

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, January 12th, 2015
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Motion to approve minutes of December 8th, 2014

CA 2 Motion to approve Findings of Fact and Conclusions of Law for a Design Review application by Hailey Ice Inc., represented by Michael Bulls of Ruscitto/Latham/Blanton, for Design Review of a newly constructed indoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.

CA 3 Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Red Star LLC, represented by Brett Barsotti, for the conversion of a garage door to windows on an existing structure, located at 618 Main Street South (Lots 19/20, Block 4, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Districts.

CA 4 Motion to approve Findings of Fact and Conclusions of Law for a Design Review (exemption) application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.
**Staff has determined that project is exempt from Design Review. [See attached staff memo.](#)*

New Business and Public Hearings

~~NB 1 — Consideration of a Design Review application by Christopher Roebuck for Design Review of a garage addition to an existing accessory structure, to be located at Hailey Townsite, Lots ½ of 8, 9, and 10 of Block 52 (15 East Galena Street), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.~~

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity and upcoming projects

SR 2 Discussion of the next Planning and Zoning meeting: Monday, February 9th, 2015
(meeting will be held at 5:00 p.m.)

Adjourn

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

12-08-14
Minutes

***MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, December 8th, 2014
Hailey City Hall
5:30 p.m.***

Present: Jay Cone, Regina Korby, Janet Fugate, Owen Scanlon, Dan Smith
Staff: Micah Austin, Lisa Horowitz, Ned Williamson, Nancy Barrera
Absent: Kristine Hilt

5:28:29 PM Call to Order

Public Comment for items not on the agenda
None

Consent Agenda

CA 1 *Motion to approve minutes of November 24th, 2014*

CA 2 *Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by Flight LLC, represented by Sandra Martin Acker, for the replacement of windows on existing building, located at 120 Main Street South (Lot 17, Block 33, Hailey Townsite), within the Business (B) and Townsite Overlay (TO) Districts*

Dan Smith and Micah Austin motioned to pull CA 2. Micah Austin summarized the Design Review application and presented photos to the Commission. He noted that the exemption was recommended based on the minor proposed changes to the exterior windows of the unit. **Dan Smith moved to approve the consent agenda and Regina Korby seconded. Motion passed.**

New Business and Public Hearings

NB 1 *Consideration of a Design Review application by Hailey Ice Inc., represented by Michael Bulls of Ruscitto/Latham/Blanton, for Design Review of a newly constructed indoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.*

5:33:54 PM Presentation was given by Michael Bulls. During the past summer it was approved to have a refrigerated indoor ice rink. Bulls proceeded to explain the site plan positioning, entrances, issues: parking to be provided for vehicles is 89 and 23 bike parking. He also explained utilities: sewage, water, power, and drainage. He explained landscaping: a variety of trees and placement. He noted that the property lines are very close to the skate park's concrete. Fugate and Scanlon further inquired about the layout of the proposed structure. Bulls explained the floor plans for each level inside the building. **5:59:33 PM** Discussion continued about lighting and shading. **6:02:09 PM** Bulls once again had the floor and he talked about elevations. Korby questioned safety concerns with lighting during the winter months and requested further consideration of lighting. Bulls presented a visual of the material and colors that will be used for the building siding and the windows. The building will have a wood frame roof. **6:14:34 PM** Bulls concluded his presentation and was open to questions. The Commission requested to see the changes in the plan. He noted those changes took place because Austin noted that more specification was needed. **6:22:57 PM** Austin talked about department heads and their commentary. He stated the police department had no concerns. The fire dept only requested that the locks be compatible with City locks. No comments from public works. There was concern from the Waste Water Department in regards to melting snow. Arlan Smith, DBS plan review, noted his approval with the current site plan. Discussion continued about signs, parking and lot lines. Austin continued with energy conservation and code compliance for the ice rink. **6:45:53 PM** Cone opened discussion to public comment.

Ron Fairfax stood and addressed concern about the proposed band on the walls and noted that maintenance would be an issue. He noted that he was in favor of the originally proposed textured wall. [6:48:34 PM](#) Cone closed public commentary and issues a 5 minute suspension.

[6:55:58 PM](#) Cone resumes discussion. The Commission discussed interpretation of guidelines which included materials and colors the proposed structure's elevations. The word "shall" in the guidelines was under discussion. Micah Austin read the guideline to the Commissioners again and discussion continued about requiring changes to the west elevation. Discussion included adding faux windows, adding color or addition materials. Dan Smith added his approval of the project but added his concern about the code enforcement aspect of the guidelines. Michael Bulls and the Commission discussed the most cost effective approach for a solution. [7:08:31 PM](#) Nick Latham, RLB, stood and noted his experience in relation to the project and design. He added that he understood the guidelines and that the intent of the code was also understood. He addressed concern about certain designs. He also added that Jim's suggestion of faux windows was the most favorable in his opinion. Chair Cone added that enough time was spent exploring all options in relation to this matter. [7:13:21 PM](#) Owen Scanlon noted that he was in favor of the suggestion for solving the west elevation wall problem. Ned Williamson said Hailey Ice would be constructing the exterior of the Skate Park restroom while the City would be installing the interior finishes of the restroom. The City would continue maintenance after construction. [7:14:21 PM](#) Janet Fugate addressed trees on the Southeast side from deciduous going into the skate park area and screening of the mechanical components on the roof. Micah Austin summarized the additional conditions as follows:

- i) *The pretreatment sand filter and the disposal of the ice melt are subject to final inspection and approval by the Public Works Director, or her designee, prior to issuance of a Certificate of Occupancy for the building.*
- j) *Any signs for Champion Ice House are subject to final approval by the Planning and Zoning Commission, on the Consent Agenda, after complying with all requirements of Article 8.2 and upon recommendation from staff.*
- k) *Rooftop mechanical equipment must be screened from view using materials and colors compatible with the project.*
- l) *Two additional sets of faux windows shall be added to the west elevation to break up the mass and scale of the wall.*
- m) *Landscape plan as presented at the public hearing on December 8 shall be used.*

[7:24:13 PM](#) Janet Fugate motioned to approve the Design Review application submitted by Hailey Ice Inc., represented by Chris Benson and Michael Bulls, for Design Review of a newly constructed indoor ice rink to be located within the Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), finding that the project does not jeopardize the health, safety or welfare of the public and that the project conforms to the applicable specifications outlined in the design review guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards provided that conditions A-M are met. Owen Scanlon seconded and the motion passed unanimously.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 *Discussion of current building activity and upcoming projects*

SR 2 *Discussion of the next Planning and Zoning meeting: Monday, January 12th, 2015
(no documents)*

Adjourn

[7:25:16 PM](#) Regina Korby motioned to adjourn, Owen Scanlon seconded and the motion carried.

**Hailey Ice
Findings of
Fact**

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On December 8, 2014 the Hailey Planning & Zoning Commission considered an application submitted by Hailey Ice Inc., represented by Chris Benson and Michael Bulls of RLB Design Review for new construction of an indoor ice rink/arena to be located at Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB), and within the Townsite Overlay (TO). The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Applicant: Hailey Ice Inc., represented by Chris Benson and Michael Bulls of RLB

Request: Design Review for new construction of an indoor ice rink/arena.

Location: Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South)

Zoning: Limited Business (LB), and within the Townsite Overlay (TO)

Notice

Notice for the public hearing on December 8, 2014 before the Hailey Planning and Zoning Commission was published in the Idaho Mountain Express on November 19, 2014 and mailed to adjoining property owners on November 19, 2014.

Application

Construction of an indoor ice arena to utilize the existing foundations and infrastructure installed and approved at the previous Design Review hearing on April 14, 2014 when the project was approved for an outdoor ice arena. Since that time, Hailey Ice Inc. has successfully raised the necessary funds to construct a fully enclosed ice arena on the site, utilizing all existing infrastructure. The proposed ice arena would be named Champion Ice House in honor of the primary benefactor in contributing funds to build the facility. This application is considered as the second and final phase of two phases where the first phase was construction of the outdoor rink and the final phase is construction of the indoor rink. The application is for one building totaling 34,997 square feet of conditioned space along with 30,957 square feet on the main floor and 4,040 square feet on the mezzanine. The new facility will house several necessary components/rooms for operating and maintaining the ice arena including: 1) Ice Plant; 2) Ice Resurface Room; and 3) Coaches and Players Locker Rooms; 4) Restrooms; 5) Concessions Area; 6)

Offices; 7) Waiting Area; 8) Mezzanine; and 9) Public Restroom for the Skate Park. The ice shavings from the rink will drain to a heated pit (dump pit) that will drain to existing drywells on site and in the parking lot. Landscaping is provided on three sides of the building and breaks up the mass and scale of the facility. A concrete paver sidewalk provides pedestrian access from the parking area to the front and side entrances/exits of the building. Adequate parking and snow storage has been provided, as approved during the master planning process for Werthheimer Park. If approved, construction on the Champion Ice Facility will commence in early spring 2015. The facility will be a public facility; however it will be operated and maintained by Hailey Ice Inc. The City of Hailey owns the property and has a lease agreement with Hailey Ice Inc. for operation, maintenance, and upkeep of any facility that is built at this location.

Procedural History

On March 10, 2014, a public hearing was held before the Hailey Planning and Zoning Commission on an application submitted by Hailey Ice for and 17,000 square foot ice rink with three accessory buildings. At that meeting, the Planning and Zoning Commission voted to table a decision on this application to the April 14, 2014 regular meeting. A public hearing was on April 14 to review the application and all other information and materials requested by the Planning and Zoning Commission. At that meeting, the Planning and Zoning Commission voted unanimously to approve the application without conditions.

On December 8, 2014, a public hearing will be held before the Hailey Planning and Zoning Commission for Design Review of a new ice arena to be named the Champion Ice House. The proposal was sent to all city departments and city boards and commission. Their comments are included below in the Staff Report.

General Requirements for all Design Review Applications					
Compliant			Standards and Commission Findings		
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department and Boards/Commissions Comments	Engineering: <ul style="list-style-type: none"> - All concerns have been addressed in the most recent draft of the site plan 	
				Life/Safety: <ul style="list-style-type: none"> - Police Department <ul style="list-style-type: none"> o No concerns o - Fire Department <ul style="list-style-type: none"> o All door lock that would accommodate emergency access must be compatible with the City of Hailey’s lock system and approved by the Fire Chief and Police Chief 	
				Water <ul style="list-style-type: none"> - No concerns 	
				Sewer Ice melt from the rink must drain drywells and not sent to the sewer treatment facility because of concerns with the toxicity of the effluent. Otherwise, there are no other concerns. <ul style="list-style-type: none"> - The proposal to drain all ice melt into existing drywells utilizing the sand filter pretreatment process is acceptable and approved by the City of Hailey, subject to final inspections by the Public Works Director, Mariel Platt, or her designee. For approval, the applicant must show that all known contaminants draining into the drywells will not adversely affect the aquifer and that the sand pretreatment filter adequately filters harmful contaminants before entering the drywell. - As a condition of approval, the pretreatment sand filter and the disposal of the ice melt are subject to final inspection and approval by the Public Works Director, or her designee, prior to issuance of a Certificate of Occupancy for the building. 	
			Parks: <ul style="list-style-type: none"> - The “skate park restroom” must be equipped with a City of Hailey approved lock system. Regarding the restroom, it was noted on the record by the City Attorney that the applicant will be responsible for building the walls and stubbing the plumbing, and the City will be responsible for completion of the restroom, including the door, door locks and ongoing maintenance. - The “skate park restroom” must provide ADA access - All utilities shall be built according to City Standards, as listed in Title 18. 		
			Building:		

				<ul style="list-style-type: none"> - - The question of whether the project is required to have an elevator to the second floor mezzanine was resolved to the satisfaction of the Building Official; no elevator is required. - Restroom facilities must be provided when Hailey Ice is operating the rink for hockey or other public gatherings.
				<p>Streets:</p> <ul style="list-style-type: none"> - Hailey Ice will be responsible for all snow/ice removal on the sidewalk directly adjacent to their building
				<p><u>Boards and Commissions</u></p> <p>Tree Committee:</p> <ul style="list-style-type: none"> - No consensus opinion was submitted by the Tree Committee. Individual comments were considered by the Commission in their deliberations. <p>Parks and Lands Board</p> <ul style="list-style-type: none"> - No recommendations or conditions submitted. <p>Hailey Arts and Historic Preservation Commission:</p> <ul style="list-style-type: none"> - Hailey Ice should incorporate public art into the building’s interior and exterior design. - Several artists were originally commissioned to provide public art both within and outside the Hailey Ice facility, when it was proposed several years ago with the master plan of Werthheimer Park. The Arts Commission strongly encourages Hailey Ice to reach out to those artists to incorporate the public art they envisioned into the Campion Ice House. - Public art is encouraged, but not recommended as a condition of approval
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	<p>8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - Two (2) possible sign locations are proposed on the building elevations. - The signs are proposed on each side of the main entrance gable roof elements so that they may be visible from the Rodeo Grounds area as well as Main Street. -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	<p>See Section 9.4 for applicable code.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - Existing, previously approved, parking calculations are shown on the Site Plan and represent what was built for all of Werthheimer Park’s facilities. - Per Section 9.4, 89 spaces are required for the Ice Rink, derived from 1 space for every 4.5 persons at the rated maximum occupancy of the building. The Rated Capacity for this building is: 400 persons. - 89 spaces have been provided for the Ice Rink; however more spaces are available when combined with the other uses in Werthheimer Park. - In total, 112 parking spaces are provided for the multi-use area, which includes the Skate Park, Welcome Center, Rodeo Arena, and Ice Rink.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4.7 (A) Bicycle Parking	<p>All multi-family residential and commercial development including new construction and additions, must provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five (25%) of the required number of vehicle parking spaces,</p>

			Req.	whichever is greater
			Commission Findings	- Bicycle Parking has been provided with a total of 22 spaces required, derived from 25% of the required number of spaces. (25% X 89 = 22). 24 bicycle spaces have been provided. Application is for a 17,000 square foot ice rink facility. Per 9.4.2, three parking spaces are required. The applicant meets these criteria with 19 spaces directly adjacent to the ice rink.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8B.4.1 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <p>a. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			Commission Findings	<ul style="list-style-type: none"> - A photometric study is included and is shown on the exterior lighting plan. That study indicates zero or close to zero light levels (foot candles) at the adjacent property lines. - Lighting specifications are shown on the exterior lighting plan and meet the requirement of Section 8B - Lighting proposed are: <ul style="list-style-type: none"> o Type A: Surface mount wall fixture shall be downlit with full cut-off to prevent light trespass o Type B: Overhead post mount sports fixture shall be shielded with tip visor to mitigate light trespass
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.7 (A) Required Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Commission Findings	<ul style="list-style-type: none"> - Existing sidewalk and drainage improvements are already installed for the majority of Werthheimer Park, but no pedestrian sidewalk currently exists adjacent to the proposed ice rink. - The applicant proposes to continue the existing concrete sidewalk adjacent to the skate park with concrete pavers to provide an accessible route to the entrance of the ice rink. Refer to Site Plan.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6A.7 (B) Required Water System Improvements</p>	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			<p>Commission Findings</p>	<p>N/A</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Req.</p>	<p>4.13.6 Bulk Requirements.</p>
			<p>Commission Findings</p>	<p>a. Minimum Lot Size – <u>Limited Business, Transitional, General Residential districts: 4,500 square feet.</u> Original Townsite Lots that are slightly less than 3,000 square feet (in blocks where lots are 25 feet wide) or 3,600 square feet (in blocks where lots are 30 feet wide) may be rounded up to 3,000 square feet or 3,600 square feet, as the case may be, provided that the original Townsite Lot meets the definition of a Lot of Record.</p> <ul style="list-style-type: none"> - The property is 5.31 acres or 231,304 square feet. <p>b. Minimum Lot Width – <u>Limited Business, Transitional, General Residential districts: 37.5 feet.</u> - The lot width is 410 feet.</p> <p>c. Maximum Building Height – <u>Limited Business district: 35 feet.</u> - Tallest proposed roofline is 34' 10", measured to the top of the highest parapet. - Note: Roof mounted mechanical equipment may be visible, however it is placed in the center of the building to minimize any visual impact and a screen matching the building design is shown on the site plan.</p> <p>d. Minimum Setbacks in LR, GR, TN, and LB Districts:</p> <ol style="list-style-type: none"> 1. Setback from any street right-of-way – twelve (12) feet. The following exceptions apply: <ol style="list-style-type: none"> a. Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports. . No garage door shall be within twenty (20) feet of any street right-of-way, as measured from the garage door to the street providing access to the garage. <ul style="list-style-type: none"> - The Hailey Ice Rink is located more than 100 feet from the Main Street Right of Way. 2. Setback from any alley right-of-way – six (6) feet. There shall be a six (6) feet horizontal separation between any building

				<p style="text-align: center;">and a water meter vault. (Water meter vault and water service line locations may be moved at the property owner’s expense, subject to notification and approval by the City.)</p> <ul style="list-style-type: none"> - There are no alleys adjacent to the Hailey Ice rink project. <p>3. Setback from any Idaho Transportation Department/Wood River Trail right-of-way – five (5) feet. The following exception applies:</p> <ul style="list-style-type: none"> a. No garage door shall be within twenty (20) feet of the right-of-way, as measured from the garage door to the right-of-way, where this right-of-way provides access to the garage. <ul style="list-style-type: none"> - The ice rink is setback more than 100 feet from the Main Street right of way. <p>4. Setback from property lines abutting other private property --</p> <ul style="list-style-type: none"> a. Base setback – fifteen percent (15%) of lot width, or 10 feet, whichever is less. However, no such setback shall be less than six (6) feet. (See Table 1) <ul style="list-style-type: none"> - Ice rink is setback fifteen feet from the west property line, 20’ from the north property line, and more than 250’ from the east property line. <ul style="list-style-type: none"> b. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning. <ul style="list-style-type: none"> - Base setback is 10’; however the building is setback 15’. A 15’ setback could, hypothetically, accommodate a 37.5’ tall building and this building is 34’ 11” tall. <ul style="list-style-type: none"> c. Roof overhangs, fire escapes, standard chimneys, bay windows and other features, which are subject to Section 7.2 of this Ordinance (Supplementary Yard Regulations), shall not have a setback less than five (5) feet from property lines abutting other private property. <p>N/A.</p>
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Title 18: Mobility Design Ordinance Requirements							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">18.06.010 Street Classifications, Types, and Designations</td> <td></td> </tr> <tr> <td style="width: 25%;"><i>Commission Findings</i></td> <td>- The primary access to the site is from Main Street, which is an arterial road classification according to 18.06.010</td> </tr> </table>	18.06.010 Street Classifications, Types, and Designations		<i>Commission Findings</i>	- The primary access to the site is from Main Street, which is an arterial road classification according to 18.06.010
18.06.010 Street Classifications, Types, and Designations							
<i>Commission Findings</i>	- The primary access to the site is from Main Street, which is an arterial road classification according to 18.06.010						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.012 Street Design and Guideline Standards				

			Commission Findings	- All access drives and sidewalks that connect to roads and sidewalks off-site were completed in previous phases of the construction of Wertheimer Park and comply with the Street Design and Guideline Standards.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.016 Traffic Calming	
			Commission Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.022 Pedestrian Facility Design Guidelines and Standards	
			Commission Findings	- No street improvements are proposed. - All improvements are located on-site and off the public right of way. - All required crosswalks and curb cuts for ramps exist on Highway 75
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.024 Bicycle Facility Design Guidelines and Standards	
			Commission Findings	- 22 bike parking spots are required by the calculation indicated on the Site Plan and 24 spots are provided. See Section 9.4 above.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.026 Street Tree Guidelines and Standards	
			Commission Findings	No street trees are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.028 Streetscape Elements Guidelines and Standards	
			Commission Findings	No streetscape elements are proposed however benches and outdoor patio areas have been included into the design of the building. These areas are accessed via a paver sidewalk to the parking lot and the entrances. - Other streetscape elements include benches, drinking fountain, and bike racks.

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed Use Buildings within the City of Hailey				
1. Site Planning: 6A.8 (A) 1, items (a) thru (n)				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>		6A.8(A)1a	a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings

			Commission Findings	- Entrances, windows, and outdoor gathering places have been designed for the south and south east sides of the building, maximizing solar gain for those areas. This will provide safe access to the building during winter months and will provide excellent light during all months of the year.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1b	b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed requires an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.
			Commission Findings	- There is no existing mature landscaping on this site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			Commission Findings	- Pedestrian access is provided from the existing on-site parking lot and from Main Street. A walking path will also be provided for pedestrians accessing the site from the north. A concrete paver sidewalk is proposed along the full length of the east side and south sides of the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			Commission Findings	- All building services have been screened with physical screening or landscaping. - A trash dumpster will be located at the northeast corner of the ice rink facility away from the main entrance. The dumpster is screened from the Nelson Ball Fields to the north with a 5' tall wall. - The gas meter will be located at the rear of the building near the condenser and will be screened by Lodgepole pine trees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			Commission Findings	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			Commission Findings	- No vending machines are proposed. Vending machines may be placed in the interior based on the needs of the occupants.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)
			Commission Findings	- All on-site parking is existing. - The majority of the parking is located between the ice rink and the arena,

				<i>not between the primary buildings and the sidewalk adjacent to Main Street.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.																		
			<i>Commission Findings</i>	- <i>Access to on-site parking is existing</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.																		
			<i>Commission Findings</i>	- <i>Snow storage areas for the project have been approved in prior applications and are shown on the Site Plan. Refer to Sheet 2.0.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.																		
			<i>Commission Findings</i>	- <i>Site plan shows existing, previously approved, snow storage locations and calculations for Werthheimer Park.</i> - <i>The following chart shows the approved snow storage areas for all of Werthheimer Park</i>																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total parking and Circulation Areas</td> <td style="text-align: right;">60,787 sq. ft.</td> </tr> <tr> <td style="text-align: right;">Total snow storage required (25% of parking and circulation areas)</td> <td style="text-align: right;">15,195 sq. ft.</td> </tr> <tr> <td colspan="2" style="text-align: center;">Snow Storage Provided</td> </tr> <tr> <td style="text-align: right;">Area "A"</td> <td style="text-align: right;">1,541 sq. ft.</td> </tr> <tr> <td style="text-align: right;">Area "B"</td> <td style="text-align: right;">1,447 sq. ft.</td> </tr> <tr> <td style="text-align: right;">Area "C"</td> <td style="text-align: right;">1,113 sq. ft.</td> </tr> <tr> <td style="text-align: right;">Area "D"</td> <td style="text-align: right;">1,323 sq. ft.</td> </tr> <tr> <td style="text-align: right;">Area "E"</td> <td style="text-align: right;">9,932 sq. ft.</td> </tr> <tr> <td style="text-align: right;">Total provided</td> <td style="text-align: right;">15,356 sq. ft.</td> </tr> </table>					Total parking and Circulation Areas	60,787 sq. ft.	Total snow storage required (25% of parking and circulation areas)	15,195 sq. ft.	Snow Storage Provided		Area "A"	1,541 sq. ft.	Area "B"	1,447 sq. ft.	Area "C"	1,113 sq. ft.	Area "D"	1,323 sq. ft.	Area "E"	9,932 sq. ft.	Total provided	15,356 sq. ft.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.																		
			<i>Commission Findings</i>	- <i>Existing snow storage areas are at least 10 feet in any dimension.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.																		
			<i>Commission Findings</i>	- <i>All snow will be stored and retained on site.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.																		
			<i>Commission Findings</i>	- <i>Snow storage is shown on the plan as hatched areas and does not impede pedestrian access or circulation.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.																		

			<i>Commission Findings</i>	- Existing snow storage areas are at non vegetated areas
2. Building Design: 6A.8 (A) 2, items (a) thru (m)				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2a	<p>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</p> <p><i>Commission Findings</i></p> <p>The proportion, size, shape, and rooflines of the proposed buildings are compatible with the surrounding buildings. The proposed building is comprised of several architectural building elements that create a variety of proportions that are in harmony.</p> <p>- The variation of the building heights is intended to reduce the bulk massing of the building and provide visual interest. The building design incorporates a combination of low sloped shed and hip roofs, steep pitched gable roofs and flat roof elements.</p> <p>- - Located at of the north end of the building, a lower flat roof portion encloses the Ice Plant and Zamboni areas and provides a vertical break from the higher flat roof portion enclosing the Ice Rink area of the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2b	<p>b. Standardized corporate building designs are prohibited.</p> <p><i>Commission Findings</i></p> <p>- The elevations are not standard corporate designs.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	<p>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p> <p><i>Commission Findings</i></p> <p>- The larger portion of the building that contains the ice rink is softened by human scale shed, hipped, and gable roofs at the building entrance and south portions facing the Skate Park areas. –</p> <p>- - The pedestrian friendly roof areas provide shading and cover from precipitation adjacent to the public areas of the project which also include amenities such as bike racks and bench furnishings.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2d	<p>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p> <p><i>Commission Findings</i></p> <p>- The proposed building includes windows, pedestrian entrances, building mass offsets and changes in materials at entrances and the portions of the building where visitors and residents will interact with the building.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Commission Findings</i></p> <p>- The proposed building is new construction.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	<p>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - All proposed buildings will be clad with metal siding with two different profiles to provide varying texture; box rib and corrugated metal siding. -Three complimentary colors are used. -The metal window and door finishes are compatible with the adjacent exterior materials. - The Commission considered the design of the east façade in detail, and concluded that the addition of faux windows matching the windows on the other facades will meet this standard of review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - The proposed exterior materials are shown on the exterior materials sheet and have been selected to be harmonious with the other buildings in the Werthheimer Park. - Neutral medium bronze metal siding was selected to blend with the rodeo arena buildings. - The corrugated metal siding profile is the same as the siding profile on both the Welcome Center and the Rodeo Arena buildings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - There are no proposed two story buildings; all higher flat-roof elements contain parapets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Commission Findings</i>	<p><i>The project will incorporate double glazed insulated windows with thermal break frame sections and low emissivity (Low-E) coatings. E value will be less than 0.3. (Criteria iv)</i></p> <p><i>- Interior spaces will utilize occupancy sensors for the lighting controls. (approved alternative)</i></p>

				<p>- The ice refrigeration equipment has been designed to be able to utilize waste heat to melt ice shavings in the dump pit and heat tubing under the ice slab. In order to avoid ground heaving from potential permafrost issues, the ground will be heated. The excess heat from this process will be used to heat the building. (approved alternative)</p> <p>- Window openings on the east and west facades have been reduced to decrease the energy load on the ice refrigeration equipment. This will also serve to improve the interior environment in the summer without active mechanical cooling.</p> <p>- All south facing fenestration will have overhangs for shading coverage. Exterior lighting will be automatic by utilizing both photocells and timers.</p> <p>- In summary, the applicant proposes more than three of the required energy savings techniques, including items iii, iv, and two approved alternatives.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Commission Findings</i>	<p>- Snow retention systems and gutters will be installed on all sloped metal roofs.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Commission Findings</i>	<p>- Downspouts are installed and connected to a perimeter, below grade drain line that will be connected to site drywells.</p> <p>- Downspouts will be metal, matching the gutters and roof materials.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Commission Findings</i>	<p>- N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>
			<i>Commission Findings</i>	<p>- Two (2) possible sign locations are proposed on the building elevations. The signs are proposed on each side of the main entrance gable roof elements so that they may be visible from the Rodeo Grounds area as well as Main Street.</p> <p>- The design is not finalized and will be submitted with an application for a sign permit at a later date.</p> <p>- The proposed dimensions for the signs meet the sign area standards.</p>
<p>3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (A) 3, items (a) thru (i)</p>				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>

			Commission Findings	- No accessory structures are proposed outside of the ice rink area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3b	b. Accessory structures shall be located at the rear of the property.
			Commission Findings	- N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Commission Findings	- The fencing at the northwest corner is proposed to be galvanized metal chain link fencing that will match the existing chain link material utilized at the Rodeo Arena. The decorative black metal fencing at the south west corner of the building will match the decorative fencing at the Rodeo Arena.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Commission Findings	- Fencing is proposed at 6' tall to reduce visual impact.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Commission Findings	- The proposed rooftop mechanical unit is located at the center of the roof to minimize visual impact from the ground and street level view angles to the greatest extent possible. - The applicant proposes a screen mesh that will surround the mechanical unit entirely. Colors for the mesh will match those for the building. The proposed screening will match the 7/8 corrugated material around the dumpster.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Commission Findings	- N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Commission Findings	- The condenser for the ice plant building will be screened with three evergreen trees shown on the Landscape Plan. - The electrical transformer and dumpster will be screened by a 5' tall wall clad with metal siding to match the building materials.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	h. All service lines into the subject property shall be installed underground.
			Commission Findings	- All utilities will remain underground.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Commission Findings</i>	N/A
4. Landscaping: 6A.8 (A) 4, items (a) thru (n)				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - The landscape plan indicates 14 mugo pines, one large (12') blue spruce, and low maintenance grasses. - The applicant's "Drainage and Landscape Plan" states the following: <ul style="list-style-type: none"> o "No mature planting will be removed for the construction of any of the proposed buildings and ice rink, for the construction of any of the proposed buildings. All landscaping on adjacent, completed, portions of the property will not be disturbed." -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - All proposed plants are hardy Zone 4.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - Except for the low maintenance grasses on the west side, all irrigation will be permanent and designed for water conservation; irrigation will come off of the city system at the skate park.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - The applicant proposes 14 mugo pines (5 gal), one 12' Blue Spruce, and low maintenance grasses to complement the project and the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.

			<i>Commission Findings</i>	- <i>The applicant has indicated that all planters will be maintained in the summer, even when the ice rink will not be operating.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Commission Findings</i>	- <i>Evergreen trees and shrubs accent the side with a combination of low maintenance and drought tolerant grasses.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Commission Findings</i>	- <i>All ground surfaces, not including the ice rink concrete slab & rubber padded walking surface, will be semi-pervious to water, with the use of areas of gravel fill over geotech fabric, compacted gravel, & concrete pavers.</i> - <i>Drainage will be directed to previously installed drainage system.</i> - <i>All parking areas are existing with engineered drainage plans including proper slope, drains & drywells.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Commission Findings</i>	- <i>The City of Hailey will be watering and maintaining the one evergreen tree shown on the south side of the sidewalk.</i> - <i>Hailey Ice will be maintaining all other plantings around the ice rink including weeding, watering, trash removal, and general plant maintenance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Commission Findings</i>	- <i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Commission Findings</i>	- <i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			<i>Commission Findings</i>	- <i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Commission Findings</i>	- <i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.

			<i>Commission Findings</i>	- <i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Commission Findings</i>	- <i>No retaining walls are proposed.</i>

Design Review Requirements for Non-Residential Buildings located in B, LB, or TN Zoning Districts (6.A.8.B. 1-3)				
1. Site Planning: 6A.8.B.1				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Guideline	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.B.1.a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>The site plan shows a concrete paver sidewalk connecting the existing concrete sidewalk to the main entrance and the existing ADA curb cut serving the ADA parking spaces.</i> - <i>The Building Official has reviewed the plans and has no additional changes at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.B.1.b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks underground utilities for new dwelling units.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>Six foot sidewalks are proposed to match the existing sidewalk running from the Highway to the ice rink.</i> - <i>At the main entrance, a concrete paver walking surface provides a large area for people to congregate when entering the ice rink facility.</i>
2. Building Design: 6A.8.B.2.a-9				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.a	a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.
			<i>Commission Findings</i>	- <i>Proposed ice rink and buildings are located off Main Street and are not adjacent to a public right of way. The main façade is oriented to the south east, facing the parking lot and Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.b	b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.

			Commission Findings	- N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.B.2.c	c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.
			Commission Findings	- <i>The larger portion of the building that contains the ice rink is softened by more human scale shed and hipped shed roofs at the entrances and the portion of the building where visitors and residents will engage with the building.</i> - <i>- These portions of the building utilize windows to make them more transparent; encouraging visitor and resident engagement by drawing their attention to these portions of the building. Other facades use faux windows to enhance building facades.</i> -
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.B.2.d	d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.
			Commission Findings	- <i>Varied roof elements are utilized.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			Commission Findings	- N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8.B.2.f	f. Fire department staging areas shall be incorporated into the design elements of the building
			Commission Findings	- <i>The building has been designed with public safety access and fire code requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.B.2.g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: i) Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii) Stepping down the massing of the building along the site’s edge; and iii) Limiting the length of or articulating building facades to reflect adjacent residential patterns
			Commission Findings	- <i>The building is not adjacent to residential neighborhoods; however it is adjacent to GR zoning on the north side. This GR zoned land is developed as Nelson Sports Fields, owned by the Hailey School District. These sports fields are unlikely to be converted to residential development.</i> - <i>- The larger portion of the building that contains the ice rink is softened by more human scale shed and hipped shed roofs at the entrances and the portion of the building where visitors and residents will engage with the</i>

				<p><i>building.</i></p> <ul style="list-style-type: none"> - <i>Landscaping is provided on the west and east side of the building break up the façade.</i>
4. Landscaping: 6A.8.B.3.a				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8.B.3.a	<p>a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>An existing access drive separates the proposed ice plant building and the GR zoned Nelson Ball Fields to the north. These sports fields are unlikely to be converted to residential development.</i> - <i>No additional landscape buffer is proposed.</i>

Design Review Guidelines for Residential and Non-residential Buildings in the Townsite Overlay District (TO): 6A.9				
1. Site Planning: 6A.9.C.1				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Guideline	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p>
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>The original townsite grid pattern was replatted to create Werthheimer Park.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.1	<p>Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.

			Commission Findings	<ul style="list-style-type: none"> - The proposed site plan and development is consistent with the required site planning guideline of this requirement. - All utilities will remain underground as shown on the site utilities plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.1	The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			Commission Findings	<i>Energy conserving designs have been utilized and are consistent with Old Hailey.</i>

2. Bulk Requirements (Mass and Scale, Height, Setbacks): 6A.9.C.2

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.2	The perceived mass of larger buildings shall be diminished by the design.
			Commission Findings	<ul style="list-style-type: none"> - The larger portion of the building that contains the ice rink is softened by more human scale shed and hipped shed roofs at the entrances and the portion of the building where visitors and residents will engage with the building. Windows and faux windows are proposed on all 4 sides of the building.

3. Architectural Character: 6A.9.C.3

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.a	General: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Commission Findings	<ul style="list-style-type: none"> - The building utilizes traditional gable roof, and shed roof forms with painted wood timber beams and columns.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.b	Building Orientation: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Commission Findings	<ul style="list-style-type: none"> - The main entrance to the facility is clearly visible as users enter the Werthheimer Park, and architectural elements direct the user's focus to the main entrance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.3.b	Building Orientation: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			Commission Findings	<ul style="list-style-type: none"> - N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.c	Building Form: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Commission Findings	<ul style="list-style-type: none"> - The larger portion of the building that contains the ice rink is softened by more human scale shed and hipped shed roofs at the entrances and the portion of the building where visitors and residents will engage with the building. Traditional gable roof forms are also utilized.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.3.d	Roof Form: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Commission Findings</i>	- <i>Shed and hipped shed roofs at the entrances help diminish the perceived mass of the large portion of the building enclosing the ice rink facility.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.e	Roof Form: Roof pitch and style shall be designed to meet snow storage needs for the site.
			<i>Commission Findings</i>	<ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.f	Roof Form: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Commission Findings</i>	- <i>The application is consistent with the neighborhood in regards to roof forms.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.g	Wall Planes: Primary wall planes should be parallel to the front lot line.
			<i>Commission Findings</i>	- <i>Proposed building walls are shown parallel to the adjacent property lines.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Wall Planes: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Commission Findings</i>	- <i>The proposed buildings respect the scale of the surrounding neighborhood by softening the large portion of the building with more human scale gables, and hip roofs.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	Wall Planes: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Commission Findings</i>	- <i>While no pop-outs are used to break up wall planes, other design elements are found to achieve the effect of breaking long wall planes.</i>
			<i>Commission Findings</i>	- <i>No decks or balconies proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			<i>Commission Findings</i>	<p>Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</p> <p>- <i>Horizontal larger scale box rib metal siding is proposed on the large portion of the building that encloses the ice rink to emphasize its length and de-emphasize its height.</i></p> <p>- <i>The wall is broken up with porch roofs, entrances, windows and faux windows. The addition of windows and/or faux windows on all four sides of the building break up the mass of the wall planes, and add texture and detailing to the building design.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.h	Building Materials and Finishes: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.

			Commission Findings	<p><i>The proportion, size, shape, and rooflines of the proposed buildings allow the building to incorporate several material textures and finish colors.</i></p> <ul style="list-style-type: none"> - <i>The proposed building is comprised of several architectural building elements that create a variety of opportunities that allow a harmonious blend of architectural elements and finishes.</i> - <i>The variation of the building heights is intended to reduce the bulk massing of the building, but also allows for a clear and distinct break in material texture sizes and finishes.</i> - <i>The pedestrian scaled entrance and low roof elements also allow for a change in material texture and finish with sloped roofing, fascia, soffits, and painted wood columns and beams.</i> - <i>The addition of faux windows on the west façade breaks up the mass of the wall plane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.3.i	<p>Ornamentation and Architectural Detailing: Architectural detailing shall be incorporated into the front wall plane of buildings.</p>
			Commission Findings	<ul style="list-style-type: none"> - <i>Shed and hipped shed roofs at the entrances and south end of the building help diminish the perceived mass of the large portion of the building enclosing the ice rink, along with architectural detailing such as wood beams, wood purlins, wood columns and roof fascia.</i>

4. Circulation and Parking: 6A.9.C.4

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p>
			Commission Findings	<ul style="list-style-type: none"> - <i>Safe pedestrian routes have been provided from Main Street and the parking spaces including the ADA parking spaces.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.4	<p>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</p>
			Commission Findings	<ul style="list-style-type: none"> - <i>The on-site parking is existing and set back from streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</p>
			Commission Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: Detached garages accessed from alleys are strongly encouraged.</p>
			Commission Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</p>
			Commission Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</p>
			Commission Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.4	<p>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</p>
			Commission Findings	N/A

5. Alleys: 6A.9.C.5

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Commission Findings</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Commission Findings</i>	<i>Gas meter is located at the back northwest corner of the building and screened by (3) evergreen trees. - The electrical transformer with electric meter is shown on plan and is screened by a 5' tall wall.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Commission Findings</i>	<i>All parking and access roads are existing and are paved.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Commission Findings</i>	N/A

6. Accessory Structures: 6A.9.C.6

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Commission Findings</i>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Commission Findings</i>	N/A

7. Snow Storage: 6A.9.C.7

Compliant			Standards and Commission Findings													
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: All projects shall be required to provide 25% snow storage on the site.												
			<i>Commission Findings</i>	<ul style="list-style-type: none"> - <i>Site plan shows existing snow storage locations and calculations for required snow storage areas for the entire Werthheimer Park.</i> - <i>See graph below for calculations:</i> 												
				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total parking and Circulation Areas</td> <td style="width: 20%; text-align: right;">60,787 sq. ft.</td> <td style="width: 20%;"></td> </tr> <tr> <td>Total snow storage required (25% of parking and circulation areas)</td> <td style="text-align: right;">15,195 sq. ft.</td> <td></td> </tr> <tr> <td style="text-align: center;">Snow Storage Provided</td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;">Area "A"</td> <td style="text-align: right;">1,541 sq. ft.</td> <td></td> </tr> </table>	Total parking and Circulation Areas	60,787 sq. ft.		Total snow storage required (25% of parking and circulation areas)	15,195 sq. ft.		Snow Storage Provided			Area "A"	1,541 sq. ft.	
Total parking and Circulation Areas	60,787 sq. ft.															
Total snow storage required (25% of parking and circulation areas)	15,195 sq. ft.															
Snow Storage Provided																
Area "A"	1,541 sq. ft.															

					Area "B"	1,447 sq. ft.	
					Area "C"	1,113 sq. ft.	
					Area "D"	1,323 sq. ft.	
					Area "E"	9,932 sq. ft.	
					Total provided	15,356 sq. ft.	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Commission Findings</i>	- Snow storage areas do not restrict pedestrian access.

8. Existing Mature Trees and Landscaping: 6A.9.C.8

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Commission Findings</i>	- Lot is bare, with no existing trees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Commission Findings</i>	- The site is flat with no existing plantings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Commission Findings</i>	- All weeds will be removed from the site.

9. Fences and Walls: 6A.9.C.9

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.9.C.9	Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Commission Findings</i>	- Screening wall on the north side of the building abuts the alley. - The screening wall is 5' tall.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Commission Findings</i>	N/A

11. Historic Structures: 6A.9.C.11 (NOTE: Applicable only to structures built prior to 1940)

Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.10	<p>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</p> <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Commission Findings</i>	- <i>No historic buildings are on site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.9.C.9	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ○ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ○ Exterior materials that are compatible with the original building materials should be selected; ○ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ○ The visual impact of the addition should be minimized from the street; ○ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ○ The roof form and slope of the roof on the addition should be in character with the original building; <p>The relationship of wall planes to the street and to interior lots should be preserved with new additions.</p>
			<i>Commission Findings</i>	- <i>No historic buildings are on site.</i>

6A.6 Criteria.

A. The Commission or Hearing Examiner shall determine the following before approval is given:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.

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

1. Ensure compliance with applicable standards and guidelines.

2. **Require conformity to approved plans and specifications.**
3. **Require security for compliance with the terms of the approval.**
4. **Minimize adverse impact on other development.**
5. **Control the sequence, timing and duration of development.**
6. **Assure that development and landscaping are maintained properly.**
7. **Require more restrictive standards than those generally found in the Zoning Ordinance.**

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

DECISION

The Design Review for construction of an outdoor ice rink/arena to be located at Hailey Townsite, Lots 22-24 of Block 126, Lots 10-12 and 20-22 of Block 127, Lots 13-17 of Block 135 and all Lots within Block 134 (771 Main Street South), within the Limited Business (LB), and within the Townsite Overlay (TO) is hereby approved subject to the following terms and conditions:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements: none required.
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) All utilities will be located underground, consistent with 6A.9.C.1.
- i) The pretreatment sand filter and the disposal of the ice melt are subject to final inspection and approval by the Public Works Director, or her designee, prior to issuance of a Certificate of Occupancy for the building.
- j) Any signs for Campion Ice House are subject to final approval by the Planning and Zoning Commission, on the Consent Agenda, after complying with all requirements of Article 8.2 and upon recommendation from staff.
- k) Rooftop mechanical equipment must be screened from view using materials and colors compatible with the project.
- l) Two additional sets of faux windows shall be added to the west elevation to break up the mass and scale of the wall.
- m) The Landscape Plan as presented at the public hearing on December 8, 2014 shall be used.

A party aggrieved by a final decision of the Commission may appeal in writing any final decision by filing a Notice of Appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision.

Signed this ____ day of _____, 2015.

Janet Fugate, Vice-Chair

Attest:

Kristine Hilt, Community Development Coordinator

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the _____ day of _____, 2015, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

<input type="checkbox"/>	U.S. Mail	<u>Applicant:</u>
<input type="checkbox"/>	Via Electronic Mail	Hailey Ice, Inc.
<input type="checkbox"/>	Via Facsimile	P.O. Box 4616
<input type="checkbox"/>	Hand Delivered	Hailey, Idaho 83333
		c/o Sarah Benson
		<sara@solut.com>
<input type="checkbox"/>	U.S. Mail	<u>Applicant's Representative:</u>
<input type="checkbox"/>	Via Electronic Mail	Ruscitto/Latham/Blanton
<input type="checkbox"/>	Via Facsimile	c/o Michael Bulls
<input type="checkbox"/>	Hand Delivered	P.O. Box 419
		Sun Valley, Idaho 83353
		<mbulls@rlb-sv.com>

CITY OF HAILEY

By _____
Kristine Hilt
Community Development Coordinator

**Red Star LLC
Design Review
Exemption**

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 12, 2015 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by Red Star LLC, represented by Brett Barsotti, for minor improvements to the garage door of an existing accessory structure located at 618 Main Street South (Lots 19/20, Block 4, Hailey Townsite). The parcel is within the Business (B) and Townsite Overlay (TO) Districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Summary of Project

The applicant is proposing to replace an existing garage door with an opening comprising of three (3) windows measuring 9'x5'. The second existing garage door will be replaced with three (3) sliding glass doors measuring 9'x8'. The proposed openings will match existing colors and materials of the doors and walls present on site. The applicant is also proposing the addition of a venting chimney required for the installation of equipment necessary for a commercial kitchen. The chimney will measure 4'-7' ½" tall and will be placed on the North end of the structure behind existing landscaping and screening. Colors and materials will be consistent with existing colors and materials on the structure.

Standards of Evaluation

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:

- 1. A building for a non-residential use within any zoning district.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

The accessory structure located at 618 Main Street South is considered a non-residential building. Therefore, Design Review approval is required according to 6A.1(A).

6A.2 Authority of the Administrator.

A. The Administrator has the authority to review and make, or recommend, decisions as follows:

1. The Administrator has the authority to recommend for approval or denial certain applications for Design Review that the Administrator determines to have no substantial impact on adjacent properties or on the community at large, subject to final approval or denial by the Commission on its consent agenda. Such recommendation for approval or denial shall specify the standards used in evaluating the application; the reasons for the approval or denial; and conditions of approval, if any. Applications that have no substantial impact may include, but are not limited to: additions under five-hundred (500) square feet or which are not prominently visible from a public street, façade changes and alterations to parking or other site elements.

2. Those applications for projects of an emergency nature, necessary to guard against imminent peril, regardless of zoning district, shall receive administrative review and approval, denial, or conditional approval, subject to criteria set forth in subsection 6A.7.B of this Article. The Administrator may, upon the request of the applicant or the direction of any City official, forward the application to the Commission for review

3. The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.

4. The Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be

documented in a memo to the project file and on the approved set of plans on file with the city. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.

The Administrator recommends exemption of this project from design review requirements according to 6A.2.A.3, as printed above. This project involves *“changes to an existing window or door, an addition of a window or door.”* In particular, the project does not change the overall architectural theme of the building. The venting chimney is non-substantial and will be screened by landscaping from both the west and north facing facades.

After reviewing the complete application and proposal, the Administrator finds the proposed alteration:

1. is minor;
2. will not conflict with the design review standards of this Chapter; and
3. will not adversely impact any adjacent properties.

Application

Red Star LLC, represented by Brett Barsotti, submitted an application on January 5, 2015, for exemption from the full Design Review process for a modification to an existing building.

Procedural History

The application was considered before the P&Z Commission on January 12, 2015 as a Design Review Exemption.

CONCLUSIONS OF LAW AND DECISION

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

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given nature of this project, this constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed improvements are approved and hereby documented.

Signed this _____ day of _____, 2015.

Janet Fugate, Vice-Chair

Attest:

Kristine Hilt, Community Development Coordinator

Roebuck Design Review Exemption

TO: Planning and Zoning Commission

FM: Lisa Horowitz, Community Development Director

RE: Roebuck Design Review

The applicant, Chris Roebuck is requesting an addition to an existing garage to add a second story room (studio) bath and finish (polish) room, comprising a total of 741 square feet of new space. The accessory structure will continue to be used as a garage with a jewelry work studio on the second story. The subject property is on 2-1/2 city lots, Lots ½ 8, 9, 10 of Block 52 (15 E Galena) of the Hailey Townsite. The space consists of: studio room: 477 square feet; finish room, stairwell and bathroom: 264 square feet for a total of 741 square feet addition to a 768 square foot building. A new interior staircase within the garage will access the addition.

Hailey Municipal Code Section 17.6A.9 provides for exemptions for certain types of construction from the Townsite Overlay design review process. Specifically, Section II, Applicability, states:

“Proposals for new Single Family Dwellings, Accessory Dwelling Units, Accessory Structures and Duplexes and additions thereto that add floor area equal to or greater than 50% of the original structure will be reviewed for compliance with these Design Guidelines. “

This project was noticed for a Design Review hearing in December. Upon more careful review of the plans, it was confirmed that the proposed additional square footage to be added is less than 50% of the original garage structure, and is therefore exempt from Design Review. Therefore, this item is addressed as a Design Review Exemption on the Commissions agenda.

If any neighbors who were sent notice are in attendance at the Planning and Zoning Commission meeting and wish to see the building plans, staff will meet with these neighbors after the meeting is adjourned.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 12, 2015 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by Christopher Roebuck for a garage addition to an existing accessory structure, currently located at 15 East Galena (Hailey Townsite, Lots ½ 8, 9, 10 of Block 52), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Summary of Project

The applicant is requesting an addition to an existing garage to add a second story room (studio) bath and finish (polish) room, comprising a total of 768 square feet of new space. The accessory structure will continue to be used as a garage with a jewelry work studio on the second story. The subject property is on 2-1/2 city lots, Lots ½ 8, 9, 10 of Block 52 (15 E Galena) of the Hailey Townsite. The space consists of: studio room: 504 square feet; finish room, stairwell and bathroom: 264 square feet. A new interior balcony and staircase within the garage will access the addition. The addition will have no kitchen facilities and the applicant has not indicated there is any intention of using it as an Accessory Dwelling Unit (ADU); however the lot is large enough for an ADU. Demolition of the current roof structure will occur, but all other components of the existing structure will remain intact. The existing structure and the proposed addition meet all bulk requirements for the General Residential and Townsite Overlay Zone Districts. It is adjacent to the Business Zoning District on the alley (west) side.

Standards of Evaluation

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

6A.1(A). No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:

- 1. A building for a non-residential use within any zoning district.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

The accessory structure located at 15 East Galena Street is within the Townsite Overlay (TO) District. Therefore, Design Review approval is required according to 6A.1(A) (4).

6A.2 Authority of the Administrator.

A. The Administrator has the authority to review and make, or recommend, decisions as follows:

1. The Administrator has the authority to recommend for approval or denial certain applications for Design Review that the Administrator determines to have no substantial impact on adjacent properties or on the community at large, subject to final approval or denial by the Commission on its consent agenda. Such recommendation for approval or denial shall specify the standards used in evaluating the application; the reasons for the approval or denial; and conditions of approval, if any. Applications that have no substantial impact may include, but are not limited to: additions under five-hundred (500) square feet or which are not prominently visible from a public street, façade changes and alterations to parking or other site elements.

6A.9 Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

II. Applicability

Proposals for new Single Family Dwellings, Accessory Dwelling Units, Accessory Structures and Duplexes and additions thereto that add floor area equal to or greater than 50% of the original structure will be reviewed for compliance with these Design Guidelines. A remodel or alteration of the exterior of a Historic Structure that does not add floor area is subject only to 6A.9(III)(C)(10).

The Administrator recommends exemption of this project from design review requirements according to 6A.2(A)(1) and 6A.9(II), as printed above. This project has “**no substantial impact on adjacent properties or on the community at large**” and is not an “**additions thereto that add floor area equal to or greater than 50% of the original structure**”. The applicant is requesting an addition to an existing garage to add a second story room (studio) bath and finish (polish) room, comprising a total of 741 square feet of new space. The space consists of: studio room: 477 square feet; finish room, stairwell and bathroom: 264 square feet for a total of 741 square feet addition to a 768 square foot building.. A new interior staircase within the garage will access the addition.

After reviewing the complete application and proposal, the Administrator finds the proposed alteration meets the criteria under Section 6A.2(A)(1) and 6.A.9(II) of the Zoning Ordinance because the project:

1. will not adversely impact any adjacent properties.
2. is not an addition of floor area equal to or greater than 50% of the original structure.

Application

Christopher Roebuck submitted an application on October 24, 2014, for exemption from the full Design Review process for an addition to an existing accessory structure.

Procedural History

The application was considered before the P&Z Commission on January 12, 2015 as a Design Review Exemption.

CONCLUSIONS OF LAW AND DECISION

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

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given nature of this project, this constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The proposed improvements are approved and hereby documented.

Signed this _____ day of _____, 2015.

Janet Fugate, Vice-Chair

Attest:

Kristine Hilt, Community Development Coordinator