

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

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

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

Workshop

[Accessory Dwelling Unit Workshop "open community dialogue on the benefits and possible downsides of permitting Accessory Dwelling Units in all Zone districts"](#)

Workshop Panel Discussion

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

Panel Members

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

Staff Reports and Discussion

- SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)
- SR 2** Discussion of the next Planning and Zoning meeting: **Monday, April 1, 2019.**
(no documents)

Return to Agenda

Development Impact Fee Advisory Committee
Monday, March 04, 2019
Hailey City Hall
5:30 p.m. (before P & Z regular meeting)

Present

Committee: Owen Scanlon, Sam Linnet, Janet Fugate, Richard Pogue, Dan Smith
Staff: Lisa Horowitz, Heather Dawson, Brian Yeager

[5:28:42 PM](#) Chair Fugate called to Order.

Proposed Amendments 2019 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget for the Hailey City Council's consideration. In addition to this, the Advisory Committee will consider the following items:

- *Review updates to the FY 2019 Capital Improvement Plan, and file written comments;*
- *Monitor and evaluate implementation of the Capital Improvements Plan;*
- *If necessary, file periodic reports with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the developmental impact fees; and*
- *Advise the City of Hailey of the need to update or revise land use assumptions, capital improvements plan and developmental impact fees.*
- *Recommendation to the City Council regarding the Proposed Amendments to 2019 City Capital Budget and its Development Impact Fee Component.*

[5:29:04 PM](#) Heather Dawson, explained when the committee meets, when they review budget amendments and explained the amendments reviewing tonight. Dawson explained where their authority is. [5:32:06 PM](#) Brian Yeager explained the capital improved project list and how it is broken into two categories. Yeager pointed out a few of the existing projects they have been working on and changes of the summary of funds allotted for said projects. Yeager discussed what happens when funds go unspent and funds being brought from Fiscal Year 2018 to Fiscal Year 2019. [5:37:58 PM](#) Linnet asked Yeager to explain the Wertheimer project. [5:38:12 PM](#) Yeager stated it was going to be a pedestrian pathway from the elementary to the Wertheimer Park. [5:39:17 PM](#) Chair Fugate asked about clocks irrigation, if functioning better. Yeager said it is functioning the same, still has some challenges and has not received funding under this proposal at this time. [5:40:35 PM](#) Smith asked about Transportation Development Impact Fees. [5:41:01 PM](#) Yeager explained all ties back to the Pathway for People's project, offered to provide documentation detailing total levy, grant and development impact fees funds. [5:42:27 PM](#) Smith clarified talking about the revenue of \$145,000. Yeager said that is what is available now. Smith and Yeager continued to discuss development impact fees. [5:44:22 PM](#) Scanlon asked about the snow storage site development. Yeager stated the city is considering a piece of property that would require improvements, those funds are allotted to allow for improvements if proceed with it. Yeager explained why the fund amount is lower than would expect. [5:45:36 PM](#) Chair Fugate confirmed the piece of property is not currently owned by the city. [5:46:18 PM](#) Yeager explained

next section of the report contains projects that committee may or may not be familiar with. [5:46:48 PM](#) Dawson discussed the Fire Station project. [5:47:20 PM](#) Yeager discussed various projects in the new section including the Capital Improvement Plan update study, Hailey Welcome Sign, and Main Street A.D.A upgrades. [5:51:49 PM](#) Pogue asked why the seismic upgrade for the fire station is required. Dawson explained why it is required and plans of reconstruct. [5:54:09 PM](#) Scanlon clarified the Hop Porter park is for the playground equipment. Yeager confirmed and provided background of project. [5:56:29 PM](#) Yeager went on to discuss the Water and Wastewater items. [5:59:17 PM](#) Pogue confirmed the number for the for Northridge project is a holding number. Yeager confirmed, explained that he believes needs more data before proceeds. Yeager listed possible issues that could be affecting the water pressure.

[6:01:30 PM](#) Chair Fugate opened to public comment. No Comment brought back to commission.

[6:02:03 PM](#) Commission discussed recommendations. [6:02:51 PM](#) Smith suggested changing name from Overrun to Contingencies. Smith asked about Fire Department Equipment must be DIF eligible. Dawson explained equipment purchased. [6:04:22 PM](#) Smith asked if police department was eligible for DIF. Dawson explained why they were removed. [6:05:47 PM](#) Chair Fugate asked about flooding. Yeager provided update, explaining funding will be spent primarily after any 2019 flooding.

[6:09:08 PM](#) Scanlon moved to recommend the City Council, they approve the Proposed Amendments 2019 City Capital Budget and its Development Impact Fee Component. Pogue seconded. All in Favor

[6:09:53 PM](#) Smith motioned to adjourn. Scanlon seconded. All in favor.

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, March 04, 2019
Hailey City Hall
6:15 p.m.

Present

Committee: Owen Scanlon, Sam Linnet, Janet Fugate, Richard Pogue, Dan Smith
Staff: Lisa Horowitz, Heather Dawson, Brian Yeager, Mayor Haemmerle

[6:13:41 PM](#) Chair Fugate called to Order.

[6:13:52 PM](#) Public Comment for items not on the agenda. No Comment.

Consent Agenda

[CA 1](#) Adoption of the Meeting Minutes of February 19, 2019. ACTION ITEM

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

[6:14:32 PM](#) Pogue motioned to approve CA 1 and CA 2. Smith seconded. All in Favor

Public Hearings

[PH 1](#) [6:14:49 PM](#) Consideration of a Design Review Application by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Dr) in the SCI-I Zoning District. This project consists of three (3) self-storage buildings, ranging in size from 3,000 square feet to 5,200 square feet with onsite parking.

[6:15:26 PM](#) Lisa Horowitz turned floor over to Elizabeth Grabher and Jeff Hatch. Jeff Hatch, introduced project using a presentation. Hatch stated would like the commission feedback on parking and explained why. Hatch provided photos of other storage facilities in the area for comparison on parking requirements. Hatch discussed staff comments about replacing Black Hills Spruce with Shrub Pine and that the applicant will be relocating the sewer line. Hatch thanked commission for their time and explained what they hope the commission approves. Smith asked about snow storage. Hatch explained snow storage plan. [6:21:35 PM](#) Smith asked if had a definitive number for snow storage. [6:22:20 PM](#) Grabher explained her experience with snow storage with property she already owns with similar space. [6:23:34 PM](#) Chair Fugate and Smith stated believe snow should be hauled, if needed should be a condition of approval. Horowitz addressed parking concern. [6:24:14 PM](#) Chair Fugate asked how wide the space is. Hatch explained designed. [6:25:16 PM](#) Smith asked if will be requiring people to use it for cars. Grabher explained that is their main goal and it is mostly what she has in her current facility.

[6:25:56 PM](#) Smith confirmed Grabher does not intend to limit the usage to storage of vehicles only. Grabher confirmed she does not. Applicant and commission continued to discuss parking, confirmed minimum of 25 ft. between the buildings. [6:28:00 PM](#) Chair Fugate asked for clarification on what they are requesting of the sewer line. Hatch explained idea to relocate sewer line, allowing the landscaping to stay. Horowitz confirmed it would be allowed if accepted by public works. Chair Fugate confirmed this would be done administratively. [6:30:08 PM](#) Horowitz proposed to change condition M to add “or relocate the sewer line at the applicant expense and approval of public works”. [6:30:59 PM](#) Chair Fugate asked about the boulder placement. Hatch explained idea behind the boulder placement. [6:32:48 PM](#) Chair Fugate asked about energy saving. Hatch described the energy saving plans for the proposed building. [6:34:41 PM](#) Smith confirmed no space heaters in the large units. Applicant confirmed. [6:36:41 PM](#) Hatch described the coloring of the materials to be used. Commission asked for clarification on coloring as color rendering and proposal are not the same. Grabher explained coloring plan for the building. Horowitz confirmed applicant is saying the 4th color on the board is not being used. Grabher explained the building will be the two darker colors, with the 3rd coloring being used as an accent. The light gray color is not planned to be used. Horowitz clarified the color rendering and boards need to be updated and match.

[6:46:15 PM](#) Chair Fugate opened to public comment.

[6:46:24 PM](#) Carl Hjelm, 212 2nd Ave S, on the Hailey Tree Committee. Echo's the City Arborist recommendations for the elimination of the Black Hills Spruce. Partly because it will overcrowd the sidewalk, but mostly because it will shade Airport Way. Big conifers on the west side of streets do not work that well, anyone in Old Hailey can tell you that. Shrub Pines are not really specific species, he recommends either Bristlecone or Bosnian or some type of pine like that or Juniper. Either one would work and neither will overgrow that location. Given architecture of building, he compliments the architecture. He would recommend the use of a few more plants, given the size of the plants they would now be switching. Maybe upping the number to 3-5 or 3-7, something like that would be good. Autumn Blaze Maples are fine, appreciate the applicant's effort to keep them on the west side of the building, shown on plans on the southside of the plans of building number 3. Because it will be an energy savings because it will keep those buildings a lot cooler in summer and warmer in winter. And encourage the City Arborist to follow up with the applicant at that time.

[6:48:33 PM](#) Chair Fugate closed public comment.

[6:49:04 PM](#) Staff and Commission discussed City Arborist recommendations as part of conditions of approval. Commission went on to discuss other conditions, going into detail about parking. Commission moved on to discuss what the building will look like. Horowitz confirmed can have applicant resubmit color rendering and materials and complete the changes administratively. Staff and Commission discussed coloring. Linnet stated would like to see more color. Smith suggested changing the color on numbers for the units. Grabher stated she liked the idea. Smith confirmed changes to condition on landscaping.

[6:57:19 PM](#) Smith motioned to approve the Design Review Application by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Drive), located in the SCI – Industrial (SCI-I) Zoning District, finding that the project

does not jeopardize the health, safety or welfare of the public and 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 conditions (a) through (n) , as amended. Pogue seconded. All in favor.

Guest Visitor

[6:59:06 PM](#) Mayor Fritz Haemmerle to come to discuss visionary design review ideas. Mayor Fritz Haemmerle, appearing before them in two capacities - as the Mayor and as a citizen, 112 4th Ave N. As the Mayor, he thanked all the commissioners for being such a good public body. Mayor explained one of the things that does not make his heart sing is the color palate. Mayor suggested they imagine what downtown would look like without city lights, summarizing they need to make our town pop. As he sees new things come across, feels going down the wrong path. Mayor said does not want to be an H.O.A, does not want to stifle colors and excitement and beauty and all those things that are important. [7:01:53 PM](#) Mayor went through the PowerPoint, he and Horowitz developed, explaining how color makes a difference. Mayor discussed color in signs, personally he longs for the old neon style signs. Mayor discussed the new Welcome to Hailey sign. Mayor went on to discuss examples of colors around the world. [7:16:53 PM](#) Mayor discussed downtown Hailey, referencing that to change the signs and such would require revisiting ordinances and codes but may be worth it. Commission discussed applying colors to Hailey. Mayor said should encourage applicants to come up with something interesting, be creative. Chair Fugate suggested putting a color challenge in Our Town.

[7:31:02 PM](#) Carl Hjelm, 212 2nd Ave S stated agrees with Mayors comments with the use of earth tones. That it was big in the 90s and does not think it should have been. He loves idea of color details. It does provide the commission with more of a challenge to architecturally review those things and get them right. As the palette varies the opportunity for miss also increases. Thinks in allowing for and encouraging diverse architecture and diverse color palette, the opportunity for the pink pig can really come around. He encourages them to go slowy in terms of exploring it. As far as he knows neon signs have been allowed, believe he wrote it into the sign ordinance back in 1994 or something like that. Neon signs have been allowed and encouraged but most people do choose it because it is expensive to create and fragile to run. He is more hesitant about the commission varying with the sign ordinances, because can very quickly lose control and can turn it into Blue Lakes Blvd really quickly. Really encourages them to be slow about signs ordinance.

[7:33:41 PM](#) Horowitz added ideas she and Robyn had discussed for signs that would provide better quality. Mayor added he thought the back lighting of signs would work.

Staff Reports and Discussion

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

*SR 2 Discussion of the next Planning and Zoning meeting: Wednesday, March 20, 2019.
(no documents)*

[7:37:52 PM](#) Chair Fugate confirmed will not be present for 3/20/19 meeting.

[7:38:11 PM](#) Linnet motioned to adjourn. Pogue seconded. All in favor.

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 4, 2019, the Hailey Planning and Zoning Commission considered a Design Review Application by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Drive), located in the SCI – Industrial (SCI-I) Zoning District. This project consists of three (3) self-storage buildings, ranging in size from 3,000 square feet to 5,200 square feet, for a total of 45 individual units.

Notice:

Notice for the public hearing was published in the Idaho Mountain Express on January 13, 2019 and mailed to property owners within 300 feet on February 13, 2019.

Application:

A Design Review Application submitted by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Drive), located in the SCI – Industrial (SCI-I) Zoning District. This project consists of three (3) self-storage buildings, ranging in size from 3,000 square feet to 5,200 square feet, for a total of 45 individual units. The lot area is .70 acres or 30,622 square feet.

Procedural History:

The Application was submitted on January 23, 2019 and certified complete on January 30, 2019. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on March 4, 2019, in the Hailey City Council Chambers.

| General Requirements for all Design Review Applications | | | | |
|--|--------------------------|--------------------------|---|---|
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.050 | Complete Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Department Comments | Engineering: No comments |
| | | | | Life/Safety: No comments |
| | | | | Water and Sewer: The Public Works Department recommends and the Commission found that the following items be resolved prior to Building Permit submittal: |
| | | | | <ol style="list-style-type: none"> 1. All existing water and sewer services will need to be abandoned, if the Applicant chooses to tap into the main line elsewhere. 2. City Staff shall have access to all manholes onsite. Unused and/or abandoned manholes shall be removed. 3. A valve will need to be added to adequately clean and blow out fire hydrants. 4. The fire hydrant at the south property line shall be relocated to the south side of the private street easement. Existing water service shall be removed. |
| | | | <i>These items have been made Conditions of Approval.</i> | |

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| | | | | <p>Building: No comments</p> <p>Streets: No comments</p> <p>City Arborist: With regard to street trees, the City Arborist recommends and the Commission found that the Applicant adequately protect said trees during the construction process. The Commission suggests that a letter be written, explaining in detail, how these trees will be protected. This has been made a Condition of Approval.</p> <p>Due to the mature size of the Black Hills Spruce, the City Arborist also suggests that the Applicant replace said trees with a Shrub Pine, which is smaller in nature, to mitigate encroachment onto the sidewalk and the outgrowing of planting sites. The Commission discussed the suggestion and recommended that the Black Hills Spruce trees be replaced with either Bristle Cone, Bosnian or Juniper, and that the number of plants onsite increase to five (5) or seven (7). These has been made Conditions of Approval.</p> <p>Lastly, the Commission found that the Applicant remove all landscaping proposed over the sewer easement at the west property line or relocate the sewer line and easement, at the Applicant's expense, subject to approval by the Public Works Department. This has been made a Condition of Approval.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.08A Signs | <p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> |
| | | | Staff Comments | <p>No signage is proposed at this time; however, any signage exceeding four square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.09.040 On-site Parking Req. | <p>See Section 17.09.040 for applicable code.</p> |
| | | | Staff Comments | <p>Per the Hailey Municipal Code, warehouse and storage facilities are required to provide at least one (1) parking space for every thousand (1,000) square feet. 11,000 square feet of storage space is proposed; therefore, 11 onsite parking spaces are required.</p> <p>The site plan shows that all parking is located within each individual storage unit. There are 45 storage units proposed, of which, all can accommodate vehicular parking indoors. The Commission discussed onsite parking, distance between buildings and vehicular circulation. The Commission found the proposed onsite parking to be adequate for the project.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.09.040.06: Excess of Permitted Parking | <p>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p> |
| | | | Staff Comments | <p>N/A</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.08C.040 Outdoor Lighting Standards | <p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> 1. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; |

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| | | | | <p>5. Skyglow.</p> <p>2. 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>3. 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>4. 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> |
| | | | <i>Staff Comments</i> | <i>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bulk Requirements | SCI - Industrial (SCI-I) Zoning District: |
| | | | <i>Staff Comments</i> | <ul style="list-style-type: none"> - Building Height: <ul style="list-style-type: none"> o Required Building Height: 35' o Proposed Building Height: 14' - Setbacks: <ul style="list-style-type: none"> o Required Setbacks: <ul style="list-style-type: none"> o Front Yard: 10' o Side Yards: 10' o Rear Yard: 10' o Proposed Setbacks: <ul style="list-style-type: none"> o Front Yard: 10' o Side Yard (south): 20'-3" o Side Yard (north): 10' o Rear Yard: 10' <p><i>The Commission found that all setback and building height requirements have been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.070(A)1 Street Improvements Required | Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein. |
| | | | <i>Staff Comments</i> | <i>An existing five (5') foot wide sidewalk runs the length of the property along Aviation Drive. No other sidewalks are existing and/or are proposed at this time. All grading and drainage proposed is on private property. The Public Works Department has no concerns with said proposal.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.070(B) Required Water System Improvements | In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer. |
| | | | <i>Staff Comments</i> | <i>N/A, as this project is not within the Townsite Overlay (TO) Zone District.</i> |

**Design Review Requirements for Non-Residential, Multifamily,
and/or Mixed-Use Buildings within the City of Hailey**

| 1. Site Planning: 17.06.080(A)1, items (a) thru (n) | | | | |
|---|--------------------------|--------------------------|--|--|
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | |
| | | | City Standards and <i>Staff Comments</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1a | <p>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</p> <p><i>Staff Comments</i> Though the longest wall planes of the proposed units are oriented north/south, the proposed project is intended for storage purposes only. The proposed buildings are one story in height and will provide adequate sun exposure to spaces around the buildings.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1b | <p>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 require 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.</p> <p><i>Staff Comments</i> No plant material or landscaping currently exists onsite. A Landscape Plan has been prepared (Sheets L1.0), which provides a Plant Material List for proposed landscaping. The project is proposing a total of nine (9) trees, all of at least a 2" caliper or larger.</p> <p>With regard to street trees, the City Arborist recommends that the Applicant adequately protect said trees during the construction process. The City Arborist suggests that a letter be written, explaining in detail, how these trees will be protected. This has been made a Condition of Approval.</p> <p>Due to the mature size of the Black Hills Spruce, the City Arborist also suggests that the Applicant replace said trees with a Shrub Pine, which is smaller in nature, to mitigate encroachment onto the sidewalk and the outgrowing of planting sites. The Commission discussed the suggestion and recommended that the Black Hills Spruce trees be replaced with either Bristle Cone, Bosnian or Juniper, and that the number of plants onsite increase to five (5) or seven (7). These has been made Conditions of Approval.</p> <p>Lastly, the Commission found that the Applicant remove all landscaping proposed over the sewer easement at the west property line or relocate the sewer line and easement, at the Applicant's expense, subject to approval by the Public Works Department. This has been made a Condition of Approval.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1c | <p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> Site circulation has been designed to keep vehicular access and parking onsite. An existing five (5') foot wide sidewalk runs the length of the property along Aviation Drive, where pedestrian traffic can safely navigate around the site.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1d | <p>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</p> |


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| | | | | 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. |
| | | | <i>Staff Comments</i> | <i>All loading and unloading zones will take place at individual storage units. These units will be screened from surrounding uses by the other proposed buildings onsite. Unit entrances face inward, rather than outward toward Aviation Drive and surrounding parcels. No onsite trash storage is proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)1e | e. Where alleys exist, or are planned, they shall be utilized for building services. |
| | | | <i>Staff Comments</i> | <i>N/A, as no alleys exist or are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)1f | f. Vending machines located on the exterior of a building shall not be visible from any street. |
| | | | <i>Staff Comments</i> | <i>N/A</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street. |
| | | | <i>Staff Comments</i> | <i>The site plan shows that all parking is located within each individual storage unit. There are 45 storage units proposed, of which, all can accommodate vehicular parking indoors, as well as outside of each unit. This parking is screened from the street, buffered by buildings, landscaping and/or sidewalks. No other parking exists onsite.</i> <i>The site plan shows that all parking is located within each individual storage unit. There are 45 storage units proposed, of which, all can accommodate vehicular parking indoors. The Commission discussed onsite parking, distance between buildings and vehicular circulation. The Commission found the proposed onsite parking to be adequate for the project.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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>Staff Comments</i> | <i>No alleys are existing and/or are proposed. Access can be achieved from a single approach, which is off of Aviation Drive.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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>Staff Comments</i> | <i>There is a 10'-wide Public Utilities, Snow Storage and Landscape Easement located inside the northeast property line along Aviation Drive. This easement runs the length of the property line. The Owner plans to utilize this easement for snow storage. The Owner of the parcel also owns the abutting parcel directly northwest of the subject parcel (1310 Aviation Drive). This parcel, 1310 Aviation Drive, is a vacant parcel. The Owner also plans to utilize this parcel for snow storage purposes, which is greater than 25% of the improved parking, vehicle and pedestrian circulation areas on the subject parcel, 1351 Aviation Drive.</i> |

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| | | | | <i>The Commission discussed snow storage and found that snow shall be stored on the adjacent lot or hauled offsite. This has been made a Condition of Approval.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1j | j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas. |
| | | | <i>Staff Comments</i> | <i>See Standard (i) above.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1k | k. A designated snow storage area shall not have any dimension less than 10 feet. |
| | | | <i>Staff Comments</i> | <i>The proposed snow storage area is greater than 10'-wide.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)1l | l. Hauling of snow from downtown areas is permissible where other options are not practical. |
| | | | <i>Staff Comments</i> | <i>N/A, as this parcel is not located downtown.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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>Staff Comments</i> | <i>Snow storage areas do not impede parking or pedestrian areas.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1n | n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow. |
| | | | <i>Staff Comments</i> | <i>Snow storage areas are shown in grass landscape areas.</i> |

2. Building Design: 17.06.080(A)2, items (a) thru (m)

| Compliant | | | Standards and Staff Comments | |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|--|
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2a | a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings. |
| | | | <i>Staff Comments</i> | <i>The proposal is for a storage facility located in the SCI – Industrial (SCI-I) Zone District, where the surrounding buildings are industrial in nature. The proposed building design also incorporates varied exterior materials (i.e., vertical and horizontal metal siding, etc.).</i> <i>Due to the nature of the proposed buildings, proximity to Aviation Drive and limited landscaping, the Commission recommends that the Applicant remove all landscaping proposed over the sewer easement at the west property line and propose an alternative location onsite for landscaping, preferably at the north and/or south areas of the lot, as to offer a landscape buffer between the proposed buildings and Aviation Drive, or relocate the sewer line and easement, at the Applicant's expense, subject to approval by the Public Works Department. This has been made a Condition of Approval.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2b | b. Standardized corporate building designs are prohibited. |
| | | | <i>Staff Comments</i> | <i>N/A, as the project is not a corporate design.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2c | c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. |
| | | | <i>Staff Comments</i> | <i>The building features street-level material changes and are designed with individual loading spaces. Exterior materials vary in color, shape and size, which help to break up the mass of the buildings.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2d | 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. |

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| | | | Staff Comments | <p><i>The front façade of each unit either faces inward or not directly off of Aviation Drive. The front façade incorporates changes in roofline, as well as variation in exterior materials and surface finishes.</i></p> <p><i>The Commission discussed the exterior materials noted on the Materials Sample Board, as well as the color renderings provided. The Commission found that the color renderings did not match that of the proposed Materials Sample Board. To better visualize the color and scope of the project, the Commission found that the Applicant shall resubmit a Materials Sample Board, which should more accurately reflect the material and color changes of the proposed project.</i></p> <p><i>The Commission also discussed and encouraged the Applicant to utilize brighter colors on the façade, such as: a bold, bright color for address numbers, which would be similar to that of another project in the area, Lightworks, constructed in 2017-2018.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2e | <p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p>Staff Comments <i>No future additions or renovations are planned.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2f | <p>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p> <p>Staff Comments <i>A variety of colors will be used on the exterior of the buildings. The storage units will see metal siding in various colors, and metal roof and door panels. A Materials Sample Board was submitted. The Commission found that the Applicant shall resubmit a Materials Sample Board, which should more accurately reflect the material and color changes of the proposed project.</i></p> <p><i>Please refer to Section 17.06.080(A)2d for further detail.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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> <p>Staff Comments <i>For all three (3) proposed buildings, colors are as follows:</i></p> <ul style="list-style-type: none"> - <i>Burnished Slate for Metal Roofing, Horizontal Siding & Overhead Doors</i> - <i>Charcoal for Vertical Metal Siding</i> - <i>Coal Black for Metal Door Jambs</i> <p><i>Colors and materials are broken on various elements to minimize mass and create a cohesive whole. Refer to Section 17.06.080(A)2f for further detail and recommendations made by the Commission.</i></p> |

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(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> <p><i>Staff Comments</i> N/A, as the buildings proposed, though they incorporate a flat roof, are single story in height.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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. <p><i>Staff Comments</i> The Applicant has stated that due to the nature of the project, being a self-storage facility, and having no windows and/or conditioned spaces, energy consumption is minimal. Though no glazing will be utilized, the Applicant noted that rooftop snow storage will be utilized, which will help to conserve energy.</p> <p>The Commission found that this standard has been met.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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> <p><i>Staff Comments</i> The roof slope and structure are engineered to retain snow on the roof. Snow cleats will be installed on the low eave side to prevent ice and/or snow from sliding off. Downspouts and gutters, as stated by the Applicant, will also be installed. The Commission found that this standard has been met.</p> |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2k | k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards. |
| | | | <i>Staff Comments</i> | <i>Downspouts will be piped underground to water retention areas. The downspouts will incorporate heat tape to prevent freezing at the ground to air transition areas. The Commission found that this standard has been met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2l | 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). |
| | | | <i>Staff Comments</i> | <i>N/A, as no vehicle canopies or covered areas are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2m | 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. |
| | | | <i>Staff Comments</i> | <i>N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.</i> |

3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

| Compliant | | | Standards and Staff Comments | |
|-------------------------------------|--------------------------|-------------------------------------|------------------------------|--|
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)3a | a. Accessory structures shall be designed to be compatible with the principal building(s). |
| | | | <i>Staff Comments</i> | <i>N/A, as no accessory structures are planned.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)3b | b. Accessory structures shall be located at the rear of the property. |
| | | | <i>Staff Comments</i> | <i>N/A, as no accessory structures are planned.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)3c | c. Walls and fences shall be constructed of materials compatible with other materials used on the site. |
| | | | <i>Staff Comments</i> | <i>N/A, as no walls or fences are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(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. |
| | | | <i>Staff Comments</i> | <i>N/A, as no walls or fences are proposed.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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. |
| | | | <i>Staff Comments</i> | <i>No roof or ground mounted mechanical equipment are proposed. All utilities/services to be installed underground.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(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. |
| | | | <i>Staff Comments</i> | <i>N/A</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(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. |
| | | | <i>Staff Comments</i> | <i>No roof or ground mounted mechanical equipment are proposed. All utilities/services to be installed underground.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3h | h. All service lines into the subject property shall be installed underground. |
| | | | <i>Staff Comments</i> | <i>All service lines will be underground.</i> |
| | | | 17.06.080(A)3i | i. Additional appurtenances shall not be located on existing utility poles. |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <i>Staff Comments</i> | <i>No appurtenances will be permitted on poles.</i> |
| 4. Landscaping: 17.06.080(A)4, items (a) thru (n) | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4a | <p>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.</p> <p><i>Staff Comments</i> <i>It appears that plant materials will be appropriate for the environment.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4b | <p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p><i>Staff Comments</i> <i>It appears that all proposed plant materials will be hardy to Zone 4.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4c | <p>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.</p> <p><i>Staff Comments</i> <i>An Irrigation Plan has not been submitted. The Irrigation Plan to be reviewed at final design.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4d | <p>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.</p> <p><i>Staff Comments</i> <i>The proposed Landscaping Plan incorporates a combination of trees and grasses. Autumn Blaze Maple and Black Hills Spruce trees are proposed.</i></p> <p><i>Refer to Section 17.06.080(A)1b for details and recommendations by the Commission.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4e | <p>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.</p> <p><i>Staff Comments</i> <i>The proposed project is located within the SCI – Industrial (SCI-I) Zone District. Seasonal plantings are not shown on the proposed plans. Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided. This has been made a Condition of Approval.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4f | <p>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.</p> <p><i>Staff Comments</i> <i>N/A, as the proposed project is not located within the B, LB, TN or SCI-SO Zoning Districts.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4g | <p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p><i>Staff Comments</i> <i>Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Civil Plan.</i></p> |

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|-------------------------------------|--------------------------|-------------------------------------|-----------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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>Staff Comments</i> | <i>The Owner will be responsible for maintaining plant material in a healthy condition.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4i | i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4j | j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(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>Staff Comments</i> | <i>N/A, as no retaining walls are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4l | l. Landscaping should be provided within or in front of extensive retaining walls. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4m | m. Retaining walls over 24" high may require railings or planting buffers for safety. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are proposed.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(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>Staff Comments</i> | <i>N/A, as no retaining walls are proposed.</i> |

**Additional Design Review Requirements for
 Non-Residential Buildings Located within LI, SCI, TI or A Zoning Districts**

1. Site Planning: 17.06.080(C)1, items (a) thru (c)

| Compliant | | | Standards and Staff Comments | |
|-------------------------------------|--------------------------|--------------------------|------------------------------|--|
| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(C)1a | a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage. |
| | | | <i>Staff Comments</i> | <i>The majority of the surrounding parcels remain undeveloped. Vehicular circulation and site planning allow for successful development for neighboring parcels and will prevent traffic congestion.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(C)1b | b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties. |
| | | | <i>Staff Comments</i> | <i>Parking configuration and location allow for easy vehicular movement and access.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(C)2c | c. Vehicle circulation, parking and loading shall not block pedestrian access ways. |
| | | | <i>Staff Comments</i> | <i>Vehicular and pedestrian circulation, parking and loading areas do not impact pedestrian access ways.</i> |

17.06.060 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 Title, 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 Title.**
- C. Security.** The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
- 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
 - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

CONCLUSIONS OF LAW

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

- 1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), 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 Section 17.06: Design Review and other sections of the Hailey Municipal Code, and City Standards.**

DECISION

The Design Review Application submitted by Elisabeth Grabher, represented by Jeff Hatch of Hatch Design Architecture, for construction of Pioneer Storage Facility, to be located at Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Drive), located in the SCI – Industrial (SCI-I) Zoning District, finding that the project does not jeopardize the health, safety, or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, application requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (n) are met:

- 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:
 - All existing water and sewer services will need to be abandoned, if the Applicant chooses to tap into the main line elsewhere.
 - City Staff shall have access to all manholes onsite. Unused and/or abandoned manholes shall be removed.
 - A valve will need to be added to adequately clean and blow out fire hydrants.
 - The fire hydrant at the south property line shall be relocated to the south side of the private street easement. Existing water service shall be removed.
- d) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
- e) A Traffic Control Plan shall be submitted prior to issuance of a Building Permit.
- f) All sidewalks, interior and perimeter, shall be maintained year-round by the Owner.
- g) Any and all ground-mounted equipment shall be screened from view of surrounding properties.
- h) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- i) 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.
- j) 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.
- k) A letter, describing in detail, how the street trees along Aviation Drive will be protected during the construction process, shall be submitted prior to issuance of a Building Permit.

- l) The recommended landscape/tree changes from the City Staff and the City Arborist shall be incorporated into the Building Permit submittal:
- Replace proposed Blacks Hills Spruce trees with a Bristle Cone, Bosnian or Juniper, which are smaller in nature, to mitigate encroachment onto the sidewalk and the outgrowing of planting sites, and the number of plants shall be increased to five (5) or seven (7).
 - Remove all landscaping proposed over the sewer easement at the west property line, or relocate the sewer line and easement, at the Applicant's expense, subject to approval by the Public Works Department.
- m) Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided.
- n) Snow shall be stored on the adjacent lot or hauled offsite.

Signed this _____ day of _____, 2019.

Janet Fugate, Planning and Zoning Commission Chair

Attest:

Jessica Parker, Community Development Assistant

Return to Agenda

Accessory Dwelling Unit Workshop

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

Problem Statement

The City of Hailey and our region have identified housing for working people as a high priority. In 2016, the Commission considered an array of housing code changes via the “Housing Toolkit” presentation by staff. The Commissions top two priorities for 2017 were:

- 1) Apartment housing along River Street and other appropriate locations, and**
- 2) Accessory Dwelling Units.**

The Downtown Residential Overlay was adopted by the City Council in 2018, and encompasses a larger area along River Street consistent with the comprehensive Plan. This allows for modestly-sized apartments, with an average unit size of 600 square feet.

Staff is now bringing back to the Commission for workshop discussion the second identified priority, **Accessory Dwelling Units.**

What is an Accessory Dwelling Unit?

Accessory Dwelling Units (ADU’s) are a common planning tool to increase housing stock in a community. They are also referred to as Backyard Cottages and Mother-in-law apartments. ADU’s have a deep history in the United States, and serve a solid place in the diverse housing stock of small and large towns alike.

The Hailey Zoning Code defines Accessory Dwelling Unit as follows:

Accessory Dwelling Unit. A structure subordinate to the principal use on the same lot or premises having kitchen facilities and at least one bathroom, to be occupied as a residence, which is incidental to the use of the principal building.

ADU’s have been permitted in Townsite overlay (Old Hailey) since 2002, and in the General Residential (GR) Zone district since 2003. ADU’s are currently not permitted in the LR Zone District¹, which comprises about 50% of Hailey residentially zoned area.

¹ With the exception of LR-zoned areas inside of the Townsite overlay Boundary

Workshop Panel Discussion

Each member of the panel was selected to represent a different viewpoint on Accessory Dwelling Unit. Each panel member will speak for approximately 5 minutes. Then Commissioners and community members can ask questions or provide additional feedback/observations as to what they have heard.

Panel Members

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

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