residential and Multi-family Uses

NA

11. Historic Structures

NA. The existing house on the lot will be demolished for the proposed construction.

Summary and Suggested Conditions

The Planning and Zoning Commission 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.
- 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.
- 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 Second Avenue 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.
 - A six (6) foot wide sidewalk shall be installed at their property line adjacent to Second Avenue.
 - State and city permits for the drywells are required.
- d) The final plat vacating the internal Original Townsite lot line shall be recorded prior to issuance of certificate of occupancy of the residence or the garage.
- e) Snow clips are required on the primary residence and garage.
- f) All noxious weeds shall be controlled according to State Law.
- g) The two of the trees closest to the north property line toward the middle of the lot shall be retained if the trees are in good health. The health of the trees shall be verified by a certified arborist.
- h) No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
- i) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- j) All exterior lighting shall comply with the Outdoor Lighting Ordinance. (Any existing lighting on the subject property shall also be brought into compliance. * if applicable)
- k) 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.

- l) This Design Review approval is for plans for the primary residence stamped date received July 8, 2009 and plans for the garage stamp date received May 29, 2009. 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.
- m) This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. Check with Building Department staff for estimated fee amount.