

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, April 1, 2019
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of March 20, 2019. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a Conditional Use Permit Application by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for Automotive repair and maintenance, to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street), which is located in the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

PH 2 Consideration of a Design Review Pre-Application by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for a new 2,693 square foot commercial building, to house the automotive repair and maintenance shop, to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street). The proposal includes three (3) service bays, office space, and onsite parking. **ACTION ITEM**

PH 3 Consideration of modification to Chapter 17, Section 17.08A.020 of the Hailey Zoning Ordinance addressing Signs. The proposed modification would address the materials used, the compatibility of the sign and the maximum overall size. **ACTION ITEM**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, April 15, 2019.**
(no documents)

Return to Agenda

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Wednesday, March 20, 2019
Hailey City Hall
5:30 p.m.

Present

Commission: Owen Scanlon, Dan Smith, Richard Pogue, Sam Linnet

Staff: Lisa Horowitz, Robyn Davis

Panel Members: Anna Matthew, Matt Steinwurtzel, Kim Hayes, Brian Bothwell, Sarah Gress, Steve Crosser

5:32:39 PM Vice Chair Pogue called to Order.

Staff and board agreed to put Consent Agenda at end of meeting. Horowitz introduced Workshop, explaining last heard in 2017 and showing zoning districts where Accessory dwelling Units are allowed. Horowitz explained thought process of how workshop will proceed.

Workshop

Accessory Dwelling Unit Workshop “open community dialogue on the benefits and possible downsides of permitting Accessory Dwelling Units in all Zone districts”

Workshop Panel Discussion

Each member of the panel was selected to represent a different viewpoint on Accessory Dwelling Unit. Each panel member will speak for approximately 5 minutes. Then Commissioners and community members can ask questions or provide additional feedback/observations as to what they have heard. The workshop will be conducted in a semi-circle format, with Commissioners in the audience.

Panel Members

- 1. Real Estate participant: discuss what they see in the real estate marketplace in Hailey; do they have clients looking for ADU's; would ADU increase value; are costs of construction a barrier? Any other observations.*
- 2. Builder: a builder to discuss costs of construction and other issues pertaining to construction of ADU's or remodeling of existing houses.*
- 3. Community member in support of ADU: a citizen or business owner who is generally in support of the concept*
- 4. Community Member with questions about ADU's: a citizen or business owner who has questions and/or concerns about ADU's*

5. *ADU dweller: a community member who lives in an ADU.*
6. *Renter seeking housing: a person seeking housing now or in the recent past*

[5:36:00 PM](#) Mathieu believes ADU's are very valuable. [5:36:45 PM](#) Mathieu explained that from affordable housing perspective it would be a great tool. Logically in supply and demand, if there is a lot of supply prices go down. Mathieu stated the median cost of a home in Woodside is \$315,000; this is not affordable for a lot of the workforce. Mathieu said finding a lot of people buying those homes are facing choice of moving out of valley or paying more in rent than they would with a mortgage. Mathieu really believes if had more ADU's would have a lot more supply and would be a great way to address some of the issues. Zoning does not make sense to her, does not seem fair or logical. There is no reason why all zoning could not have ADU's as long as bulk requirements are satisfied. Believes parking argument is an easy one to use for almost anything you want to oppose too in Hailey.

[5:38:45 PM](#) Steinwurtzel said speaking from his personal experience, spent up to a month looking for affordable housing and was unable to locate any. Does not believe he would have been able to move here if his employer had not provided employee housing. Steinwurtzel believes for a lot of people wanting to move here, housing is a big factor in the decision on where to move. Steinwurtzel absolutely supports ADU housing.

[5:39:43 PM](#) Hayes, works in mental health, see a lot of people struggle with finding housing and believes ADU's are great way to help solve that issue. Hayes stated we live in a desert, when have big lawns it takes a lot of our resources to water and maintain them. Hayes stated she thinks having ADU's with more people on that land is valuable. Hayes stated it is being done in other counties and cities where the restrictions are less. [5:40:20 PM](#) Agrees with Mathieu on parking, that if it's not there, people will figure it out. Believes land size could be smaller to allow for ADU's. It creates more companionship and assistance and security of living.

[5:40:59 PM](#) Bothwell discussed has several clients who would like to build an ADU with their house. He is starting to see a lot more clients looking at this to help make the mortgage. Bothwell discussed the potential additional cost to ADU's regarding utilities, appliances, cost per sq. ft. Bothwell said what we are discussing is not a cheap way. Bothwell explained this is his second ADU he built, one in the city and one in county. He is currently bidding on another.

[5:43:27 PM](#) Gress believes ADU's fill a great niche we do not have here. There are larger homes for families or apartment condos that are stacked on top of each other. We do not have the 700-900 sq ft stand alone studio. Gress stated she felt quality of life is better than living town home. [5:44:40 PM](#) Gress discussed how she believes the problem is not so much affordable but lack of supply.

[5:45:10 PM](#) Crosser explained how his neighbor talks about building an ADU, and his concerns. Where would you park those cars? Parking is a problem for ADU's in his opinion. Crosser believes the city should really look into it, regarding parking and effects on the neighbors. Crosser stated if going to expand into LR should really look into it and require restrictions. Crosser believes will get push back if open it up, some people are for ADU's but others are not. Crosser stated ordinance should apply to all parts of town.

Horowitz thanked the panel and explained that wants to keep informal so if anyone in the audience would like to make a comment or has questions is welcome to speak.

[5:48:23 PM](#) Ken Lagergren, 215 E Myrtle St, Sees Hailey as a beautiful town. Most people who live here have moved here because it is so beautiful. There is a home, a yard, trees, they have an ideal situation here. See's this taking Hailey and destroying it. Taking two homes where there used to be one home. He believes deck was stacked with having three pro double density and one anti double density. The first thing going to happen, in order to put two homes on what used to be a beautiful lot is the trees will be 1st thing to go in order to put in that kind of density in Hailey. He stated he has a lot of points: 1) A lot of this was brought on by the Griffiths, who have come down to Hailey and said Hailey needs more density because need a place to put all the workers in the Ketchum. Lagergren asked if they bothered to look in their backyard? They live on a huge lot; all of their neighbors live on a huge lot. You could put 10 ADU units in their backyard or their neighbor's backyard. He thinks this would save a lot of gas and traffic on Main St. Lagergren stated if Hailey is going to be serious about creating space for works, they need to go to Elkhorn and request double density there. Other issues are during winters, you see it in driveways, people taking snow throwing it over their head and their neighbor throwing it over their head. Thinks everyone in Hailey knows each other well and all try to make it work. If had double the density with this much snow, thinks would see really bad tempers flaring because literally would have no place for it. Has townhouses down their alley, the fellow who lives there did a great job of snow blowing the alley and it blew about a foot wider than the alley. But as soon as it starts melting there is no place for it to go, at least in the streets it can at least run down to the main street and into the sewer system. But in the alley basically creating a 3rd world situation - in summers a dusty trail and in winters to narrow and no place to put the snow best could do is through in neighbor's yard but if have ADU's along the alley no place to through the snow. Lagergren mentioned one family who had to leave one of their cars in the alley and had to share a car because the alley was not drivable for about a month. [5:54:15 PM](#) Horowitz added that there are only two neighborhoods that have alleys. [5:54:28 PM](#) Howland said cannot double density because of the square footage. He plans to make an ADU above his garage for his parents to live there eventually. He knows a few people that are in that circumstance, as they look around there are not that many lots that are sized correctly. Agrees if going

to double density the town it would be functional but not going to come anywhere close to double density. [5:55:42 PM](#) Mathieu believes most people are not going to tear down their home to build two homes. [5:55:55 PM](#) Lagergren said how many homes could have ADU's needs to be established. Lagergren said people he knows who have ADU's found Air B-n-B better than renting to locals. Point is that it breaks into 2 situations – people who are going to build an ADU to rent out as an Air B-n-B and other is developer who is going to build two homes on one lot. [5:57:51 PM](#) Howland, asked if had a statistic of how many lots in town that are over 7000 sq. ft. Horowitz confirmed can gather that information. Horowitz explained ADU's are allowed in about half of town. Howland asked if there is an ordinance on off-site parking. Horowitz explained it was not specific about ADU's, if it is in Old Hailey parking is reviewed in design review. Linnet asked if could figure out the actual number of houses that would be affected. Horowitz said can figure out the number of lots over 7000 sq. ft. but could not figure out how many of those lots have no room for ADU's. Horowitz said there are 3400 dwelling units. Mathieu said does not think it should be limited to 7000 sq ft out the gate, believes that is an obituary number. [6:00:15 PM](#) Crosser asked about buildings not needing to go through design review. Horowitz explained design review is not done on single family homes unless it is in Old Hailey. Horowitz explained approximate cost of design review. [6:01:54 PM](#) Kaz Thea seems to her where it is feasible to put ADU's is places like Northridge or places that have larger land area. Generally, those areas have sizeable driveways, seems to her ADU's can be accommodated for parking in a lot of driveways that already exist. Thea thinks that is something that could be workable. Has heard people complain about Old Hailey because of the snow issue. That if have an ADU it becomes a big crisis in big snow year. Hayes, live in an ADU in Old Hailey, had to hire someone to come in and plow. Lagergren asked where they put the snow. Hayes explained it was put in right of way. Crosser said some people have blocked off their garage, so its not really a parking place. Crosser asked if doesn't go through design review who goes out to confirm parking places. Horowitz confirmed it would get checked whether it goes through planning and zoning or by staff. [6:05:44 PM](#) Horowitz discussed another tricky situation is with Air B-n-B's, explaining per City Attorney cannot say no to Air B-n-B's in ADU's. Horowitz provided update on a group the City has hired to assist them in determining how many Air B-n-B's are in Hailey. Horowitz explained the City is doing this for tax purposes. Horowitz gave a summary of the first report received, that Hailey has 72 short term rentals, 50 of which are in standalone units. Horowitz gave a comparison to McCall and Sandpoint Air B-n-B's. Mathieu said does not think should divert a lot of time and money towards researching it. Bothwell does not think ADU's are a way for supplying a need for Ketchum and Sun Valley, it would be for Hailey. Gress stated most people she knows who are looking for rentals in Hailey, work in Hailey. Scanlon said at the town hall meeting it was brought up that need to provide housing, but years ago an employer offered employees option to build multifamily housing but not one employee was interested.

Scanlon said no matter what do with housing, will always have part of population that does not want to live on top of each other. Certainly, have to address the housing need. Scanlon asked what the ratio is for people living here vs. land. Scanlon asked the Panel Members how they would feel if twice as many people lived in Hailey. Crosser said lived here since 1972 and discussed changes has seen since moving here. [6:11:58 PM](#) Linnet said on flip side, if not going to increase density, how do they want it to grow? It could expand and everyone could have a 15-minute commute. Linnet discussed growth of the treasure valley as comparison. Horowitz added there is still a lot of land available, listing some examples. Gress discussed growth she has seen in Boise area. Gress agrees, what do we want? She does not want to see subdivisions and big homes sprawling across the canyons. She lives here because it is walkable. [6:15:02 PM](#) Gress thinks density gets a bad rap because people drive to large cities, that Old Hailey is fairly dense for a smaller town. Thea thinks need to apply all tools in the toolbox, that ADU's are one beneficial way. Need to face housing dead-on and need to come up with multiple and creative ways. Gress said thinks if parameters are right, make it hard but not too hard. [6:16:07 PM](#) Horowitz said at next meeting will bring examples from other cities. [6:16:48 PM](#) Crosser if going to do ADU's, screening for neighbors, snow removal, parking and building heights. [6:17:28 PM](#) Scanlon referenced Horowitz comment, explaining a ground structure is one type but if build above the garage it may be higher than the main house. [6:18:19 PM](#) Horowitz stated that is an interesting dilemma, how would you address the height if over the garage. Mathieu suggested to be careful as many people expand their homes over the garage because it is easier additional square footage. Bothwell pointed out still subject to height requirements. Matthew summarized that they should be careful. [6:19:13 PM](#) Bothwell stated it would be discrimination if told one person could build to certain height but another person could not. Lagergren stated believes many people bought homes in Hailey, to have a beautiful space and to suddenly say the neighbor on the side of them is going to have a 35 ft home it totally changes your home. Suddenly your life is ruined because people have decided or city has decided that they can take these beautiful lots and destroy it for them by building 35 ft ADU's. Horowitz added explained the height limits of the zones looking at. Linnet asked if possible, to make it where ADU's have different height limits. Thea added thinks good point that should not keep lot size of 7000 sq. ft. Mathieu said if get it right on bulk requirements on 7000 sq. ft. can see if it is appropriate to re-evaluate in the future. Horowitz, Gress, and Thea discussed lot sizes. Gress asked how/why the lot size was determined. [6:22:11 PM](#) Horowitz said it was changed in 2006, it went to 7000 sq. ft. Scanlon added whenever you build a concept need to create a parameter. Scanlon said does not recall why hit that number was set, he thinks need to look at this in broad scope because will have to go around several times. [6:24:34 PM](#) Horowitz asked why 8000 sq. ft. in LR vs. 7000 sq ft. Hayes addressed Lagergren's comment about building height, summarizing just never know. Hayes stated she think in today's day and age need to be conservative to make the best use of land. It

happens whether ADU or not. Lagergren responded that if looked at code, saying it could be built at this size. Horowitz added zoning does change. Thea said we have to grow as times change. [6:27:50 PM](#) Hayes asked if city ever considers parking area. Horowitz stated had talked about sharing parking with the banks in town. Lagergren stated that time of year people need more parking is winter and all the banks and stores want their parking lot empty so it can be plowed. Hayes thinks snow is a problem suggested maybe hiring more snow plows. [6:30:21 PM](#) Commissioners and staff thanked panel members for coming and giving their input.

[6:36:45 PM](#) **Public Comment** for items not on the agenda. No Comment.

Consent Agenda

CA 1 Adoption of the Meeting Minutes of March 4, 2019. **ACTION ITEM**

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Old Cutters, Inc. to resubdivide Lot 14, Block 5, Old Cutters Subdivision (621 Docs Hickory Drive) into two sublots, to be called the Doc's Hickory Duplex. This lot was previously approved as a duplex lot. **ACTION ITEM**

[6:37:04 PM](#) **Linnet motioned to approve CA 1 and CA 2. Smith seconded. All in Favor.**

Staff Reports and Discussion

SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.

(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, April 1, 2019.**

(no documents)

[6:37:26 PM](#) Horowitz provided summary on is scheduled for the next meeting.

[6:46:23 PM](#) **Scanlon motioned to adjourn. Linnet seconded. All in favor.**

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STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 1, 2019

TO: Hailey Planning & Zoning Commission

FROM: Robyn Davis, Community Development City Planner

OVERVIEW: Consideration of a Conditional Use Permit Application by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for construction of a new 2,693 square foot commercial building, to house the automotive repair and maintenance shop, Hailey Auto Clinic. This project is to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street), which is located in the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts.

HEARING: April 1, 2019

Applicant: Hailey Auto Clinic

Location: Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street)

Zoning: Business (B) Zone District

Notice:

Notice for the public hearing was published in the Idaho Mountain Express on March 13, 2019 and mailed to property owners on March 13, 2019. Notice was posted on the property on March 25, 2019.

Application:

The Applicant is proposing to operate an Automotive Repair and Maintenance business, Hailey Auto Clinic, on said parcel. The project consists of a 2,693 square foot commercial building, three (3) service bays, restrooms, office space and onsite parking. Ingress/egress are proposed from the southernmost curb cut off of Main Street and the existing alley. Limited employee parking, deliveries and trash collection will be accessed from the alley. The parcel is currently vacant.

According to Title 17, Section 17.05.040: District Use Matrix, of the Hailey Municipal Code, Auto Repair and Maintenance requires a Conditional Use Permit in the Business (B) Zone District. Similarly, other businesses, such as JC Automotive and Cars4U2, both located on Main Street and within the Business (B) Zone District, have also applied for and have been approved to operate under a Conditional Use Permit.

Each business currently offers and/or would provide practical services to City's residents, maintaining Hailey as the County's most diverse economy and community.

Procedural History:

The Conditional Use Permit Application was submitted on March 8, 2019 and certified complete on March 15, 2019. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on April 1, 2019, in the City Council Chambers.

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

				<p><i>suggest a Traffic Count/Transportation Impacts Report. No further comments at this time.</i></p> <p>Landscaping: <i>No comments at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			<i>Staff Comments</i>	<p><i>New signage is identified on the plans submitted March 8, 2019. A Sign Permit Application shall be submitted, reviewed and approved prior to installation. All signage shall conform to City Standards. This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator. d. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.
			<i>Staff Comments</i>	<p><i>All light fixtures will be low in wattage, downcast and comply with the Dark Sky Ordinance. If approved, further detail will be described during the Design Review Hearing.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Requirements	<p>See Section 17.09.040 for applicable code. <i>Commercial: One (1) parking space per 1,000 gross square feet</i></p>
			<i>Staff Comments</i>	<p><i>The Hailey Municipal Code requires one (1) parking space per 1,000 gross square feet of commercial space. The proposed commercial building is approximately 2,700 square feet. Two (2) parking spaces are required. The site plan shows four (4) parking spaces available for the commercial space and six (6) additional spaces for staging.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08 (A)	<p>A. Design: Except as otherwise provided herein, any parking area on private property shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.</p>
			<i>Staff Comments</i>	<p><i>The Applicant is proposing to retain both existing curb cuts on Main Street. The public would only be using the curb cut at the south property boundary, to enter, park their car and go into the office. Employees of Hailey Auto Clinic would then</i></p>

				<i>move cars within the site. Exiting would be through the alley - the public curb cut is for entering vehicles only.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08 (B)	B. Through Alleys: Where alleys exist, access to onsite parking for any nonresidential use or for any multifamily dwelling of three (3) or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
			<i>Staff Comments</i>	<i>The proposed building consists of only one (1) unit. Parking can either be accessed from the existing alley or from the southernmost curb cut off of Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08 (C)	C. Alley Not Present: If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>N/A, as an alley is existing. Parking can either be accessed from the alley or from the southernmost curb cut off of Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08 (D)	D. Visibility: Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			<i>Staff Comments</i>	<i>The proposed parking locations, to be located at the south property line, are clearly visible to both vehicular and pedestrian traffic off of Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08 (E)	E. Subdivisions: Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08 (F)	F. Backing Design Permitted: Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			<i>Staff Comments</i>	<i>N/A, as the building is located in the Business (B) Zone District and more than two (2) parking spaces are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08 (G)	G. Stacking: Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			<i>Staff Comments</i>	<i>N/A, as this is a non-residential use. Proposed parking is not stacked.</i>
Chapter 17.11 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	<p>Purpose: The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>
			<i>Staff Comments</i>	<p><i>This Application complies with the following goals and objectives of the Comprehensive Plan:</i></p> <p>Land Use, Population, and Growth Management:</p> <ul style="list-style-type: none"> • Goal 5.2: Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area for encouraging higher density commercial and mixed-use (commercial and residential) development. <ul style="list-style-type: none"> • <i>This project would bring more civic activity to Hailey’s Downtown. This is a vacant parcel. The proposed project could provide the opportunity for the business to grow in size, offering more services to meet the needs of Hailey residents and visitors alike. The southern end of Main Street could benefit from redevelopment and vitality.</i> <p>Economic Development:</p> <ul style="list-style-type: none"> • Goal 6.1: Encourage a diversity of economic development opportunities within Hailey. <ul style="list-style-type: none"> • <i>The project will bring activity to the downtown area and promote economic growth and downtown diversity.</i> • Goal 6.2: Encourage abundant, competitive and career-oriented opportunities for young workers. <ul style="list-style-type: none"> • <i>Hailey Auto Clinic seeks to employ and/or train three (3) to four (4) local residents. Pay will be comparable to other like businesses in the area and career-oriented opportunities will be provided.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(a)	<p>Standards: The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			<i>Staff Comments</i>	<p><i>According to Section 17.05.010 of the Hailey Municipal Code, Auto Repair and Maintenance requires a Conditional Use Permit in the Business (B) Zoning District.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(b)	<p>b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;</p>
			<i>Staff Comments</i>	<p><i>The property to the north of the subject parcel is currently a residence with integrated retail sales. Main Street is adjacent to the west and Guffy’s Guns & Pawn Shop is located to the south. The property to the east is currently office</i></p>

				<p><i>and business space, such as Bigwood Fitness and Calvary Chapel Wood River, and is separated by an existing alley.</i></p> <p><i>Downtown Hailey is comprised of a variety of commercial uses and, per the Comprehensive Plan, thrives on diversity.</i></p> <p><i>Building design is innovate, and draws on other Hailey buildings.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(c)	<p>c. Will not be hazardous or disturbing to existing or future neighboring uses.</p> <p><i>Staff Comments</i> The proposed use may produce noise from either pneumatic and/or electric tools. Most tools utilized are electric, which generally speaking, are quieter than their cousins, pneumatic tools. No auto body work, such as sanding, spray painting, or extensive use of solvents, will be performed. This minimizes concerns of fumes and noxious gases. All work will be completed inside the building. Hailey Auto Clinic’s hours of operation will be 8:00am to 5:00pm or 6:00pm, Monday through Friday. Use of pneumatic tools shall be utilized only during these specified hours of operation. This has been made a Condition of Approval.</p> <p><i>Landscape strips/natural screening are also proposed on both the north and south property lines to help mitigate any minor visual or loud impacts of the proposed use.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(d)	<p>d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.</p> <p><i>Staff Comments</i> It does not appear that this use will impact the ability for public facilities to provide services to this property. The vehicular and pedestrian access to the site can either be from Main Street or the existing alley.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(e)	<p>e. Will not create excessive additional requirements at public cost for public facilities and services; and</p> <p><i>Staff Comments</i> At this time, no additional cost will be incurred from any public agencies for the construction, function or operation of the proposed facility.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	<p>f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards.</p> <p><i>Staff Comments</i> The proposed use may produce noise from either pneumatic and/or electric tools. Most tools utilized are electric, which generally speaking, are quieter than their cousins, pneumatic tools. No auto body work, such as sanding, spray painting, or extensive use of solvents, will be performed. This minimizes concerns of fumes and noxious gases. All work will be completed inside the building. Landscape strips are also proposed on both the north and south property lines to help mitigate any minor visual or loud impacts of the proposed use.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	<p>g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;</p>

			<i>Staff Comments</i>	<p><i>The existing building can be accessed via the southernmost curb cut off of Main Street and/or the existing alley for public parking. The Applicant is proposing to retain both existing curb cuts on Main Street. The public would only be using the curb cut at the south property boundary, to enter, park their car and go into the office. Employees of Hailey Auto Clinic would then move cars within the site. Exiting would be through the alley - the public curb cut is for entering vehicles only.</i></p> <p><i>Given the proposed circulation, it appears no interference with traffic on surrounding public thoroughfares will be an issue.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(h)	<p>h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.</p>
			<i>Staff Comments</i>	<p><i>The proposed project shall not result in the destruction, loss or damage of any natural, historic or scenic features. The subject parcel is currently vacant. No mature landscaping exists onsite. The proposed project, modest in size and eclectic in nature, will complement the surrounding buildings on Main Street, retaining essential character and charm found in the area.</i></p>

17.11.060 Conditions.

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

- 17.11.060(A) Require conformity to approved plans and specifications.
- 17.11.060(B) Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.
- 17.11.060(C) Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.
- 17.11.060(D) Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.
- 17.11.060(E) Limit time of day for the conduct of specified activities.
- 17.11.060(F) Require guarantees such as performance bonds or other security for compliance with the terms of the approval.
- 17.11.060(G) Require dedications and public improvements on property frontages.
- 17.11.060(H) Require irrigation ditches, laterals, and canals to be covered or fenced.
- 17.11.060(I) Minimize adverse impact on other development.
- 17.11.060(J) Control the sequence, timing and duration of development.
- 17.11.060(K) Assure that development is maintained properly.
- 17.11.060(L) Designate the exact location and nature of development.
- 17.11.060(M) Require the provision for on-site or off-site public services.
- 17.11.060(N) Require more restrictive standards than those generally found in this Ordinance.
- 17.11.060(O) Mitigate foreseeable social, economic, fiscal and environmental effects.
- 17.11.060(P) Set a limit on the duration of the permit when deemed necessary.
- 17.11.060(Q) Allow for subsequent periodic review.

Summary

Section 17.11.010 of the Hailey Municipal Codes states that, “the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, Conditional Use Permits are required for such uses upon review by the Commission.”

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

By ordinance, the Commission is required to decide to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Hailey Municipal Code, in making their decision.

If approved, the Commission should make Findings of Fact related to the criteria of Section 17.11, relative to the suggested Conditions (a) through (c), as noted below:

Suggested Conditions:

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

- a) All Fire Department and Building Department requirements shall be met with regard to all maintenance, administrative, and other functions of this facility.
- b) Only the southerly curb cut off of Main Street shall be accessible to the public. The site circulation shall be signed or striped so as to direct the public to exit off the alley and not on to Main Street.
- c) Use of pneumatic tools shall only be utilized during the specified hours of operation, as noted herein.

Motion Language:

Approval:

Motion to approve Conditional Use Permit Application request by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for construction of a new 2,693 square foot commercial building, to house the automotive repair and maintenance shop, Hailey Auto Clinic. This project is to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street), finding that the application meets each of the Criteria for Review (a) through (h) cited in Title 17.11 of the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that the Conditional Use Permit is subject to Conditions (a) through (c) noted above.

Denial:

Motion to deny the Conditional Use Permit Application request by Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for construction of a new 2,693 square foot commercial building, finding

that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

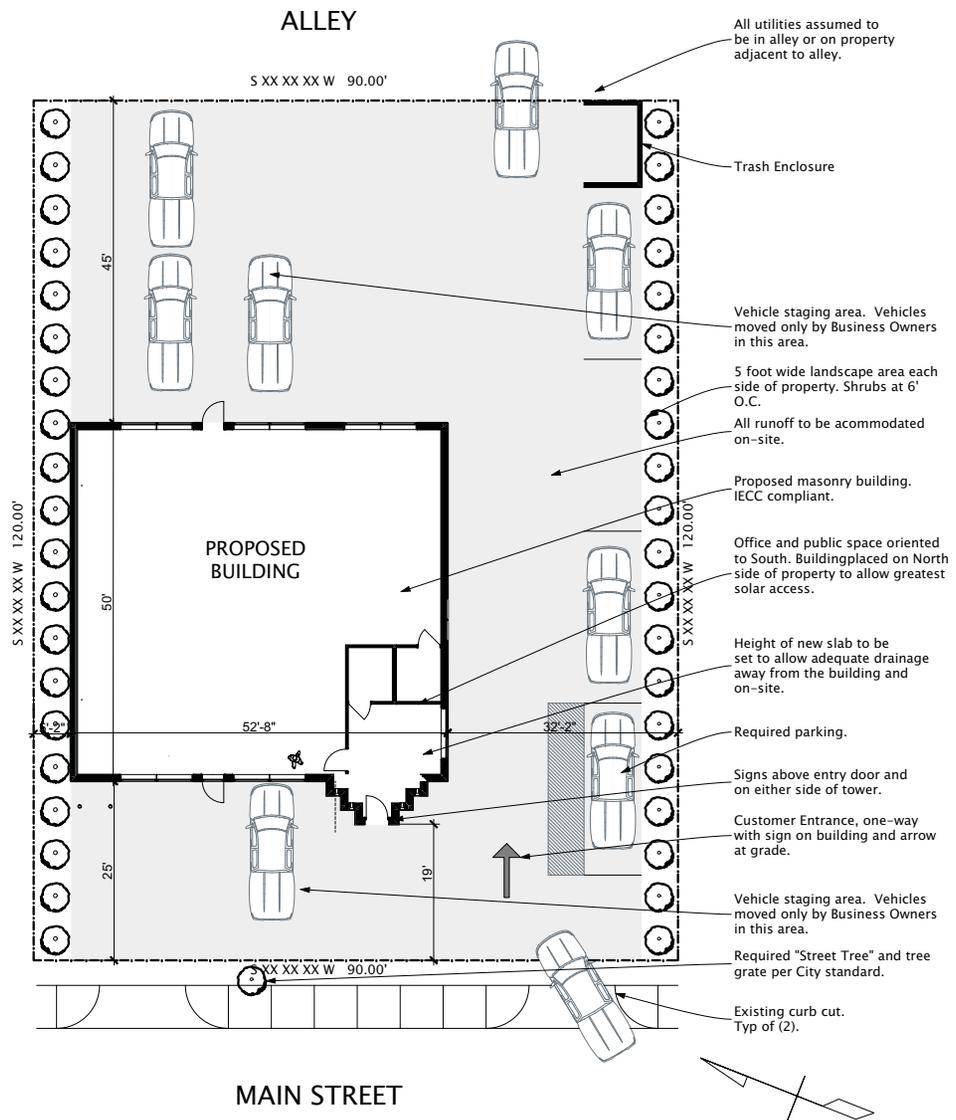
Continuation:

Motion to continue the public hearing to _____ [the Commission should specify a date].

Hailey Auto Clinic

Hailey, Idaho

VICINITY MAP	SYMBOLS	PROJECT DATA	CONSULTANTS	SHEET INDEX
	<p>1) Do Not scale drawings. Written dimensions take precedence. 2) Contractor to notify Architect immediately if discrepancies in drawings occur. 3) Drawing Symbols.</p> <ul style="list-style-type: none">  Building section marker w/ page and drawing number.  Window key, see schedule.  Door key, see schedule.  Keyed note, see sheet notes.  Finish key, see schedule.  Roof pitch indicator.  Change in floor height.  Elevation marker.  Interior elevation marker w/ page and drawing number.  Revision marker. 	<p>LEGAL DESC: Lots 15, 16, 17 Block 4 Hailey Townsite</p> <p>ADDRESS: 610 S. Main Street Hailey Idaho 83333</p> <p>ZONING: B, TO Automobile Repair and Maintenance</p> <p>BLDG USE: Automobile Repair, Associated Office.</p> <p>QCC GROUP: Business "B", Storage "S-1" with limited hazardous materials storage. S-1 max. 9000 sq. ft. and 1 story.</p> <p>CONST. TYPE: V-B, Non-Rated</p> <p>FIRE PROTECTION: None per 903.2.9.1</p> <p>FIRE ALARM: XXXX</p> <p>SQUARE FOOTAGE: Building Area = 2,693 Sq. Ft.</p> <p>LOT AREA: Min. = 6,000 Sq. Ft. Actual = 10,800</p> <p>BUILDING COVERAGE: Actual = 25% Allowed = 100%</p> <p>MAX. HT. Max. Allowed = 35 Ft. Actual = 36'-7"</p> <p>SETBACKS: Front Yard - None, Actual 19' Side Yard - None, Actual 5'-2" and 32'-2" Rear Yard - None, Actual 45'</p> <p>PARKING: 25% dedicated to landscape and snow storage. 7,480 sq. ft. x .25 = 1,870 sq. ft. -General Commercial @ 1/ 1000 = 3</p> <p>CLIMATE ZONE: IECC 6</p> <p>BLDG. CODE: 2015 IBC, 2015 IECC</p> <p>JURISDICTION: City of Hailey Design Review Required. Conditional Use Permit Required.</p>	<p>ARCHITECT: Jay Cone Architecture PC Jay Cone AIA 651 El Dorado Lane Hailey, Idaho 83333 208-578-5226</p> <p>STRUCTURAL ENGINEER:</p> <p>CIVIL ENGINEERING / SURVEYING</p> <p>GENERAL CONTRACTOR:</p> <p>OWNER Hailey Auto Clinic Alex Dunn PO Box 2752 Hailey Idaho 83333</p>	<p>A-0 COVER SHEET SI-1 SITE PLAN P-1 FLOOR PLAN EE-1 EXTERIOR ELEVATIONS EE-2 EXTERIOR ELEVATIONS A-401 RENDERING</p>



SITE PLAN

1/8" = 1'-0"

JAY CONE ARCHITECTURE PC AIA
 208.578.5226
 jcon@jayconearchitecture.com
 www.jayconearchitecture.com



Date: 3/8/2019

Seal:
 LAYING OFF
 ARCHITECT
 JAY CONE
 No. 12345
 STATE OF IDAHO

HAILEY AUTO CLINIC

Issue: PREAPP DR / CUP

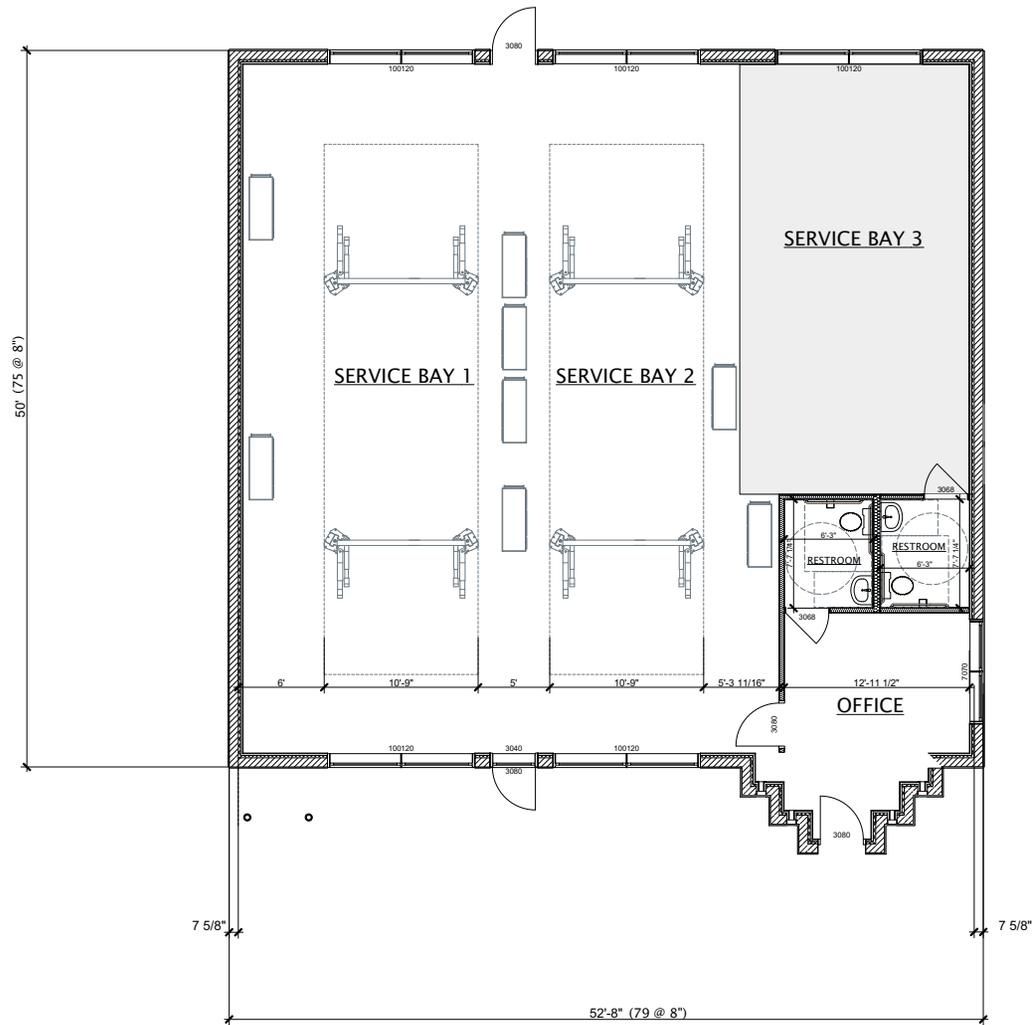
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REV.	DATE

Scale: AS NOTED
 Drawn: JC
 Job: 2019-3

SI-1

PREAPPLICATION DR AND CUP ONLY



FIRST FLOOR PLAN

1/4" = 1'-0"



208.578.5226
www.jayconearchitecture.com

Date: 3/8/2019

Seal:



HAILEY AUTO CLINIC

Issue: PREAPP DR / CUP

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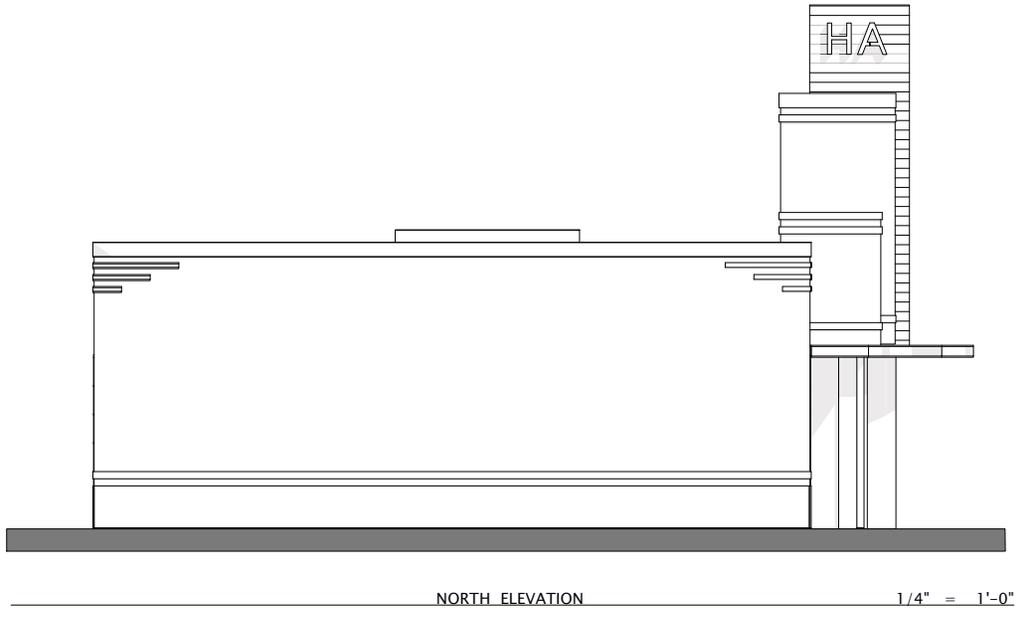
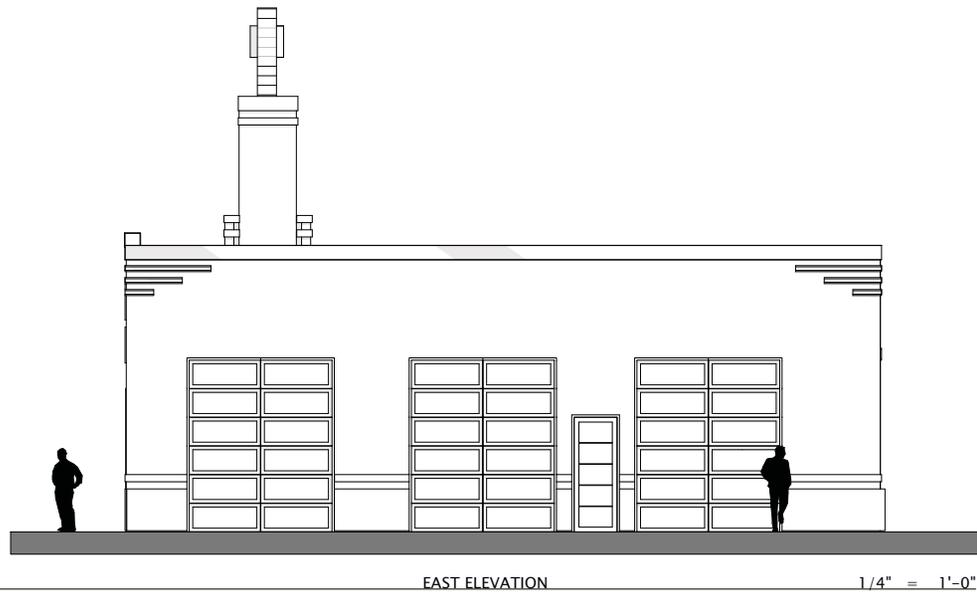
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Job: 2019-3

P-1

PREAPPLICATION DR AND CUP ONLY



Date: 3/8/2019

Seal:


HAILEY AUTO CLINIC

Issue:
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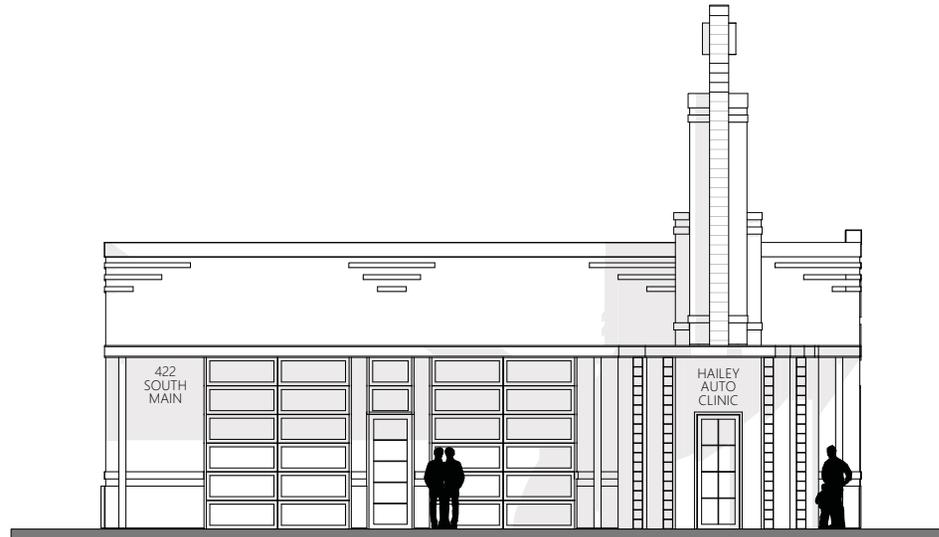
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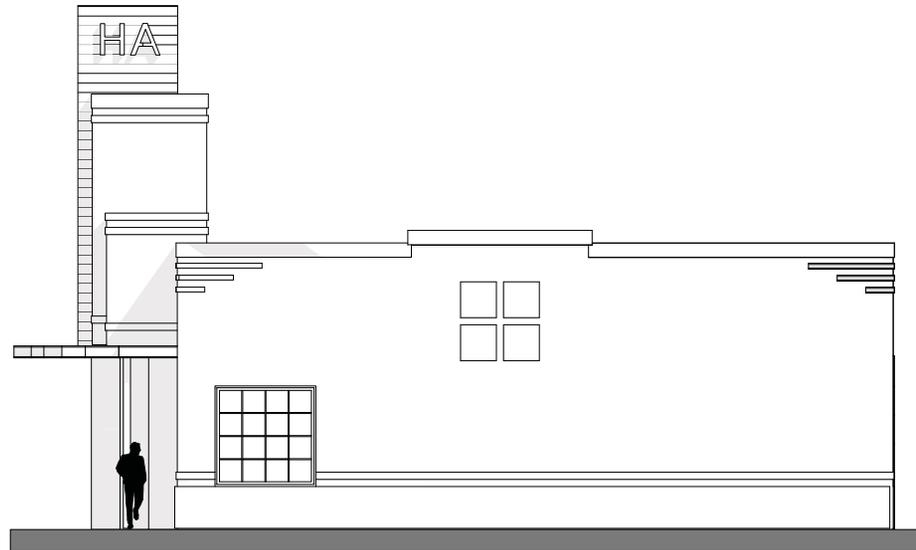
EE-1

PREAPPLICATION DR AND CUP ONLY



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

HAILEY AUTO CLINIC

Issue:
PREAPP DR AND CUP

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REV.	DATE

Scale: AS NOTED
Drawn: JC
Job: 2018-2

EE-2

PREAPPLICATION DR AND CUP ONLY



Date:
3/8/2019

Seal:



HAILEY AUTO CLINIC

Issue:
PREAPP DR AND CUP

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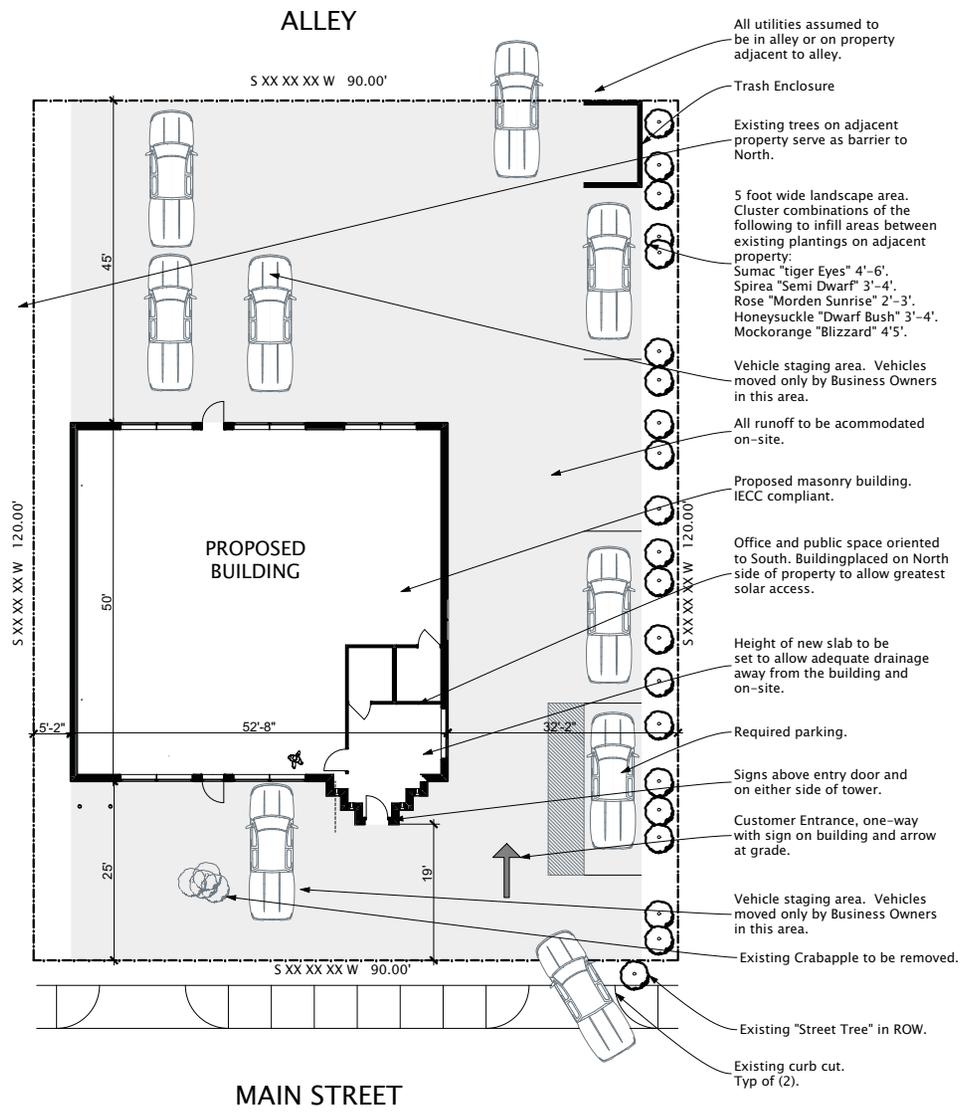
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REV.	DATE

Scale: AS NOTED
Drawn: JC
Job: 2018-2

A-401

PREAPPLICATION DR AND CUP ONLY



- All utilities assumed to be in alley or on property adjacent to alley.
- Trash Enclosure
- Existing trees on adjacent property serve as barrier to North.
- 5 foot wide landscape area. Cluster combinations of the following to infill areas between existing plantings on adjacent property:
Sumac "tiger Eyes" 4'-6'.
Spirea "Semi Dwarf" 3'-4'.
Rose "Morden Sunrise" 2'-3'.
Honeysuckle "Dwarf Bush" 3'-4'.
Mockorange "Blizzard" 4'5'.
- Vehicle staging area. Vehicles moved only by Business Owners in this area.
- All runoff to be accommodated on-site.
- Proposed masonry building. IECC compliant.
- Office and public space oriented to South. Building placed on North side of property to allow greatest solar access.
- Height of new slab to be set to allow adequate drainage away from the building and on-site.
- Required parking.
- Signs above entry door and on either side of tower.
- Customer Entrance, one-way with sign on building and arrow at grade.
- Vehicle staging area. Vehicles moved only by Business Owners in this area.
- Existing Crabapple to be removed.
- Existing "Street Tree" in ROW.
- Existing curb cut. Typ of (2).

SITE AND LANDSCAPE PLAN

1/8" = 1'-0"



Date: 3/13/2019

Seal:



HAILEY AUTO CLINIC

Issue: PREAPP DR / CUP

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REV.	DATE

Scale: AS NOTED
Drawn: JC
Job: 2019-3

SI-1

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of April 1, 2019

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

OVERVIEW: Pre-Application Design Review of a New Commercial Building

Hailey Auto Clinic, represented by Jay Cone of Jay Cone Architecture, for construction of a new 2,693 square foot commercial building, to house the automotive repair and maintenance shop, to be located at Lots 15, 16, 17, Block 4, Hailey Townsite (610 South Main Street). The proposal includes three (3) service bays, office space, and onsite parking. The proposed use is a Conditional Use in the business zone district: see staff report on Conditional Use.

The Applicant has submitted a site plan, floor plans and one rendering as required by the Pre-Application Design Review submittal requirements:

Pre-Application Design Review:

- 1. Required: An application for preapplication design review shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the preapplication design review is proposed.**
- 2. Information Required: The following information is required with an application for preapplication design review:**
 - a. The design review application form, including project name and location, and applicant and representative names and contact information.**
 - b. One (1) eleven inch by seventeen inch (11" x 17") and one electronic copy showing at a minimum the following:**
 - i. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show location of adjacent buildings and structures.**
 - ii. Site plan, to scale, showing proposed parking, loading and general circulation.**
 - iii. One color rendering of at least one side of the proposed building(s).**
 - iv. General location of public utilities (survey not required). (Ord. 1226, 2017; Ord. 1191, 2015)**

The applicant is proposing an eclectic art-deco style building reminiscent of the Liberty Theater. Exterior materials proposed by the Applicant are: masonry concrete units; the wainscot and "tower" element are stucco; parapet cap is metal steel flashing; corner stripes are likely to be steel, with two aluminum or anodized aluminum roll-up doors servicing the auto clinic and a variety of transom windows. A "tower"

element at 36'-7" contains a material change and linear decorative neon-style lighting. Various darker color bands are shown on the elevations to add architectural detailing.

The site plan shows a building with two service bays and an office. The office is on the Main Street side of the building, and on the northern side of the site to allow for solar gain. A landscape plan is included showing screening on the south property boundary. All runoff is proposed to be retained on site.

Items for discussion include:

1. Building Placement. While the code encourages buildings to be directly adjacent to the sidewalk, that design could not accommodate the roll-up doors necessary for this use. The building is set back 25' from the sidewalk. The applicant has stated that the public will not be permitted to drive in the area in front of the building.
2. Curb cuts. The applicant is proposing to retain both existing curb cuts. The public would only be using the curb cut at the south property boundary, to enter and park their car and go into the office. Hailey Auto Exchange staff would then move cars within the site. Exiting would be through the alley- the public curb cut is for entering vehicles only.
3. Street trees. One crabapple is proposed to be removed and replaced, as it impedes the entrance. An additional tree near the southern entrance will remain. The Tree Committee will review the tree plan at their April 11, 2019 meeting.

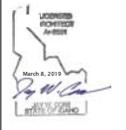
Hailey Auto Clinic

Hailey, Idaho

VICINITY MAP	SYMBOLS	PROJECT DATA	CONSULTANTS	SHEET INDEX
	<p>1) Do Not scale drawings. Written dimensions take precedence. 2) Contractor to notify Architect immediately if discrepancies in drawings occur. 3) Drawing Symbols.</p> <ul style="list-style-type: none">  Building section marker w/ page and drawing number.  Window key, see schedule.  Door key, see schedule.  Keyed note, see sheet notes.  Finish key, see schedule.  Roof pitch indicator.  Change in floor height.  Elevation marker.  Interior elevation marker w/ page and drawing number.  Revision marker. 	<p>LEGAL DESC: Lots 15, 16, 17 Block 4 Hailey Townsite</p> <p>ADDRESS: 610 S. Main Street Hailey Idaho 83333</p> <p>ZONING: B, TO Automobile Repair and Maintenance</p> <p>BLDG USE: Automobile Repair, Associated Office.</p> <p>OCC. GROUP: Business "B", Storage "S-1" with limited hazardous materials storage.</p> <p>S-1 max. 9000 sq. ft. and 1 story.</p> <p>CONST. TYPE: V-B, Non-Rated</p> <p>FIRE PROTECTION: None per 903.2.9.1</p> <p>FIRE ALARM: XXXX</p> <p>SQUARE FOOTAGE: Building Area = 2,693 Sq. Ft.</p> <p>LOT AREA: Min. = 6,000 Sq. Ft. Actual = 10,800</p> <p>BUILDING COVERAGE: Actual = 25% Allowed = 100%</p> <p>MAX. HT. Max. Allowed = 35 Ft. Actual = 36'-7"</p> <p>SETBACKS: Front Yard - None, Actual 19' Side Yard - None, Actual 5'-2" and 32'-2" Rear Yard - None, Actual 45'</p> <p>PARKING: 25% dedicated to landscape and snow storage. 7,480 sq. ft. x .25 = 1,870 sq. ft. -General Commercial @ 1/ 1000 = 3</p> <p>CLIMATE ZONE: IECC 6</p> <p>BLDG. CODE: 2015 IBC, 2015 IECC</p> <p>JURISDICTION: City of Hailey Design Review Required. Conditional Use Permit Required.</p>	<p>ARCHITECT: Jay Cone Architecture PC Jay Cone AIA 651 El Dorado Lane Hailey, Idaho 83333 208-578-5226</p> <p>STRUCTURAL ENGINEER:</p> <p>CIVIL ENGINEERING / SURVEYING</p> <p>GENERAL CONTRACTOR:</p> <p>OWNER Hailey Auto Clinic Alex Dunn PO Box 2752 Hailey Idaho 83333</p>	<p>A-0 COVER SHEET SI-1 SITE PLAN P-1 FLOOR PLAN EE-1 EXTERIOR ELEVATIONS EE-2 EXTERIOR ELEVATIONS A-401 RENDERING</p>

Date:
 3/8/2019

Seal:



HAILEY AUTO CLINIC

Issue:
 PREAPP DR / CUP

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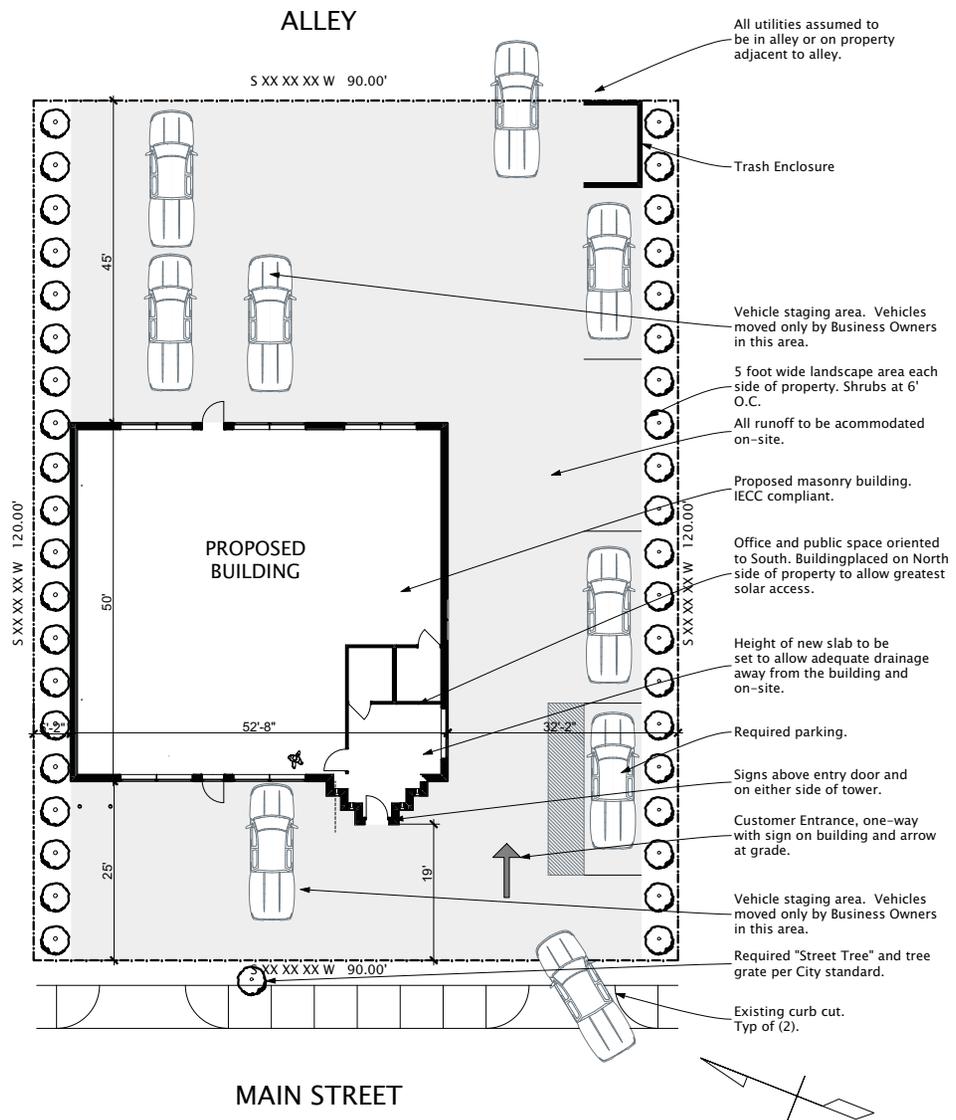
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REV.	DATE

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 Job: 2019-3

A-0

PREAPPLICATION DR AND CUP ONLY



SITE PLAN

1/8" = 1'-0"



Date: 3/8/2019

Seal:
March 8, 2019

HAILEY AUTO CLINIC

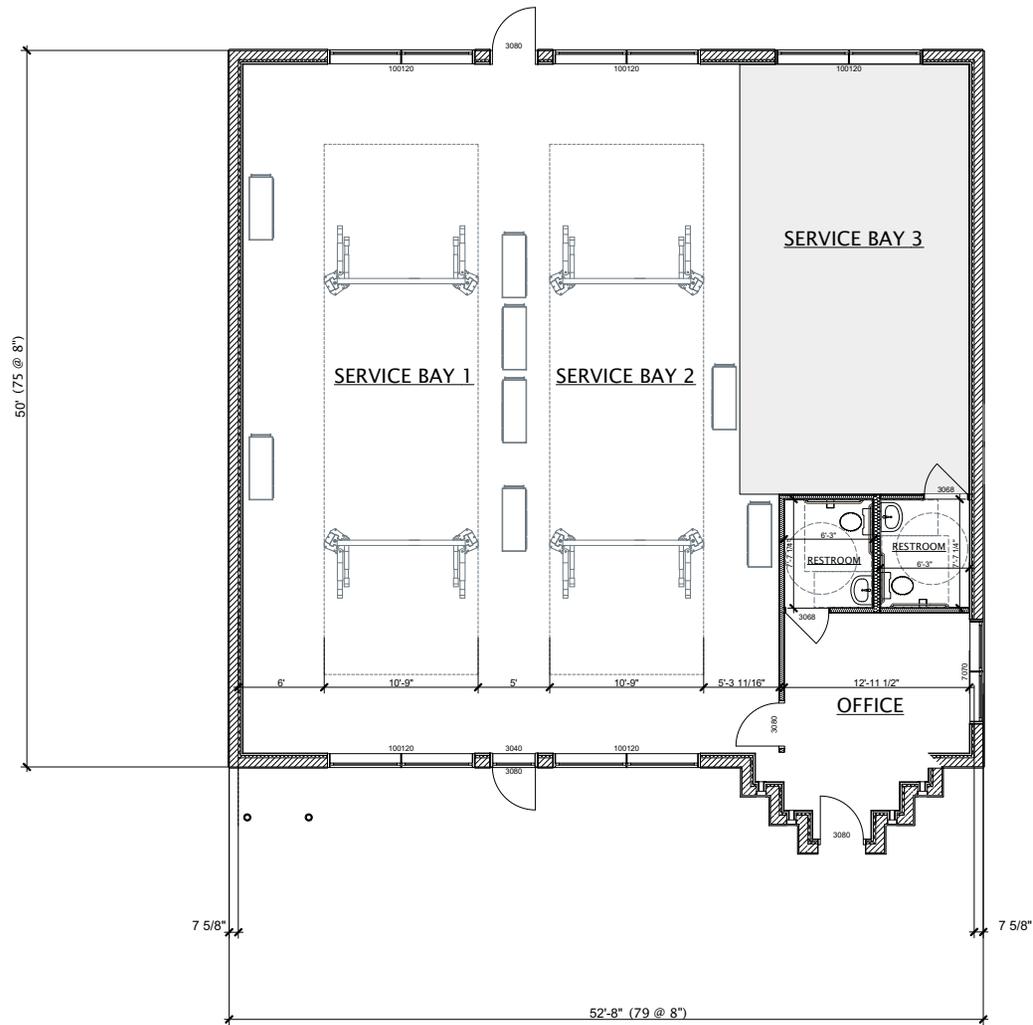
Issue: PREAPP DR / CUP

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REV.	DATE

Scale: AS NOTED
Drawn: JC
Job: 2019-3

SI-1



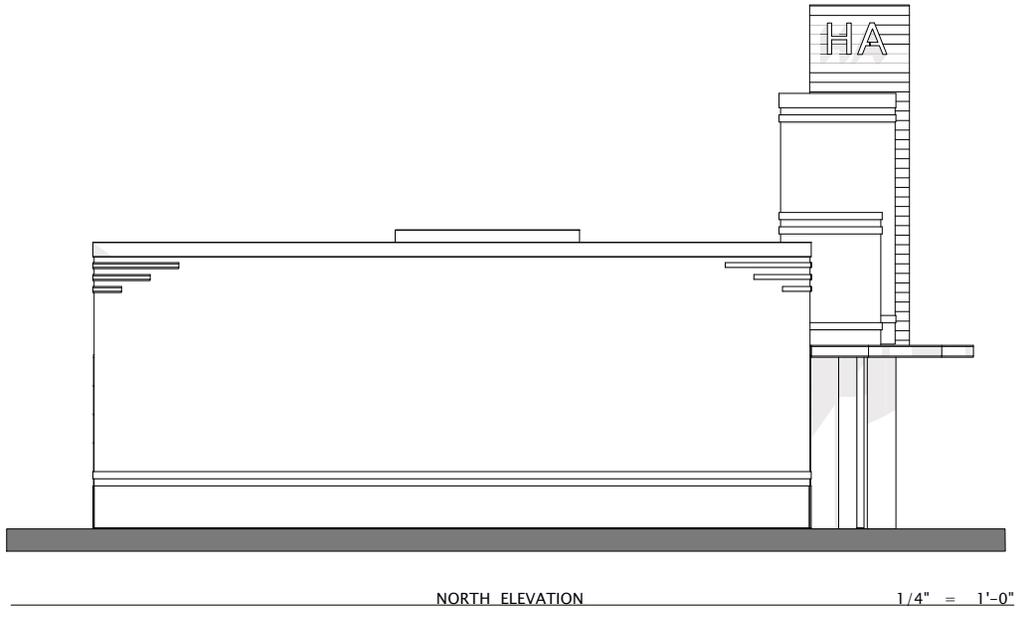
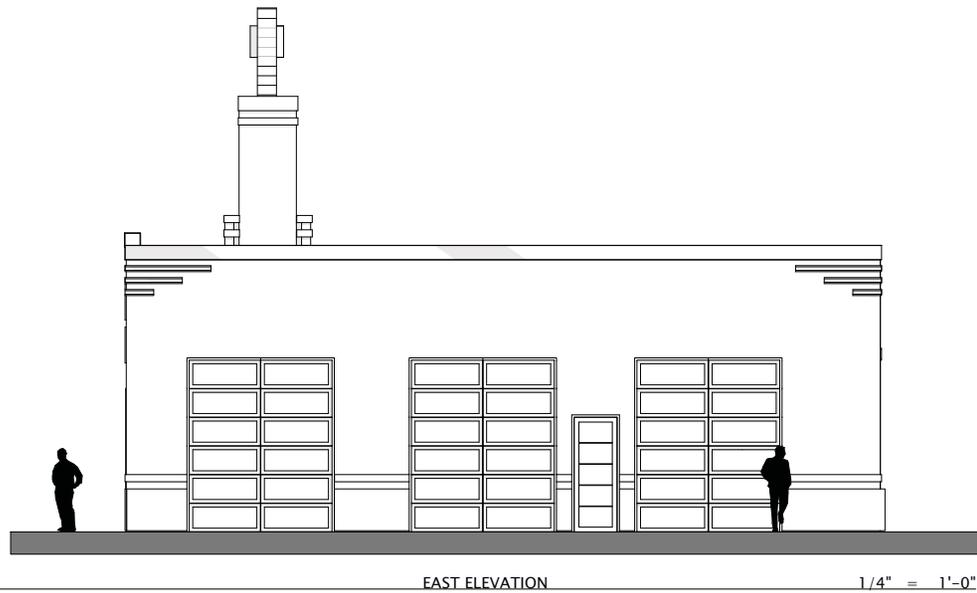
FIRST FLOOR PLAN

1/4" = 1'-0"

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REV.	DATE

Scale: AS NOTED
 Drawn: JC
 Job: 2019-3



Date: 3/8/2019

Seal:



HAILEY AUTO CLINIC

Issue: PREAPP DR AND CUP

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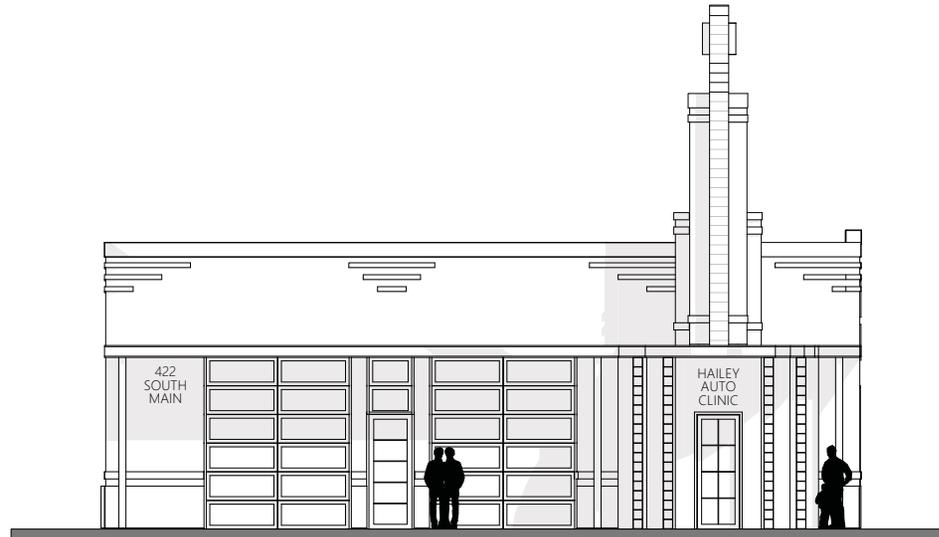
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REV.	DATE

Scale: AS NOTED
 Drawn: JC
 Job: 2018-2

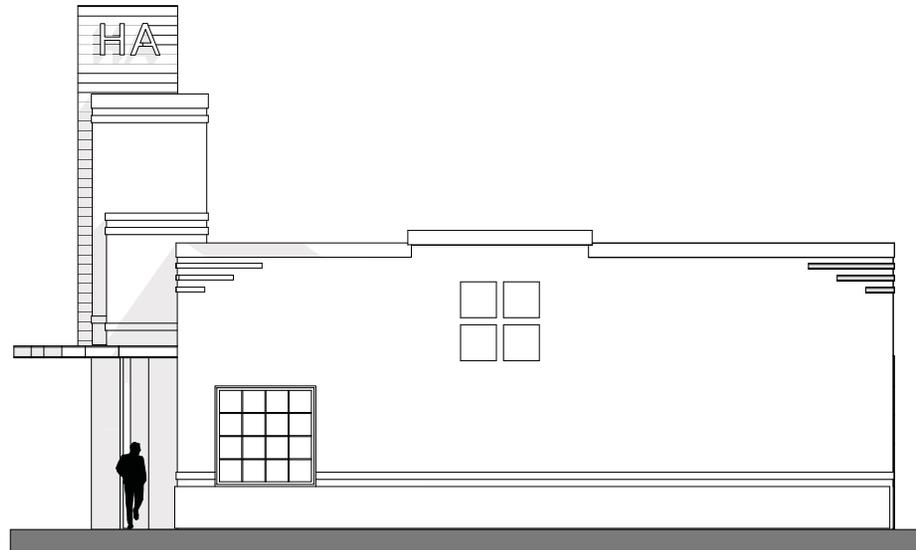
EE-1

PREAPPLICATION DR AND CUP ONLY



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

Date:
3/8/2019

Seal:



HAILEY AUTO CLINIC

Issue:
PREAPP DR AND CUP

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REV.	DATE

Scale: AS NOTED
Drawn: JC
Job: 2018-2

EE-2

PREAPPLICATION DR AND CUP ONLY



Date:
3/8/2019

Seal:



HAILEY AUTO CLINIC

Issue:
PREAPP DR AND CUP

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REVISIONS

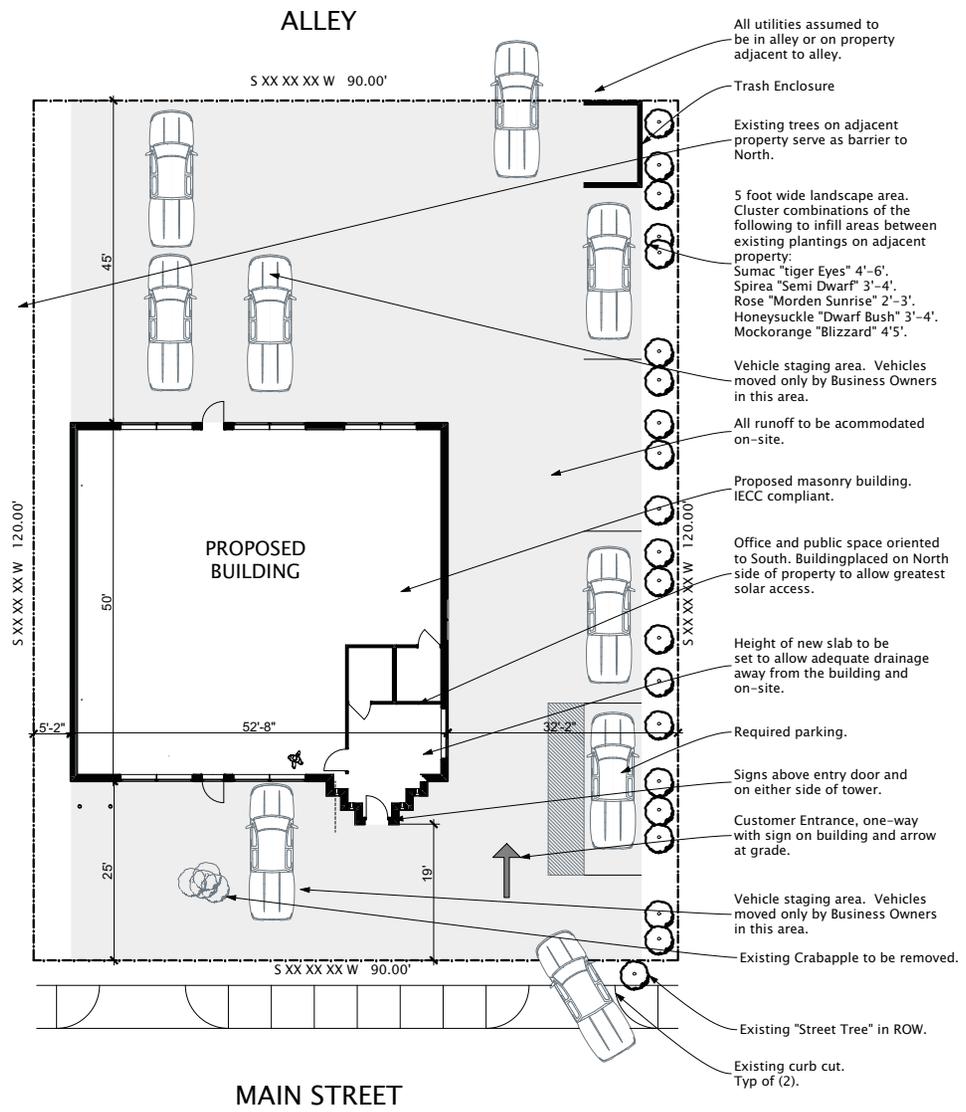
#	DESCRIPTION

REV.	DATE

Scale: AS NOTED
Drawn: JC
Job: 2018-2

A-401

PREAPPLICATION DR AND CUP ONLY



- All utilities assumed to be in alley or on property adjacent to alley.
- Trash Enclosure
- Existing trees on adjacent property serve as barrier to North.
- 5 foot wide landscape area. Cluster combinations of the following to infill areas between existing plantings on adjacent property:
Sumac "tiger Eyes" 4'-6'.
Spirea "Semi Dwarf" 3'-4'.
Rose "Morden Sunrise" 2'-3'.
Honeysuckle "Dwarf Bush" 3'-4'.
Mockorange "Blizzard" 4'5'.
- Vehicle staging area. Vehicles moved only by Business Owners in this area.
- All runoff to be accommodated on-site.
- Proposed masonry building. IECC compliant.
- Office and public space oriented to South. Building placed on North side of property to allow greatest solar access.
- Height of new slab to be set to allow adequate drainage away from the building and on-site.
- Required parking.
- Signs above entry door and on either side of tower.
- Customer Entrance, one-way with sign on building and arrow at grade.
- Vehicle staging area. Vehicles moved only by Business Owners in this area.
- Existing Crabapple to be removed.
- Existing "Street Tree" in ROW.
- Existing curb cut. Typ of (2).

SITE AND LANDSCAPE PLAN

1/8" = 1'-0"



Date: 3/13/2019

Seal:



HAILEY AUTO CLINIC

Issue: PREAPP DR / CUP

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REV.	DATE

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Job: 2019-3

SI-1

PREAPPLICATION DR AND CUP ONLY

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of April 1, 2019

TO: Hailey Planning & Zoning Commission

FROM: Robyn Davis, Community Development City Planner

OVERVIEW: Consideration of Amendments to Title 17: Zoning Regulations, Chapter 17.08: Supplementary Regulations, Section 17.08A.020: Signs

HEARING: April 1, 2019

Notice:

Notice for the public hearing was published in the Idaho Mountain Express on March 13, 2019 and mailed to property owners on March 13, 2019. Notice was sent to public agencies on March 13, 2019.

Proposal:

The proposed amendments to Title 17: Zoning Regulations, Chapter 17.08: Supplementary Regulations, Section 17.08A.020: Signs, would revise sections of the code to add Blade Signs to the definition of Projecting Signs, prohibit Freestanding Signs and clarify design guidelines, materials and standards for signs permitted and prohibited. Additionally, the total sign area allowed per building and the total percentage of signage allowed for window signage would be reduced.

Background:

In 2018, the City of Hailey saw several new businesses move to town, while other businesses relocated or closed their doors. Signage came and went; some good, some not so good. In late 2018, City Staff began an internal discussion of whether signage standards in Hailey seemed a bit too loose, allowing signage to be uncharacteristic of the charming, quaint town that Hailey is. The discussion continued into 2019 with local sign companies, garnering their feedback, such as: possible edits, additions and refinement of the existing code. As a result, City Staff suggests the Commission discuss the following edits to Hailey's existing Sign Ordinance:

- Redefine Projecting Signs to include Blade Signs
- Prohibit Freestanding Signs
- Prohibit Internal Illumination
- Add Sign Materials as a subcategory and include description of design guidelines
- Reduce total sign area per building
- Reduce total percentage of signage allowed for windows
- Incorporate additional guidelines to Portable Signs
- Edit Sign Matrix to include proposed changes

Criteria for Review:

Section 17.14.060(A) of the Hailey Municipal Code provides "[w]hen evaluating any proposed

amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

1. The proposed amendment is in accordance with the comprehensive plan;
2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
3. The proposed uses are compatible with the surrounding area; and
4. The proposed amendment will promote the public health, safety and general welfare.

1. The proposed amendment is in accordance with the Comprehensive Plan.

The Commission should discuss how the proposed amendments are in accordance with the Comprehensive Plan. Various goals of the Comprehensive Plan are listed below for reference:

Section 11: Community Design:

The purpose of this section is to provide an analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development and beautification (Idaho Code Section 67-6508(m)).

- **Goal 11.1: Establish a built environment that maintains human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods.** Signs are often the first impression that a City gives to many visitors, residents and businesses. They should be designed in a way that is functional, but adds aesthetic value to a business or to a downtown. For better or for worse, signs can define the character of a City by enhancing or detracting from the overall aesthetics. The proposed amendments further clarify the code in a way that will continue to produce appealing signage through the Sign Permit Process. The proposed amendments work toward establishing a built environment that is envisioned in the Comprehensive Plan and are compliant with said plan.

Section 5: Land Use, Population and Growth Management:

- **Goals 5.1(b): Downtown - the historic commercial center containing the greatest concentration of commercial, cultural and civic activity.** The downtown and historic commercial center has the highest density of signage in the City of Hailey, which demands careful, thoughtful consideration of the Sign Permit Process, which relies on clear standards and regulations. The proposed amendments clarify these standards and attempts to ensure that the aesthetic integrity of Hailey is maintained; an inviting place for businesses, residents and visitors alike. The heart of Hailey is the downtown area and without proper and complimentary signage, it risks losing the vibrancy and appeal that residents and visitors know and love.

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

The proposed code revisions will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services. They are intended to clarify regulations, eliminate unnecessary visual clutter, limit signage size, ensure that the aesthetic integrity of Hailey is maintained, and to implement best practices.

3. The proposed uses are compatible with the surrounding area.

The proposed code revisions will not result in a change in allowed uses.

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

The amendments recommended are consistent with the Hailey Comprehensive Plan. The proposed code revisions will not result in a change in allowed uses. Staff recommends that these amendments will promote the public health, safety and general welfare.

MOTION LANGUAGE:

Approval:

I move to recommend approval to the City Council the following Ordinance:

An Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.08: Supplementary Regulations, Section 17.08A.020: Signs, District Use Matrix, which would revise sections of the code to add Blade Signs to the definition of Projecting Signs, prohibit Freestanding Signs and clarify design guidelines, materials and standards for signs permitted and prohibited. Additionally, the total sign area allowed per building and the total percentage of signage allowed for window signage would be reduced, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial:

Motion to recommend denial of the revisions described herein to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.08: Supplemental Regulations, Section 17.08A.020: Signs, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing to _____ [the Commission should specify a date].

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF HAILEY MUNICIPAL CODE SECTION 17.08A.020: SIGNS, TO CLARIFY DEFINITIONS, DESIGN GUIDELINES AND STANDARDS FOR ALL TYPES OF SIGNS PERMITTED AND PROHIBITED; TO AMEND THE TOTAL SIGN AREA ALLOWED PER BUILDING, AND TO REDUCE THE TOTAL PERCENTAGE ALLOWED FOR WINDOW SIGNAGE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Zoning Ordinance will generally conform to the Hailey Comprehensive Plan;

WHEREAS, the amendments will not create excessive additional requirements at public cost for public facilities and services;

WHEREAS, the Hailey City Council has determined that the above-mentioned requirements are appropriate requirements, and should be referenced; and

WHEREAS, the amendment will be in accordance with the safety and welfare of the general public; and

WHEREAS, the proposed uses are compatible with the surrounding area.

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

Section 1. Title 17, Chapter 17.08, Section 17.08A.020 of the Hailey Municipal Code, is hereby amended by the addition of the underlined language and by the removal of the strikethrough language, as follows:

17.08A.020: **SIGNS:**

17.08A.020.01: **PURPOSE:** The purpose of this section is to establish standards for the fabrication, erection and use of signs, symbols, markings, and advertising devices within the city. These standards are enacted to:

- A. Protect the public health, safety and welfare of persons within the community.
- B. Aid in the development and promotion of business and industry.
- C. Encourage aesthetic creativity, effectiveness and flexibility in the design of such devices without creating detriment to the general public.
- D. Reduce hazardous situations, confusion and visual clutter caused by proliferation, improper placement or illumination, and/or bulk of signs which compete for the attention of pedestrian and vehicular traffic.



These signs block building elements and create a chaotic image.

(Ord. 1191, 2015)

17.08A.020.02: **DEFINITIONS:** Words and phrases used in this Section [17.08A.020](#) shall have the meanings set forth in this section and in [Chapter 17.02](#) of this title. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise:

ALTER: The change or alteration of a sign structure or design, whether by extension, enlargement, or in moving from one location or position to another.

ANIMATED SIGN: Any sign or part of a sign that changes physical position in any way, or that uses movement or change of lighting to depict action or create a special effect or scene or the illusion of movement.

ART: All visual forms conceived of any medium, material, or combinations thereof, including, but not limited to, a drawing, painting, sculpture, mosaic or photograph, subject to individual aesthetic interpretation.

AWNING SIGN: Any sign attached to or made part of a roof-like structure constructed of canvas, vinyl or similar material placed over a frame and projecting outward from a building providing a protective or decorative covering for doors, windows and other openings.

BUILDING FRONTAGE: The width of a building facing the street to which the front door of the unit is oriented. In the case of units with multiple frontages, frontage shall be determined by taking an average of each frontage.

CHANGEABLE COPY SIGN: A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged by manual means without altering the face of the sign.

COPY: Any graphic, letter, numeral, symbol, insignia, text, sample, model, device, or combination thereof, which is intended to advertise, identify or notify.

DIRECTORY SIGN: A sign that is attached flat against the facade and is oriented toward pedestrians and used for buildings with multiple units that do not each have a street level entrance and are accessed through a shared entrance or lobby.

ELECTRONIC MESSAGE DISPLAY (EMD) SIGN: A sign or portion thereof using backlighting or internal lighting capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. An electronic message display sign may also be known as an electronic message center.

FLAG: Any fabric banner or bunting containing distinctive colors, patterns or symbols used as a symbol of a government or political subdivision.

FREESTANDING SIGN: Any sign erected on a freestanding frame, platform, base, mast or pole(s) and not structurally attached to any building.

MARQUEE SIGN: Any sign attached to or made part of any permanent roof-like structure projecting beyond a building, generally designed and constructed to provide protection from the weather.

MASTER SIGN PLAN: A plan which establishes the size, design, location and tenant designation for all exterior signs associated with a multi-unit or multi-building development.

NONCONFORMING SIGN: Any sign which was lawfully erected and maintained prior to the effective date of this Section [17.08A.020](#), and which fails to comply to any applicable regulations and restrictions herein.

PENNANT: Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended and designed to move in the wind.

PORTABLE SIGN: Any sign not permanently attached to the ground or to a building, and designed to be easily relocated. Also referred to as a sandwich board sign.

PROJECTING (BLADE) SIGN: Any sign affixed to a building, wall, colonnade or awning in such a manner that it extends perpendicular beyond the surface of the same.

ROOF SIGN: A sign affixed on, above or over the roof of a building so that any portion of the sign projects above the roofline.

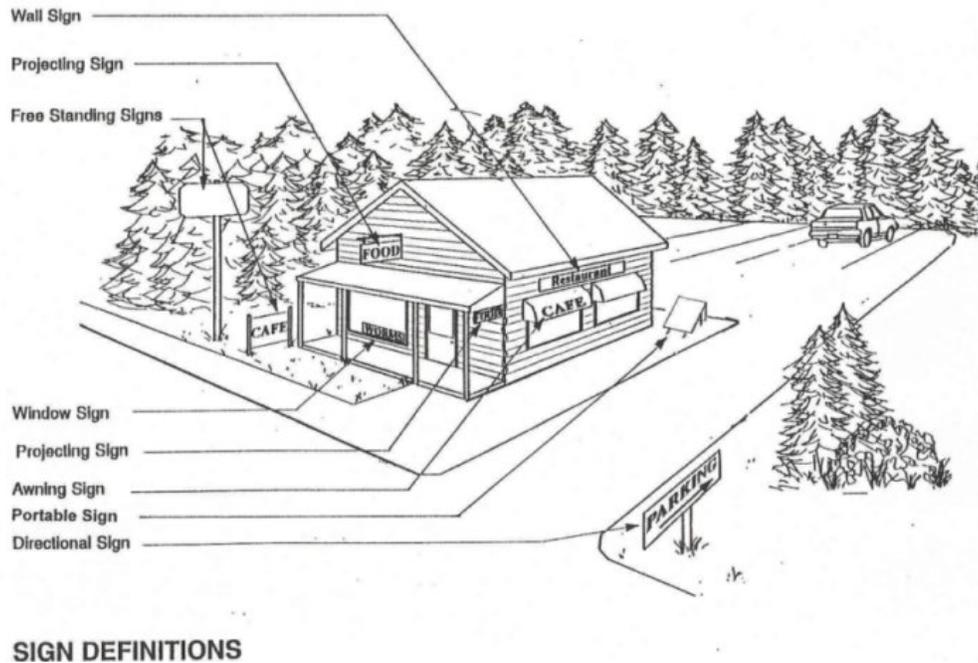
SIGN: Every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interest of any person, entity, product or service. The definition of sign shall also include the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of others.

TEMPORARY SIGN: A sign not permanently embedded in the ground or a sign not permanently affixed to a building or sign structure and which cannot be relocated without removing poles from the ground or dismantling the sign from a building or sign structure. A temporary sign is intended to display either commercial or noncommercial messages of a transitory or temporary nature. A temporary sign is not considered a portable sign.

UNIT: A space that is owned, leased or rented within a building.

WALL SIGN: Any sign attached parallel to a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall.

WINDOW SIGN: A sign affixed or directly adjacent to the surface of a window with its message intended to be visible to the exterior environment.



(Ord. 1191, 2015)

17.08A.020.03: **APPLICABILITY:** No person shall erect, alter or relocate any sign within the city without first obtaining a sign permit from the city, unless the sign is exempt under Section [17.08A.020.05](#) of this article. Any person who fails to obtain a permit before hanging, posting or installing a sign which requires a permit under Section [17.08A.020.04](#) of this article shall be in violation of this section. (Ord. 1191, 2015)

17.08A.020.04: **SIGN PERMITS:**

A. Application: Applications for permits for signs shall include the following:

1. A site plan which specifies the linear footage of building frontage, if applicable, the location of the sign structure, and if the sign is to be mounted on the building, drawings which show the scale of the sign in context with the scale of the building.

2. A colored rendering and scaled drawing including:

- a. Color samples;
- b. Dimensions of all sign faces;
- c. Descriptions of materials to be used;

d. Manner of construction;

e. Method of attachment; and

f. If a master sign plan is required, the unit designation of each sign or the maximum square footage available to each unit.

3. A copy of a state of Idaho electrical installation permit for any internally lighted or neon sign.

4. A sign permit application on the form provided by the city.

5. Appropriate fees as established by separate ordinance of the Hailey city council.

6. Multiple signs may be permitted on one sign permit application, subject to one sign permit fee, provided the application includes all information relevant to all signs being proposed at that time.

7. The tenant(s) or owner(s) of an individual unit within a multi-unit building with an approved master sign plan, prior to displaying any sign on the exterior of a building, shall submit a sign permit application, which conforms to the master sign plan. If no master sign plan exists, the owner of a multi-unit building shall submit a master sign plan which is subject to one sign permit fee.

8. Any sign permit application for a portable sign to be placed within the public right of way shall include an additional inspection fee as set forth by separate ordinance.

9. Sign permits for portable signs in the public right of way shall also be subject to an annual application renewal and inspection permit, for which a fee shall be charged as set forth by separate ordinance.

B. Master Sign Plan: A complete master sign plan must be submitted at the time of design review application for a multi-unit or mixed-use building.

1. The master sign plan must conform to all applicable subsections of this Section [17.08A.020](#) and is subject to the same application, permitting and fee requirements.

2. Approval of a master sign plan is required to be in the form of an agreement between the city and the owner of the building specifying that lease agreements will include compliance with the agreed upon sign size and location. In the case of condominium units, the condominium declaration shall include provisions to ensure compliance with the master plan.

C. Review; Decision; Appeal: Complete sign permit applications will be reviewed by the planning staff, subject to the approval of the administrator, and either approved, denied or returned with requested modifications. Any aggrieved applicant has the right to appeal a decision in accordance with Section [17.03.050](#) of this title. (Ord. 1191, 2015)

17.08A.020.05: **EXEMPT SIGNS:** The following signs shall not be subject to the permit process as defined by Section [17.08A.020.04](#) of this article and are not included in the total aggregate sign area as defined in Subsection [17.08A.020.07C](#) of this article, provided the signs are not prohibited:

A. Flags, symbols or insignias either historic or official of any state or nation, providing the flag is no larger than sixty (60) square feet and is flown from a pole the top of which is no higher than forty feet (40') from natural grade.

B. Flags, symbols or insignias either historic or official of any state or nation located on property owned or leased by a local, state or federal governmental entity, providing:

1. The area of the flag is no larger than ninety-six (96) square feet;
2. The top of the pole is no higher than forty-five feet (45') from natural grade;
3. The pole is located within twenty feet (20') of a building that is at least thirty feet (30') in height;

4. The proponent/applicant must submit documentation that the pole, flag and any proposed lighting will not adversely impact Friedman Memorial Airport fly zones, which may include preparation of a federal aviation administration air or space study.

C. Signs posted by a government entity.

D. Two (2) temporary signs per building or if a multi-unit building one per unit.

E. Signs with areas of four (4) square feet or less.

F. Merchandise displayed in windows that does not involve copy.

G. Pennants and windsocks, which in no way identify or advertise a person, product, service or business.

H. Any sign inside a building not visible from the exterior of the building.

I. Art located on private property which in no way identify or advertise a person, product, service or business.

J. Historic signs designated by the Hailey city council as having historical significance to the city or replicas of historic signs as approved by the Hailey city council.

K. Building identification signs which identify the name of the building only. These signs are separate from signs which identify, advertise or promote any person, entity, product or service.

L. Signs on licensed and registered vehicles that are used for normal day to day operations of a business, regardless of whether the business is located within Hailey.

M. Window signs. (Ord. 1192, 1-11-2016)

17.08A.020.06: **PROHIBITED SIGNS:** No person shall erect, maintain, or relocate any of the following signs within the city:

A. Signs creating traffic hazards. A sign at or near any public streets, or at the intersection of any public streets, situated in such a manner as to create a traffic hazard by obstructing vision. Additionally, any sign at any location which would interfere with, obstruct the view of, or be confused with any authorized traffic sign.

B. Any sign which, due to structural weakness, design defect or other reason, constitutes a threat to the health, safety and welfare of any person or property.

- C. Any sign which contains an intermittent light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source.
- D. Roof signs, except mansard roof signs; provided, that the highest portion of any sign attached to a mansard roof is no more than two-thirds ($\frac{2}{3}$) the height of the mansard roof to which it is attached.
- E. Animated signs.
- F. Any pennant, propeller or similar device which is designed to display movement under the influence of the wind and which contains a message, announcement, declaration, demonstration, display, illustration or insignia used for promotion or advertisement of a person, product, service or business.
- G. Any sign attached to or displayed on outdoor furniture.
- H. Any sign mounted on wheels.
- I. Any inflatable object used for promotional or sign purposes, excluding standard size balloons.
- J. Signs advertising a business that is located outside of the corporate limits of Hailey.
- K. Signs using "Day-Glo", fluorescent or brilliant luminescent colored or neon lit backgrounds.
- L. Signs using "internal illumination"; internally lit letters or copy portion of the sign.
- M. Reflective colored material that gives the appearance of changing color.
- N. Any sign covering or obscuring windows, doors, storefronts, building entrances, eaves, cornices, columns, horizontal expression lines, or other architectural elements or details.
- O. Electronic message display (EMD) signs. (Ord. 1191, 2015)

P. Freestanding Signs.

17.08A.020.07: DESIGN GUIDELINES AND STANDARDS:

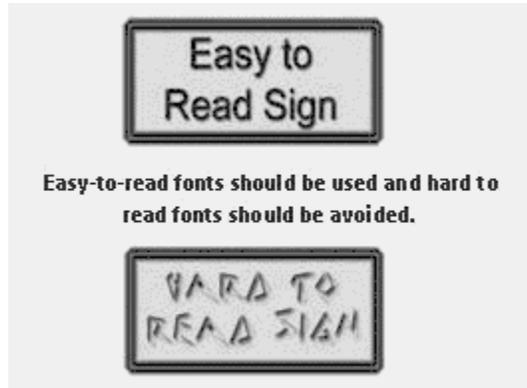
A. General Guidelines: The following are suggested ways to increase the effectiveness of signs placed within the city:

1. Projecting and blade signs are preferred over portable or sandwich board signs. Projecting signs generally are more effective for increasing visibility to both pedestrians and motorists.

2. Sign materials and colors should complement the building facade. Basic and simple color applications are encouraged. Durable, natural materials are preferred.

3. The color of letters and symbols should contrast with the base or background color of the sign to maximize readability.

4. In multi-unit buildings, a directory sign with the names and suite numbers of all units without individual street level entrances are encouraged to be provided at the shared entrance to those units.



B. Sign Materials

1. Sign materials shall be of durable, permanent quality. Banner materials and corrugated plastic are prohibited as a permanent material.

2. Plastic should be used sparingly. Sign faces may not be plastic or Lexan.

C. Lighting Standards:

1. All ~~internally~~ backlit and externally lit signs shall comply with lighting standards as set forth in [Article D of this Chapter](#).

2. A sign lit by an external light source shall specifically illuminate the sign.

3. Signs using backlighting ~~or internal lighting~~ shall only illuminate the copy portion of the signs. All other areas, including background, shall be constructed, treated and colored in a manner which makes those areas opaque.

4. A maximum of two (2) neon signs per unit or building shall be allowed, regardless of whether the sign requires a permit.

5. Lighting standards chart:

EXTERNALLY ILLUMINATED SIGN (ALLOWED)



INTERNALLY ILLUMINATED SIGN WHERE THE BACKGROUND IS ILLUMINATED (PROHIBITED)



INTERNAL ILLUMINATION OF SYMBOLS AND LETTERS BUT NOT THE SIGN BACKGROUND (~~ALLOWED~~) (PROHIBITED)



BACKLIGHTING BEHIND INDIVIDUALLY MOUNTED LETTERS (ALLOWED)



D. Area Standards:

1. Except as otherwise provided herein, the total sign area permitted for any building shall not exceed a total of two (2) square feet of sign area per linear foot of building frontage.
 - a. A building with only one unit that meets or exceeds seventy-five feet (75') of linear building frontage shall not exceed ~~one hundred fifty (150)~~ seventy-five (75) square feet of total sign area.
 - b. The total sign area permitted for a multi-unit building shall be determined by the master sign plan.
2. Signs on vacant properties are subject to subsection E3 of this section, and are allowed only one sign per lot.
3. The total aggregate area of all signs for any building shall not exceed the total sign area permitted. All sign faces displayed that are over four (4) square feet shall be included in determining the total aggregate sign area for a building.
4. The area of a sign shall be computed using all faces of a sign within a perimeter which forms the outside shape, excluding any necessary supports upon which the sign may be placed. Where a sign consists of more than one face, section or module, all areas shall be totaled.

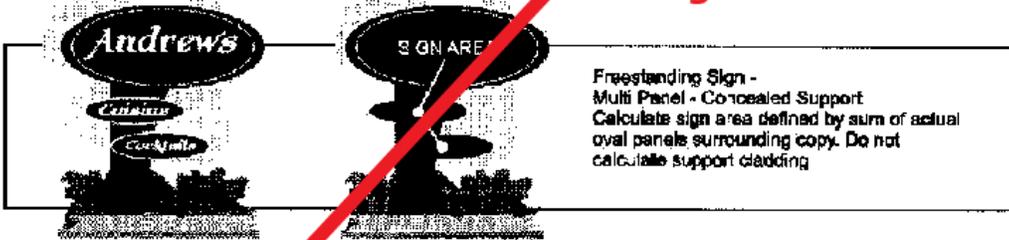
SIGN AREA COMPUTATIONAL METHODOLOGY EXAMPLES



Freestanding Sign - Exposed Pole Support
Calculate sign area defined by actual rectangular panel surrounding copy.



Freestanding Sign - Thematic Embellishment - Concealed Support
Calculate sign area defined by actual rectangular panel surrounding copy. Do not calculate embellishment or support cladding.



Freestanding Sign - Multi Panel - Concealed Support
Calculate sign area defined by sum of actual oval panels surrounding copy. Do not calculate support cladding.



Freestanding Sign - Monument Thematic Embellishment - Concealed Support
Calculate sign area defined by imaginary panel drawn around copy. Do not calculate embellishment or monument background.

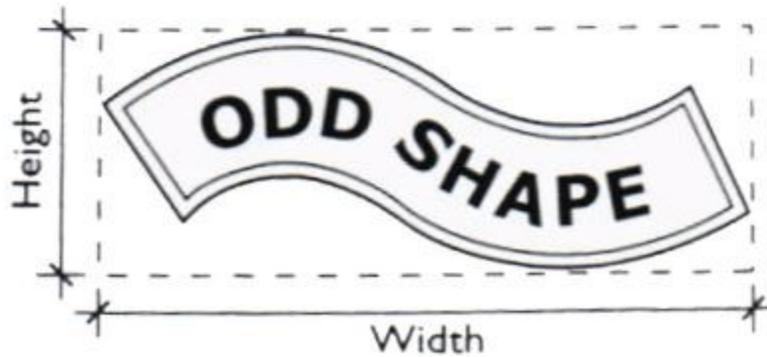
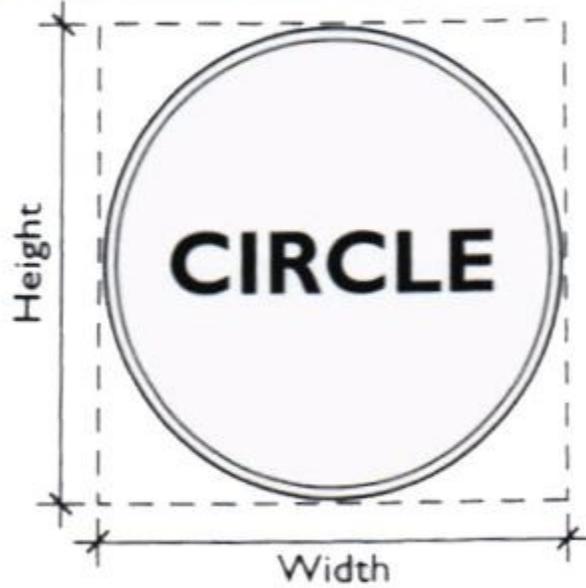


Freestanding Sign - Monument Thematic Embellishment - Concealed Support
Calculate sign area defined by actual oval panel surrounding copy. Do not calculate embellishment or monument background.

Image to be removed



Image to be added



5. ~~Internally lighted~~ Backlit signs shall not exceed a total of ~~seventy five (75)~~ fifty (50) square feet for any building.

6. The size standards in subsection E of this section shall apply and control the total sign area permitted for each type of sign.

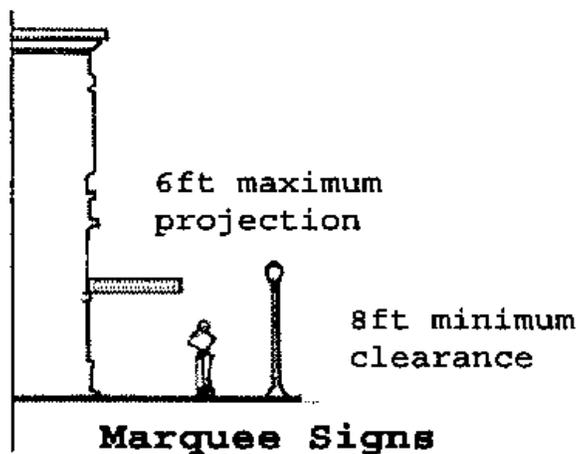
E. Sign Standards for Multi-Unit Buildings:

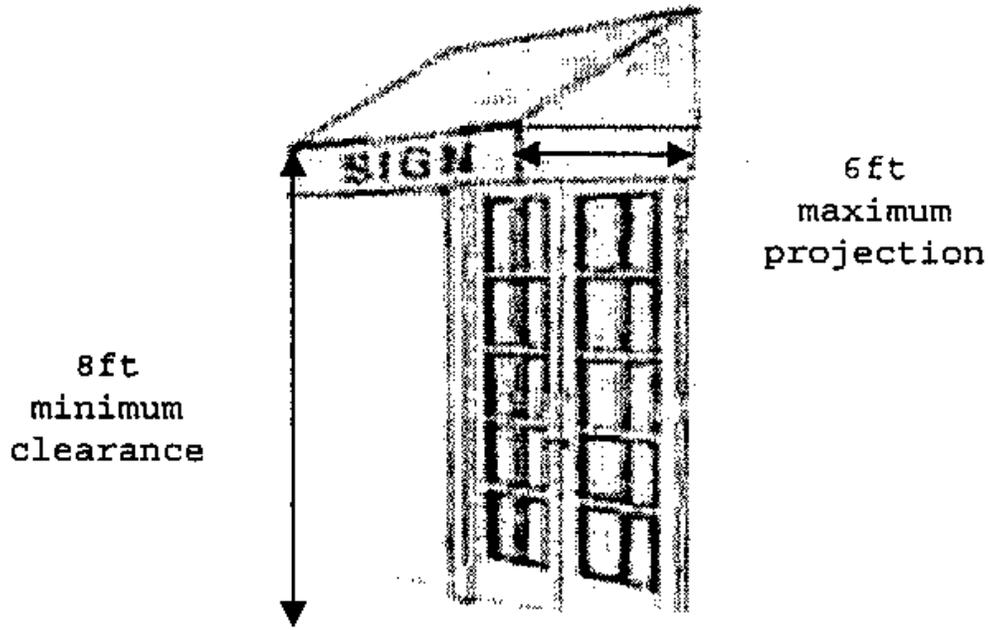
1. All units with an individual street level entrance are allowed up to two (2) signs, with no more than one sign on any one building facade.
2. Each street level interior units without an individual street level entrance and each unit located above the ground floor shall be limited to one sign.
3. The location and placement of all exterior signs for all units within a multi-unit building shall be determined and shall be consistent with the design, scale and proportion of the building and shall be mounted accordingly.
4. The sign area available for any business within a multi-tenant or mixed-use building shall be limited to the amount allocated to the unit the business occupies in the approved master sign plan.
5. The master sign plan shall consider the number of units, the building facade area and configuration, existing sign area if applicable and should reasonably provide signage for each unit.
6. The size standards in subsection E of this section shall apply and control the total sign area permitted for each type of sign.

E. Standards for Categories of Signs:

1. Awning and Marquee Signs:

- a. The copy area is limited to the valances of the awnings.
- b. Shall not project more than six feet (6') from the building wall and shall provide at least eight feet (8') of vertical clearance when projecting over a pedestrian accessway, measured from the ground to the lowest part of the supports for the awning or marquee sign.





Awning Signs

2. Freestanding Signs:

- a. ~~The height shall not be greater than twelve feet (12'), measured from natural grade to the top of the sign.~~
- b. ~~Shall provide eight feet (8') of ground clearance if projecting over the public right of way.~~
- c. ~~There shall be only one freestanding sign per building.~~
- d. ~~Freestanding signs aligned perpendicular to the adjacent public right of way are allowed a maximum sign area of forty eight (48) square feet, or twenty four (24) square feet per side. Those aligned parallel to the adjacent public right of way are allowed a maximum sign area of twenty four (24) square feet.~~
- e. ~~Shall not extend, at any point, more than four feet (4') into the public right of way.~~

2. Portable Signs:

- a. Any portable sign is limited to two (2) sign faces or two (2) sides per portable sign.
- b. Maximum area allowed is six (6) square feet per side, and limited to three feet (3') in height. If there are supporting legs on a portable sign frame, they may be up to six inches (6") in height.
- c. One portable sign is permitted per unit.

d. Portable signs shall be weighted or anchored in some manner to prevent them from being moved or blown over by the wind.

e. Portable signs shall not be located so as to obstruct pedestrian or vehicular traffic, or obstruct sightlines at intersections.

f. No more than two (2) portable signs placed in the public right of way shall be permitted per corner.

g. Portable signs must be located in a manner that maintains thirty-six inches (36") of clear width along all public rights of way.

h. All portable signs must only describe Hailey businesses or events.

i. All portable signs must be relocated indoors each night to ensure the safety and general welfare of pedestrian traffic.

j. Portable signs shall be maintained in good repair.

3. Projecting (Blade) Signs:

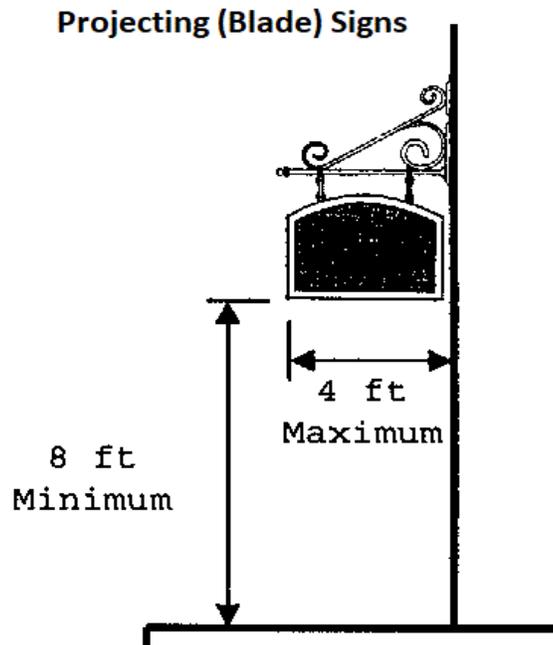
a. Blade signs are encouraged. Blade signs less than three (3) square feet per side (total of six (6) square feet) shall not be counted toward the maximum sign area.

b. Projecting (blade) signs may be placed on a building or underneath an approved canopy, awning or colonnade, but may not extend, at any point, more than four feet (4') from the surface to which it is attached.

c. Signs must have at least eight feet (8') of vertical clearance when projecting over a pedestrian accessway, measured from natural grade to the bottom of the sign.

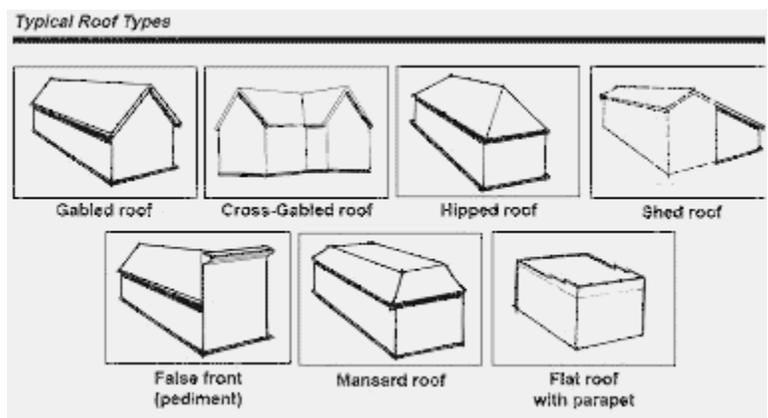
d. No part of the sign may extend higher than the lowest portion of a flat roof, the top of a parapet wall, the vertical portion of a mansard roof, the eave line or fascia of a gable, gambrel or hipped roof.

e. Any portion of a projecting (blade) sign shall be located below the bottom of any second-floor window of a multi-unit building.



5. Wall Signs:

- a. Wall signs may be placed on a structure, provided they do not exceed a total of ten percent (10%) of the facade to which they are attached.
- b. No part of the sign may extend higher than the lowest portion of a flat roof, the top of a parapet wall, the vertical portion of a mansard roof, the eave line or fascia of a gable, gambrel or hipped roof.



6. Window Signs: Permanent window signs may be placed in or on any window; provided, that no more than ~~fifty percent (50%)~~ twenty-five percent (25%) of the total transparent area of the window is obscured.

7. Changeable Copy Signs:

a. The copy on any changeable copy sign shall not be changed more than three (3) times per day. Changeable copy signs shall be maintained in a legible and serviceable manner.

b. The size of any changeable copy sign shall be determined by the applicable size standards specified for an awning and marquee, freestanding, portable, projecting, wall or window sign.

8. Temporary Signs:

a. A temporary sign shall be displayed for no more than ninety-six (96) hours and for no more than four (4) times per year with a minimum of a five (5) day interval between displays of the temporary sign.

b. No more than two (2) temporary signs are allowed for any building or for any unit in a multi-unit building at any given time.

c. The total square footage of one or more temporary signs shall not exceed thirty-six feet (36').

d. The square footage of temporary signs is exempted from the total allotted sign square footage allowed for any building or for any unit in a multi-unit building.

e. Temporary signs shall not exceed the height of the rooflines of adjacent buildings or structures.

f. Temporary signs shall not extend into a street or alley, unless specifically authorized in a sign permit. (Ord. 1191, 2015)

17.08A.020.08: **SIGN MATRIX:** Signs are permitted or nonpermitted in the zoning districts as follows:

A "P" indicates that a sign is permitted in the respective zoning district, provided the sign conforms to the applicable requirements of this title. An "N" indicates that a sign is not allowed in the respective zoning district.

Sign Description or Category	Zoning Districts											
	RGB	LR	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Awning and marquee	N	N	N	P	P	P	P	P	P	P	P	P
Changeable copy	N	N	N	P	P	P	P	P	P	P	P	P
Electronic message display	N	N	N	N	N	N	N	N	N	N	N	N
Externally lit signs	N	N	N	P	P	P	P	P	P	P	P	P
Freestanding	P N											
Internally Backlit and neon signs	N	N	N	N	N	N	P	P	P	P	P	P
<u>Internally lit signs</u>	<u>N</u>											

Portable	N	P	P	P	P	P	P	P	P	P	P	P
Projecting (<u>Blade</u>)	N	N	N	P	P	P	P	P	P	P	P	P
Temporary signs	N	N	N	N	P	P	P	P	P	P	P	P
Wall signs	P	N	P	P	P	P	P	P	P	P	P	P
Window signs	N	N	N	P	P	P	P	P	P	P	P	P

(Ord. 1191, 2015)

17.08A.020.09: UNSAFE AND ILLEGAL SIGNS:

- A. Any sign which has been determined to be unsafe by the building official, planning and zoning administrator, public works director, or other designated city employee, or which has been constructed, erected or maintained in violation of this Section [17.08A.020](#) or any approved sign permit, must be repaired, made safe, or made in conformance with this Section [17.08A.020](#), or any approved sign permit or the owner of any such sign will be considered in violation of this Section 17.08A.020.
- B. The city reserves the right to remove any sign placed in, projecting into, or otherwise impacting the public right of way, without notice and at any time, if the sign is not permitted or is determined to be violating this Section [17.08A.020](#) or an approved sign permit in any way. (Ord. 1191, 2015)

17.08A.020.10: NONCONFORMING SIGNS:

A. Transfer Prohibited; Exception:

- 1. A nonconforming sign shall not be transferred to a new tenant or occupant of the premises on which the sign is erected and shall be removed at the termination of the tenancy to which it applies.
- 2. Signs existing prior to 1940 shall not be required to comply with subsection A1 of this section.

B. Increase in Nonconformity: Any nonconforming sign may not be enlarged, extended, reconstructed, moved or structurally altered so as to increase the degree of nonconformity.

C. Repairs: Minor repairs may be done to any portion of a nonconforming sign, provided the repair(s) does not increase the degree of nonconformity.

D. Damaged Signs: Any nonconforming sign which has been damaged or destroyed, either by calamity or natural causes, may be repaired, provided the repaired and replaced sign does not increase the degree of nonconformity.

E. Nonuse: Any nonconforming sign removed or not displayed for a period longer than six (6) months, shall thereafter not be replaced or redisplayed. (Ord. 1191, 2015)

17.08A.020.11: MAINTENANCE:

A. Required: It is the affirmative obligation of the owner of every sign within the city to maintain the sign in a good state of repair at all times.

B. Nonconforming Signs: Nonconforming signs may be repaired and maintained, provided the repairs are for the purpose of maintaining the sign in its original condition, do not increase the degree of nonconformity in the sign, and are otherwise in accordance with this section 17.08A.020. (Ord. 1191, 2015)9

Section 3. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4. Repealer Clause. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR
THIS ____ DAY OF _____, 2019.

Fritz X. Haemmerle, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk, City of Hailey

Return to Agenda