

AGENDA
HAILEY PLANNING & ZONING COMMISSION
SPECIAL MEETING
Tuesday, March 7, 2017
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 February 13, 2017

CA 2 Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Hailey Sheep Sheds, represented by Marc Corney of Red Canoe Architecture, for two new 2,294 square foot single family residences, to be located at 215 North 1st Avenue and 217 North 1st Avenue (Lots 2A and 3A, Block 45, Hailey Townsite), in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

Public Hearings

PH 1 Consideration of a City-initiated Annexation, the Quigley Farm PUD by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects. The proposed annexation area would consist of 175-200 residential units, depending on the final boundaries of the annexation area, to be built over approximately 3 phases. The project would also include a school site, nonprofit office and meeting spaces, mixed uses, agriculturally-related uses, small-scale neighborhood business and lodging associated with nonprofit use, baseball and soccer fields, parking, open space and common area, Nordic area, summer trailhead access, bike/pedestrian pathways and trails.

The proposed project will be located on portions of:

- RP02N18010333E, which is referenced as T2N R18E Sections 3 & 10 Tax Lot 8368
- RP02N180022310 (LOT 1 & 2, S1/2NE, W1/2SE & NESW SEC 2 2N 18E)
- RP02N18011333E (FR S1/2SW SEC 2 FR W1/2NW TL 8369 & NENW, NWSW SEC 11 2N 18E)
- RP02N180107200 (FR NESE SEC 10 TL 8370 2N 18E)

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

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

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.

SR 2 Discussion of the next Planning and Zoning meeting: **Monday, March 13, 2017**
(no documents)

Adjourn

MEETING MINUTES
HAILEY PLANNING & ZONING COMMISSION
Monday, February 13, 2017
Hailey City Hall
5:30 p.m.

Present: Janet Fugate, Owen Scanlon, Jeff Engelhardt, Richard Pogue

Staff: Lisa Horowitz, Robyn Davis

Absent: Dan Smith

Call to Order

5:29:47 PM Chair Fugate called the meeting to order.

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes of January 23, 2017

CA 2 Adoption of the Findings of Fact for a Text Amendment Application by Economical Housing Solutions, LLC, to Title 17, Section 17.04G.050, Bulk Requirements, to Title 17, Section 17.05.040 District Use Matrix, Multi-Family Residential Density, and to Title 17, Section 17.09.040 On Site Parking Space Requirements

5:31:12 PM Owen Scanlon motioned to approve the January 23, 2017 Meeting Minutes and Consent Agenda items. Richard Pogue seconded and all were in favor.

Public Hearings

PH 1 *Consideration of a Design Review Application by Hailey Sheep Sheds, represented by Marc Corney of Red Canoe Architecture, for two new 2,294 square foot single family residences, to be located at 215 North 1st Avenue and 217 North 1st Avenue (Lots 2A and 3A, Block 45, Hailey Townsite), in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.*

5:32:03 PM Mark Corney introduced the project and noted that two identical homes would be built with full basements. Garages would also be accessed from alley. Corney went on to explain the details of each home, bedrooms and basement specifications. Corney also noted the two varying color combinations; both homes would have same exterior materials, each with different color combinations to maintain vernacular of Old Town Hailey.

5:40:01 PM Horowitz noted that all setbacks have been met, particularly on the sides and including pop-outs. Horowitz also stated that the Tree Committee recommended a Tree Retention Plan during construction, which has been prepared and submitted by Alpine Tree Service. Five conditions listed could be made as Conditions of Approval.

5:40:37 PM Scanlon questioned Snow Storage and whether or not it was located in street right-of-way. Corney agreed that Snow Storage is in right-of-way and explained calculations for percentage of Snow Storage included the area within the right-of-way, to the alley. Corney noted that project exceeds what City requires for Snow Storage.

5:42:48 PM Engelhardt likes the design and noted his appreciation for the efficiency of the design.

5:43:27 PM Richard Pogue questioned the rear porch area and whether or not a walkout basement was included. Corney noted that walkout basement would be covered by rear porch.

5:44:07 PM Chair Fugate questioned the sewer lines. Horowitz noted that per Public Works, each unit would need to be connected to each sewer line. Further investigation during construction is needed to determine that two lines currently exist.

[5:45:44 PM](#) Scanlon questioned depth of window wells. Corney stated the dimensions and noted that each window well would have a ladder.

[5:46:14 PM](#) Chair Fugate opened the item for public hearing. Peter Lobb believes the project to be well-thought out and well-designed project. Lobb questioned age of current house. Horowitz noted that a Historic Demolition process took place over a year ago.

[5:47:16 PM](#) John Jonas questioned the location of each home. Corney noted that both homes are facing north to First Avenue.

[5:48:05 PM](#) Mark Utal questioned the parking in the front of First Avenue and whether or not it would remain the same as other residences in the area. Corney noted that the parking would not be improved; will leave as is. Horowitz clarified that the parking on project has been met with the garage located in the back, and Applicant is not required to improve front parking.

[5:49:07 PM](#) Dean Hernandez questioned whether or not houses would be for resale or rental. Scott Miley and Marc Corney agreed that they would attempt to resale homes.

[5:50:36 PM](#) Chair Fugate closed item for public hearing. Scanlon likes having several bedrooms in each home. Engelhardt agreed. Chair Fugate agreed that the project is very well-thought out. Chair Fugate questioned the conditions and whether or not to include the Tree Committee Recommendations as Conditions of Approval. Horowitz suggested that Condition (F) be modified to include the Tree Committee Recommendations. Condition (F) could read Conditions 1 – 5 of the Tree Retention Plan, dated 02/13/2017, shall be implemented.

[5:54:16 PM](#) Scanlon motioned to approve the Design Review Application by Hailey Sheep Sheds, represented by Marc Corney of Red Canoe Architecture, for two new 2,294 square foot single family residences, to be located at 215 North 1st Avenue and 217 North 1st Avenue (Lots 2A and 3A, Block 45, Hailey Townsite), in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, 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 (i), including modified (f) are met. Pogue seconded and all were in favor.

[PH 2](#) *Continuation of a City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider additional Zone Districts for Accessory Dwelling Units, to establish criteria for Accessory Dwelling Units in other Zone Districts, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area.*

[5:56:34 PM](#) Horowitz reintroduced the project and the five possible options listed in the Staff Report: 1) Expand the zones in which Accessory Dwelling Units are permitted, 2) Decrease the lot size in which Accessory Dwelling Units are permitted, 3) Change the size of Accessory Dwelling Units, 4) Reexamine rules of in Townsite Overlay regarding attached or interior, and 5) Parking and location of.

[6:00:04 PM](#) Chair Fugate questioned whether or not a restriction could be established on certain vehicular parking. Horowitz noted that it is a possibility and informed the Commission that establishing a maximum is also an option.

[6:02:36 PM](#) Chair Fugate questioned the difference between an Attached Accessory Dwelling Unit and an Interior Accessory Dwelling Unit. Horowitz clarified that if an owner of a split level house came through Design Review (assuming ADUs were allowed in zone) and proposed a kitchen in his basement with no exterior changes to the house, he could, as ADU is within footprint of main house.

[6:04:11 PM](#) Jeff Engelhardt does not want to create duplexes in neighborhoods. Pogue agreed. Engelhardt would like to see primary residence or the ADU portion of residence be occupied by home owner. Horowitz noted that currently in Townsite Overlay, no requirement has been established that requires residence, or portion thereof, to be homeowner occupied. Horowitz stated that she would confirm with City Attorney regarding matter. Discussion ensued.

[6:26:08 PM](#) Discussion addressed Parking. Engelhardt believes onsite parking shall be required for every vehicle associated with property. Pogue agreed and added that this requirement needs to include recreational vehicles.

[6:27:23 PM](#) Horowitz referenced the Municipal Code and noted that currently, two (2) parking spaces are

required for a single family residence, and in areas with Accessory Dwelling Units are allowed, an additional space is required, which makes for a total of three (3) spaces. Scanlon questioned whether or not total included recreational vehicles. Horowitz confirmed that it does not include recreational vehicles. Horowitz questioned whether or not Commissioners would like to establish a maximum number of unenclosed vehicles per site. Pogue agreed that a maximum number of parking spaces be established, as well as a requirement that all recreational vehicles be parked onsite. Chair Fugate suggested setting the maximum number at four (4) unenclosed parking spaces. Pogue agreed and noted that if recreational vehicles were present, it would equate to one or two normal cars (requirement would pertain to Accessory Dwelling Units only).

[6:38:58 PM](#) Discussion addressed size of Accessory Dwelling Unit. Scanlon noted that he doesn't believe there is a need to increase the maximum ADU size from 900 square feet. Pogue agreed. Horowitz questioned whether or not a minimum size would need to be established. Scanlon agreed. Chair Fugate confirmed that the maximum gross floor area would remain at 900 square feet and no minimum requirement would be established. Pogue agreed.

[6:45:01 PM](#) Chair Fugate opened the item for public comment: Chip McGuire believes that the parking requirement should be related to the size of the lot. McGuire would like to see a ratio. McGuire also believes that if the bulk requirements of the lot are being met, he doesn't believe there should be a lot size restraint when it pertains to Accessory Dwelling Units. Lastly, McGuire believes the size of the ADU should be based on the bulk requirements and the lot size.

[6:47:22 PM](#) Peter Lobb questioned which zones currently allow Accessory Dwelling Units. Horowitz noted that Townsite Overlay and General Residential zones currently allow ADUs. Lobb expressed his concerns and noted that he is not in favor of changing the current requirements involving ADUs.

[6:51:35 PM](#) Steve Crosser agreed with the Commissioners in that the owner shall reside on the property, whether it be in the ADU or in the main house. Crosser addressed parking and believes it should not encroach on neighbors in any way. Crosser would like to see parking regulated in some manner. Lastly, Crosser is not in favor of increasing maximum size of ADU.

[6:58:53 PM](#) Chip McGuire disagreed with the idea that the owner of the residence would be required to live at the residence, either in the main residence or in the Accessory Dwelling Unit.

[7:01:15 PM](#) Peter Lobb commented on possible State legislation that may determine regulations and restrictions on housing, and short-term rentals. Lobb cautioned the Commissioners on their decisions and on where Accessory Dwelling Units would be allowed within the City of Hailey.

[7:03:20 PM](#) Chair Fugate closed the item for public hearing. Chair Fugate noted her concerns with moving forward on decision due to the possible new State legislation regarding housing and short-term rentals. Horowitz shared two options: 1) Delay decision until after legislator meets and decision has been made or 2) Advise Council to reconsider item or return to Planning and Zoning Commission. Horowitz suggested drafting a document for the March 13, 2017 Planning and Zoning Meeting and advertising discussion in City Newsletter. Commissioners agreed.

[7:10:29 PM](#) Pogue motioned to continue the City-initiated Text Amendment to Title 17, Section 17.05, District Use Matrix, to consider additional Zone Districts for Accessory Dwelling Units, to establish criteria for Accessory Dwelling Units in other Zone Districts, and to Title 17, Section 17.02.020 Definitions, Gross Floor Area, to March 13, 2017. Engelhardt seconded and all were in favor.

New Business

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

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

(no documents): Lisa Horowitz presented the Economical Report 2016 PowerPoint.

SR 2 Discussion of the next Planning and Zoning meeting: **Tuesday, March 7, 2017**
(no documents): Quigley Farms PUD

Adjourn

7:19:48 PM Owen Scanlon moved to adjourn. Richard Pogue seconded and all were in favor.

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On February 13, 2017, the Hailey Planning and Zoning Commission considered a Design Review application by Scott Miley and Jane Rosen, represented by Marc Corney of Red Canoe Architecture, for two new single family residences, located at 215 N. First Avenue (Lots 2A and 3A, Block 45, Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on 01/23/2017 and mailed to property owners within 300 feet on 01/23/2017.

Application

The applicant is proposing to construct two new single family residences on two recently reconfigured lots in old Hailey. Existing structures shown in the photos will be demolished. The two new houses are identical in design. They are two stories with a full basement for a total square footage per unit of 2,294 square feet, of which 1,500 is above grade. Each residence has a 576 square foot garage accessed off of the alley.

Procedural History

The application was submitted on December 16, 2016 and certified complete on December 16, 2016. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on September 26, 2016 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering:
				Life/Safety:
				Water and Sewer: Each unit will have to be connected to its own service connection to the main sewer line. It appears that there may already be existing sewer lines to each one of the proposed properties but wastewater can only verify that a sewer line is leaving the main This would take some investigation from their personal plumber. If in fact those lines exist, they could use those existing connections for new construction as long as the service lines are structurally sound.

				<p><i>For water service, the meter vault that they are abandoning needs to be abandoned at the main and the City will need the meter vault back.</i></p>
				<p>Building:</p>
				<p>Streets:</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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><i>No signs are proposed.</i></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><i>Parking required: Per 17.09.040.01, two spaces for each single family dwelling are required, for a total of three (4) spaces.</i></p> <p><i>The applicant has shown four (4) spaces that meet dimensional requirements: each unit has a two-car garage. Additional parking 16' in length is shown behind each garage adjacent to the alley.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights should be on a timer. Security lighting should be sensor activated. c. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator. d. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.
			Staff Comments	<p><i>The applicant is proposing to add exterior lights; cut sheet attached to this report. Lighting complies with the Dark Sky Ordinance.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>(Insert sections from applicable zoning district)</p>
			Staff Comments	<p>Zoning District: General Residential in the Townsite Overlay. Townsite Overlay bulk requirements apply.</p> <p>- Max Height: 30'. <i>Proposed building 28'-2" to the peak of the</i></p>

				<p><i>roof</i></p> <ul style="list-style-type: none"> - Front Setbacks: TO: 12' from the street, 5' for porches. <ul style="list-style-type: none"> o <i>Front setback for each residence is 12' on First Street</i> o <i>Front Setback for the open front porches is 6''</i> - Setback from property lines abutting other private property <ul style="list-style-type: none"> o Base Side Setback: 15% of lot width, no less than 6' and 10' is the maximum required <ul style="list-style-type: none"> ▪ <i>Required setback is 5'-6" if calculated on the lot width, so 6' would be the side yard lot width.</i> ▪ <i>The setback on the north side of the northerly house is 6'-9" for a bedroom pop-out, and 8'-9" for the remainder of the wall plane. The southerly setback for this northerly house is 6'-3" for the fireplace, and 8'-9" for the remainder of the wall plane.</i> ▪ <i>The setback on the north side of the southerly house is 6'-9" for a bedroom pop-out, and 8'-9" for the remainder of the wall plane. The southerly setback for this southerly house is 6'-3" and 8'-9" for the remainder of the wall plane.</i> ▪ o Setback based on height of structure <ul style="list-style-type: none"> ▪ 4.13.6.d.4.b: <ul style="list-style-type: none"> • 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. ▪ <i>Highest vertical wall height, measured from record grade, facing adjacent property (north side): 19'</i> ▪ <i>Required Setback for: $19 / 2.5' = 7'-6''$ required setback. The second floor wall planes are set back 8'-9", so this requirement has been met.</i> - Maximum Lot coverage: 30% in GR for a two-story dwelling with a garage <ul style="list-style-type: none"> o <i>Each Lot is 4,501 square feet; therefore 1,350 sf is allowed for lot coverage for each lot.</i> o <i>Proposed lot coverage per lot is 774 for the main house and 576 for the garage, for a total of 1,350 per unit, which is 30% of total lot coverage.</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Required Street Improvements Required	<p>dewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein. The requirement for sidewalk and drainage improvements may be waived for any remodel or addition to single-family dwelling and duplex projects within the Townsite Overlay District; sidewalk and drainage improvements shall be required for new principal building.</p> <p><i>Sidewalks are proposed on First Street. Site drainage is shown on the plans. The lots are fairly flat.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<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>
			<i>Staff Comments</i>	<i>The applicant has been advised that all water lines must be buried more than six feet deep. This will be made a condition of approval.</i>

Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).				
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"/>	17.06.090(C)1	1) Site Planning
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			<i>Staff Comments</i>	<i>The lot preserves the Old Hailey Townsite lot configuration. The buildings are proposed to be square to the property lines, respecting the grid.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <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.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> ○ <i>The proposed site plan and development is consistent with the required site planning guidelines.</i> ○ <i>Buildings are oriented square to property lines.</i> ○ <i>Front porches face the street.</i> ○ <i>Garages are detached and face the alley.</i> ○ <i>A small RV storage area is shown for each lot.</i> ○ <i>Snow storage has been met</i> ○ <i>Utilities are underground</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> ○ <i>Advantage is taken of solar orientation</i> ○ <i>Pre-wiring will be installed for solar panels</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	2. Bulk Requirements (Mass and Scale, Height, Setbacks)
				Guideline: The perceived mass of larger buildings shall be diminished by the design.

			Staff Comments	<ul style="list-style-type: none"> ○ The proposed structure is respectful of the scale for the neighborhood, and will be consistent in size and mass of other neighborhood buildings. ○ Facades are broken up by porches and balcony elements ○ Design effort was made to lower the mass by roof forms, balcony and window design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	3. Architectural Character
			17.06.090(C)3a	a. General
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	<i>Architectural style is a two-story simple structure with themes currently found in Old Hailey. Material use of painted lap siding, wood-clad window, balcony and other details, soffit detailing and an asphalt shingle roof is consistent with historical homes</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	<i>The front entry of the existing primary structure is visible from First Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			Staff Comments	<i>Both the primary Dwellings and proposed garages are aligned on the lot with respect the grid pattern, which is consistent with Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	<i>A simple 8-12 roof is proposed. The pitched roof form is typical of the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	<i>The simple roof form is pitched on the ends. Hipped porch helps define the front entry. The garage doors face the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <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

				<p>routes.</p> <ul style="list-style-type: none"> • 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.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>Roof materials: asphalt shingle, with clips designed to retain the snow.</i> • <i>Roof Pitch is 8:12, 43' length along the ridge</i> • <i>All drip lines are away from pedestrian areas</i> • <i>All snow will be retained on the roof or shed onto the property. No snow will shed onto the adjoining property or the City rights of way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			<i>Staff Comments</i>	<p><i>The following forms are currently found in the neighborhood:</i></p> <ul style="list-style-type: none"> ○ <i>Metal and shingle roofs of various pitches</i> ○ <i>gable end roofs</i> ○ <i>Shed dormers</i> ○ <i>Variety of roof pitches</i> <p><i>The application is consistent with the neighborhood in regards to roof forms and materials</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Staff Comments</i>	<i>Roof pitch of 8:12 is common in the neighborhood</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<i>Wall plans are parallel to lot lines</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The wall plans are proportional to other projects approved in the vicinity. The primary house on each lot faces the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<i>Pop outs are used on the north and south elevations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>Proposed multi-pane windows are of various proportions. Windows facing the street are traditional in scale. The upper French doors are multi-paned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<i>Side yard windows have been planned to avoid conflict with the existing residence to the south, and a future residence to the north.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies

				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<i>One deck/balcony, is planned for each residence above the front porch, and is in scale with the building and the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<i>The second story decks face the street and not adjacent neighbors.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			<i>Staff Comments</i>	<i>A material and color sample has been submitted and will be brought to the meeting. Materials consist of horizontal lap siding to the second floor lap plate, and shingle siding.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<i>Windows and trim colors are used to break up wall planes. Two colors are proposed, with darker tones for the lap siding.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			<i>Staff Comments</i>	<i>Roof pitch, windows, belly band, colors and materials add architectural detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Staff Comments</i>	<i>Trim detailing is used. Front porches are planned. Balconies have simple vertical baluster and support posts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
				<i>See above notes</i>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<i>The new garage is accessed off of the alley. A new sidewalk is planned on First Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<i>Parking is proposed within the garages. The location of parking is minimized from the street. Several parking stalls in the City right-of-way serve the lots on First Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	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.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>Parking provided is in excess of the minimum requirements. One identified space is planned for RV storage per lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>The alley is retained, and lot lines follow the traditional platting pattern.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(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>Staff Comments</i>	<i>All utilities are planned from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(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>Staff Comments</i>	<i>Dust-free surfaces are planned. The subject property is zoned GR.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(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>Staff Comments</i>	<i>The landscaping is existing. A plan to preserve the existing street trees during construction, as noted by the Tree Committee email included in this report, was submitted at the meeting, and reviewed by the Commission.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>The garages are smaller in height and footprint than the main houses. This location is preferred for the garages.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(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>Staff Comments</i>	<i>The accessory structure has been located to the rear and off the alley.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<i>The parking areas are calculated as 453 square feet of parking area, requiring 176 square feet of snow storage. Several snow storage areas are indicated on the plan which appears to be in excess of the required amount.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(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>Staff Comments</i>	<i>Snow storage is all on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>The existing three city street trees (ash) will be retained. A tree protection plan has been submitted. Conditions to protect the trees during construction were made part of the Conditions of Approval for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(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>Staff Comments</i>	<i>A variety of smaller shrubs exists on the property, and will be retained as noted. Some shrubs and one fruit tree will be removed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>Noxious weeds are not present on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	<i>Side yard fencing is proposed, and would require a fence permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	<i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of

				<p>other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</p> <ul style="list-style-type: none"> • 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>Staff Comments</i>	<i>No alterations to historic structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<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; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>N/A</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 Article 6A, Design Review, other Articles of the Zoning Ordinance and City Standards.

DECISION

The Design Review application by Scott Miley and Jane Rosen, represented by Marc Corney of Red Canoe Architecture, for two new single family residences, located at 215 and 217 North First Avenue (Lots 2A and 3A, Block 45, Hailey Townsite) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, 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, and City Standards, provided conditions (a) through (i) are met.

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

- 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 Title 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:
- 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 requirements according to 17.08C.
- f) Conditions 1 - 5 of the Tree Protection Recommendations submitted by Alpine Tree Service on behalf of the applicant, dated February 13, 2017, shall be implemented.
- g) 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.
- h) 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.
- i) All utilities will be located underground, consistent with 17.06.080(A)3h.

Signed this ____ day of _____, 2016.

Janet Fugate, Chair

Attest:

Robyn Davis, Community Development Assistant

Return to Agenda

STAFF REPORT

TO: Hailey Planning & Zoning Commission
FROM: Lisa Horowitz, Community Development Director
RE: **Land Use Designations**– Quigley Farm Subdivision
HEARING: March 7, 2017

Developer: **Quigley Farm & Conservation Community, LLC**
Project: Quigley Farms
Request: Preliminary Plat
Location: SESE Section 3 & NE & N1/2SE Section 10
Map 2N R18E Section 3 & 10, Tax Lot 8368
Property Address: 1300 Fox Acres Road
Size: 1,134 acres, in several phases (205.22 acres, Phase 1)
County Zoning: Residential/Agricultural (R-5)
Residential 10 (UIB)
Mid-Density Residential (R-.40)
Rural Density (R-40)

Application

Listed below is a summary of the development team members for the Quigley Farm Planned Unit Development and Preliminary Plat proposal.

Owner: **Quigley Farm & Conservation Community, LLC**
PO Box 2720
Ketchum, ID 83340
Contact: Dave Hennessy
Telephone: (208) 725-2256
Email: dhennessy@hennessyco.com

Developer: **Hennessy Company**
PO Box 2720
Ketchum, ID 83340
Contact: Dave Hennessy
Telephone: (208) 725-2256

Email: dhennessy@hennessyco.com

Planning:

SERA Architects, Inc.

359 NW 5th Avenue
Portland, OR 97209
Telephone: (503) 445-7324
Contact: Jeff Roberts
Email: jeffr@serapdx.com

WH Pacific, Inc.

9755 SW Barnes Road, Suite 300
Portland, OR 97225
Telephone: (503) 626-0455
Contact: Tom Jones/Kevin Apperson
Email: tjones@whpacific.com/
kapperson@whpacific.com

Civil Engineering & Survey:

Benchmark Associates, PA

100 Bell Drive
Ketchum, Idaho 83340
Telephone: (208) 726-9512
Contact: Garth McClure
Email: garth@bma5b.com

Geotechnical Engineers:

Butler Associates

PO Box 1034
Ketchum, Idaho 83340
Contact: Steve Butler
Telephone: (208) 720-6432
Email: svgeotech@gmail.com

Wastewater & Environmental

Biohabitats

412 NW Couch Street, Suite 202
Portland, OR 97209
Telephone: (800) 220-0919
Contact: Pete Munoz
Email: pmunoz@biohabitats.com

Environmental:

Sawtooth Environmental Consulting, LLC

PO Box 2707
Ketchum, Idaho 83340
Contact: Trent Stumph
Telephone: (208) 727-9748
Email: trentstumph@cox-internet.com

Traffic

Lochner Engineering

941 S Industry Way
Meridian, Idaho 93642
Telephone: (208) 336-2983
Contact: Vance Henry
Email: pmunoz@biohabitats.com

I. Background

In November 2007, the City of Hailey received an application to annex this property, as well as adjacent property to the east (total application area 1,109 acres). In its initial review, the Commission evaluated a proposed 379 lot development with an 18-hole golf course and in September 2008, recommended approval of the application subject to 54 conditions. Following the Commission's recommendation, the Council evaluated the application. During the Council's review, the Developer agreed to eliminate any development above the Quigley pond and seek only one home site in Deadman's Gulch under the jurisdiction of Blaine County. The property proposed to be annexed was reduced to 912 acres ("Quigley Property"). The Council evaluated the application and generally found that the application conformed to the Hailey Comprehensive Plan. The Council instructed staff to negotiate with the Developer and to forward a proposed annexation agreement to the Council so the Council could better evaluate the fiscal impacts of the application. During this time, the Developer elected to revise the application by deleting the 18-hole golf course and by increasing the property density to 444 lots. In addition, the Developer eliminated a separate pressurized irrigation system. The Council conducted several more hearings and remanded the application to the Commission to review the changes to the application and to make a recommendation to the Council regarding land use issues and compliance with the Hailey Comprehensive Plan. Consistent with Council's instructions, the Commission evaluated the revised application and in November 2011, the Commission submitted a recommendation to the Council. Following receipt of the Commission's recommendation of the 444 lot application, the Council considered testimony of the Blaine County Planning Director, Tom Bergin, who evaluated the potential development density if the Developer's land was developed in Blaine County. Mr. Bergin explained that

the property has a maximum density of 105 lots as a straight lot subdivision and 129¹ lots as a PUD subdivision. The annexation application was denied on June 28, 2012. The Findings of Fact for that denial are attached to this report.

A significantly modified Preliminary Plat and PUD were filed with Blaine County in April/May of 2016. On May 26, 2016, the County determined that the application materials were sufficient to proceed with the agency comment period.

This property is within Hailey Area of City Impact (ACI). The City and County have an adopted Area of City Impact Agreement, adopted by the City on November 14, 1994, as Ordinance 649. The ACI Agreement was enacted to:

“..Ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey City services, infrastructure or quality of life; all in accordance with the Hailey Comprehensive Plan for the desirable future development of the City of Hailey.”

The Planning and Zoning Commission conducted two (2) public hearings on the Preliminary Plat and PUD in 2016, with a goal of completing a “concept-level” review of the project, and to compile comments for the City Council. The letter from the Planning and Zoning Commission to the City Council dated September 23, 2016, is attached to this report. The City Council has conducted four (4) hearings on the project. The Council received an email from the developer dated February 1, 2017, stating that the developer would not be opposed to a city-initiated annexation. At their February 27, 2017 meeting, the Council directed staff to 1) proceed to develop a list of material items pertaining to annexation, and 2) refer the land use matters to the Planning and Zoning Commission for zoning recommendations.

II. Notice

Notice for the public hearing was published in the Idaho Mountain Express on July 13, 2016; the notice was mailed to property owners within 300 feet on July 13, 2016. The item was continued on the record to the September 12, 2016 Commission meeting.

III. Comprehensive Plan

The 2010 Hailey Comprehensive Plan anticipates development in Quigley Canyon. The Land Use Map designates the area as a “Neighborhood Service Center” surrounded by “Traditional Residential” areas on the valley floor. Section 5, Land Use, Population and Growth Management states:

The City seeks to accommodate population growth through a balanced combination of two means:

¹ Blaine County staff has indicated that further analysis of the property could potentially yield a density of 200 units

1. “infill” development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers, and
2. “expansive” development due to the annexation of new land into the City and/or density increases relating to PUD bonuses and/or zoning amendments.

The Comprehensive Plan Land Use Map is attached to this report. A Neighborhood Service Center is defined as follows:

5.1.g Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas.

The Commission should discuss the proposed commercial uses to determine if they are designed to serve residents within walking distance and if they are subordinate to residential uses, downtown and Community Activity Areas. See also Section V of this report.

Regarding size, Hailey Zoning Code Article D, Neighborhood Business District (NBD), states that the NBD designation shall not be applied to any property larger than three (3) acres in size. Because the Quigley project is proposed as a mixed-use project, commercial uses are proposed as square footages maximums versus acreage. (See Table of Nonresidential uses, Section V of this report).

To compare square footage maximums to acreage, the Commission could consider a prototypical neighborhood business /commercial project on a one-acre lot. Such a project would typically be comprised of a building, parking and landscape areas, with the building comprising 30-50% of the lot. If all buildings were one-story, this could equate to square footage of 39,204 to 65,340 square feet over a 3 acre area. If buildings were 2-story, the total square footage range for a 3-acre NBD would be 78,408-130,680 square feet.

The following policies from the Comprehensive Plan are relevant to this project with regards to Land Use and Zoning. Staff comments follow each policy.

5.4 Protect open space within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and agricultural areas which help define the unique character of Hailey.

No development is proposed on ridgelines or hillsides. The Concept Plan incorporates agriculture as a long-term component of the site.

5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.

The proposal is significantly smaller at 200 total units than the 444-lot development reviewed by the City in 2012.

5.7 Encourage development at the densities allowed in the Zoning Code.

Staff has outlined options for city zoning districts that may be appropriate if the project were developed under City codes.

8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

The project provides for home ownership, and contains eight (8) community housing units: Block 2, Lot 8 (2 units), Block 3, Lot 6 (duplex), and Block 4 Lots 4, 5, 6 and 7.

10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents

A variety of bicycle-pedestrian links are shown on the site plan. They facilities should be linked back in to City bicycle-pedestrian infrastructure.

13.1 Encourage and facilitate the development of school facilities that are planned consistently with the city's other land use policies.

A future school site for the Sage School is shown on the site plan.

IV. Land Area under consideration for annexation

A natural location of a municipal boundary would be at the eastern boundary of the proposed school and agricultural uses. The density and uses between the eastern boundary and the existing municipal boundary are consistent with municipal development, while the development of the 24 unit development and the agricultural area in the eastern portion of the canyon are more consistent with county development. The attached map "Zoning Map" shows the proposed boundaries of the annexation area.

V. Zoning and Density

A site plan describing the location of various uses in the development is attached. The developer is proposing a maximum residential development of 200 units. The developer and Blaine County zoning staff have concluded that the developer would be entitled to 200 unit PUD subdivision in a County development. Of the 200 units, 27 would be categorized as community housing units which would be deed restricted. 24 (or 25) of the 200 residential units would be located in the mid-part of the canyon in three distinct areas, which are colored yellow on the attached site plan. The remaining units would be clustered near the existing boundary of Hailey. The developer has agreed to limit the density on the entire development to 200 units and has agreed to no further development beyond the clustered development in the mid part of the canyon, thereby preserving the upper reaches of the canyon as

permanent open space. Furthermore, the developer has proposed a significant buffer between the development and Deerfield consisting of active recreational fields, along with existing berms.

In addition, the developer is proposing commercial, institutional and agricultural development in the areas colored various shades of purple, red and blue on the attached site plan. Commercial uses are integrated into the institutional and agricultural uses, creating a mixed-use project.

The prior application for annexation proposed 444 residential units throughout the Quigley canyon. Some of the development in the prior application was proposed above the Quigley pond and in Deadman's Gulch. The present plan is approximately 55% less dense than the prior application and development density is being transferred closer to town, such that much of the canyon would be permanently protected from development.

The chart below shows that there are the nonresidential and residential square footages proposed at buildout, and an analysis of how the maximum residential density under County zoning has been calculated. The residential units shown under the heading "City" correlate with the land area described under Section IV of this report.

Nonresidential Program	Phase 1	Phase 2	Phase 3	Total
	Square Footage	Square Footage	Square Footage	Square Footage
Non-Profit Space	25,829	18,975	14,352	59,156
Sage School	33,580			33,580
Commercial Space		14,490		14,490
Lodging			9,430	9,430
Total	59,409	33,465	23,782	116,656

Commercial Program Zoning.

Two options exist for zoning the nonresidential portions of the proposed development.

Option 1: Combination of General Residential (GR) and Neighborhood Business (NB) or Limited Business (LB) Zoning

Under this option, nonprofit space and the Sage School would be zoned GR. This zoning would allow the proposed non-profit uses and the school as conditional uses. This approach was taken for the Community Campus, which contains a variety of nonprofit uses in an 110,000-square foot facility. NB or LB Zoning would be used for commercial and lodging uses.

Pros:

- GR zoning has been used for nonprofit uses throughout Hailey

Cons:

- Traditional zoning approaches are not easily applicable to a mixed use development project.
- Purpose of the GR Zone District may not be the best fit for nonprofit uses

Option 2: Create a new zoning district that is designed to accommodate mixed use project.

Pros:

Works with mixed use

States accurate goals for the district that reflects the uses within

Cons:

New zoning district may not be applicable to other portions of Hailey

The Proposed Zoning Map shows the Zone Districts requested by the developer. The developer is proposing a new Zone District, called “Integrated Community Development Zone”. The draft is attached to this report. The stated purpose is:

Integrated Community Development Zone is a land use category created to respond to changes in community development needs and trends with emphasis on proactive integration of peri-urban (or village) agricultural facilities, educational institutions, semi-public and non-profit projects and recreational improvements to maximize community assets sustainably. Limited commercial uses clearly subordinate to, and supportive of, the forgoing uses within the zone, are also permitted or conditional uses subject to limitations on floor area and bulk. The new zone promotes consideration of sustainable principles in all aspects of the community whereby core infrastructure impacts are minimized while maximizing community asset use.

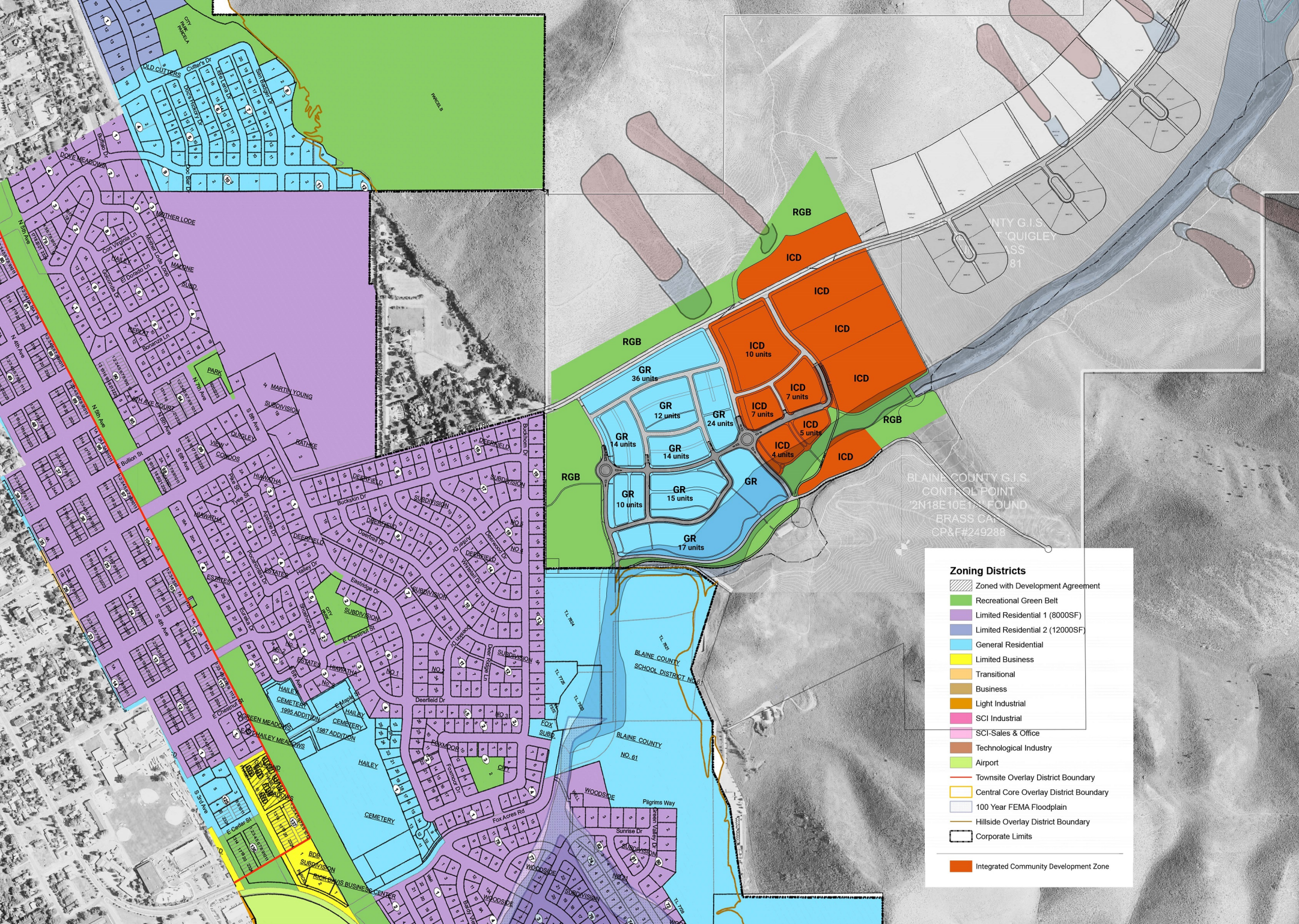
Staff recommends that the Commission discuss Options 1 and 2, including detailed discussion of the permitted and conditional uses in the proposed new zone district.

Residential Program

Zoning and Slope	City		County		Total	
	Total		Total			
	Acres	Units Permitted	Acres	Units Permitted	Acres	Units Permitted
R-.40 < 25%	4.7	11.8	0.0	0.0	4.7	11.8
R-5 < 25%	261.9	52.4	52.9	10.6	314.8	63.0
R-10 < 25%	146.3	14.6	5.7	0.6	152.0	15.2
R-5 > 25%	34.4	6.9	7.6	1.5	42.0	8.4
R10 > 25%	466.8	46.7	127.1	12.7	593.9	59.4
RR40	400.0	2.5	0.0	0.0	400.0	2.5
Base Density	1314	135	193	25	1507	160
PUD Bonus						
R-5		11.2		0.0	187.3	11.2
R.04		2.4		0.0	4.7	2.4
Total Market Rate		148.4		25.4		173.8
CHU Bonus 20% of Base Density		27		0		27
Total Units		175.4		25.4		200.8

Residential Program Zoning

The developer is proposing GR zoning for the residential portions of the project. The attached Block map shows the number of units proposed in each block. GR zoning is found adjacent to the site. The site is also abutted by LR zoning. GR zoning is compatible with the Comprehensive Plan Land Use Designation of "Traditional Residential".



Zoning Districts

- Zoned with Development Agreement
- Recreational Green Belt
- Limited Residential 1 (8000SF)
- Limited Residential 2 (12000SF)
- General Residential
- Limited Business
- Transitional
- Business
- Light Industrial
- SCI Industrial
- SCI-Sales & Office
- Technological Industry
- Airport
- Townsite Overlay District Boundary
- Central Core Overlay District Boundary
- 100 Year FEMA Floodplain
- Hillside Overlay District Boundary
- Corporate Limits
- Integrated Community Development Zone

Hailey – New Zoning District Proposal

Integrated Community Development Zone

Integrated Community Development Zone is a land use category created to respond to changes in community development needs and trends with emphasis on proactive integration of peri-urban (or village) agricultural facilities, educational institutions, semi-public and non-profit projects and recreational improvements to maximize community assets sustainably. Limited commercial uses clearly subordinate to, and supportive of, the forgoing uses within the zone, are also permitted or conditional uses subject to limitations on floor area and bulk. The new zone promotes consideration of sustainable principles in all aspects of the community whereby core infrastructure impacts are minimized while maximizing community asset use.

Permitted Uses:

- Dwelling Units within mixed use buildings
- Accessory Dwelling units
- Home Occupations
- Peri-Urban Agriculture

[new defined term:

Peri-Urban Agriculture: Local (ie. designed for consumption primarily within the local and/or regional community) food systems, production and management, including, but not limited to, the following:

- Growing: agricultural including orchards and small livestock grow facilities
 - Greenhouse space
 - Processing: limited to plant products and small livestock
 - Local food system support organizations]
- Parks
 - Non-motorized recreational pathways
 - Public recreational or cultural areas
 - Semipublic Uses
 - Schools¹
 - Non-profit Recreation Facilities

[new defined term:

Non-profit Recreation Facility: A structure or facility including indoor and outdoor space designed for multi-purpose recreational programs, therapeutic recreation, group

¹ Schools are permitted uses subject to the additional requirements set forth in section 17.11.040.03:B 3-7.

programming, meeting and other space, including but not limited to, office and storage, supportive of the non-profit's purpose.

- Professional and general offices
- Mixed Use Buildings

Conditional Uses:

- Alternative Energy Systems
- Convenience stores
- Food Service
- Hotels or Motels
- Community/Event Center

[new defined term

Community/Event Center: A facility, which may be located on public or private property, that functions primarily to provide a community-centered meeting hall for members of the public to carry out local community-oriented activities and public and civic functions. Examples of such facilities include grange halls, community sponsored meeting halls, and veterans halls, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as public assemblies, meetings, private meetings, parties, weddings, receptions, and dances.]

Bulk/Size Restrictions:

- The combined Gross Floor Area of all Commercial Uses (ie. Convenience store, Hotel/Motel and Food Service) in this Zone shall not exceed 25,000 square feet.

QUIGLEY FARM

NEIGHBORHOOD CENTER DESIGN CONCEPTS

Feb 6, 2017



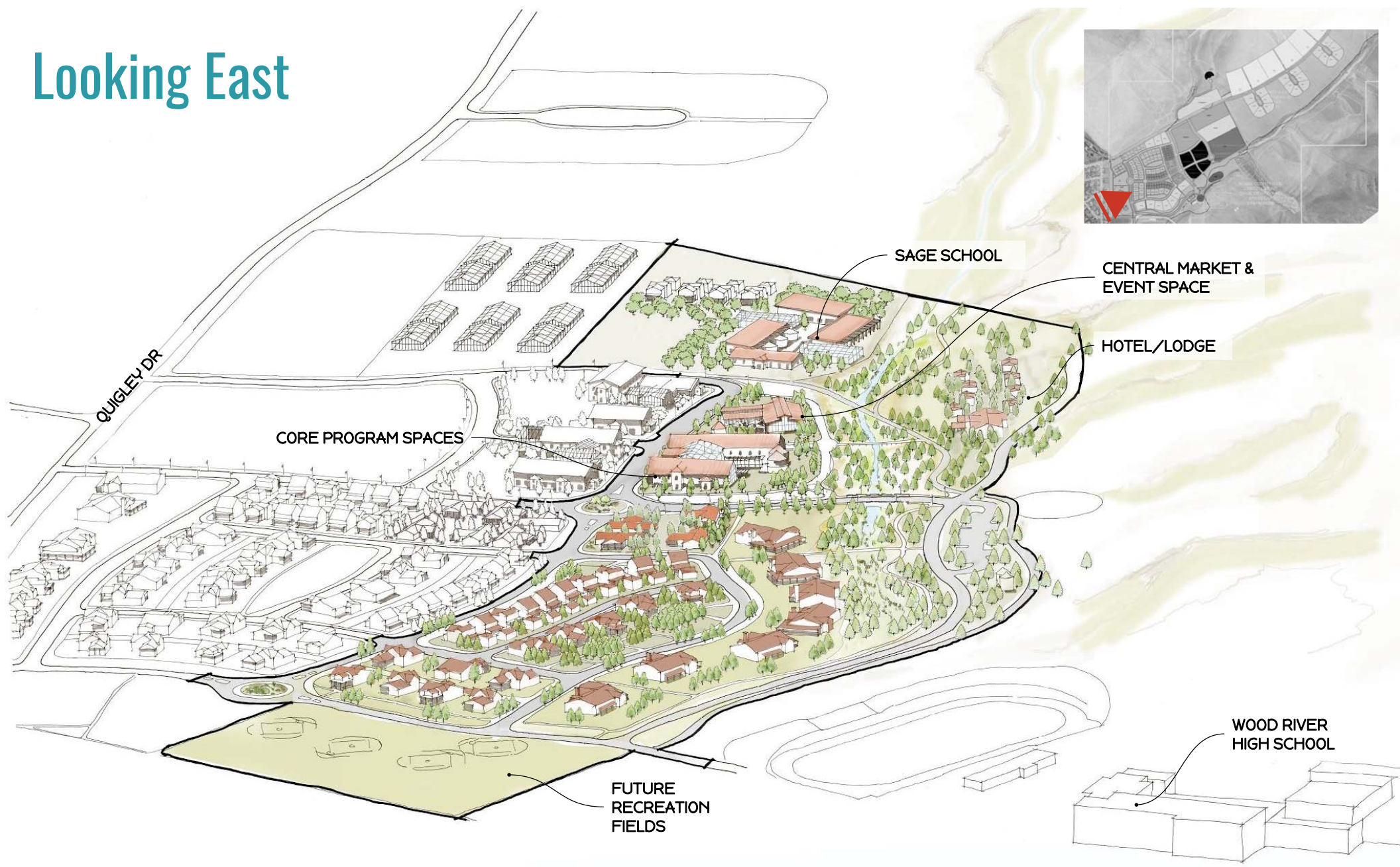
Looking East towards Quigley Farm - Land Use



Looking East towards Quigley Farm - Phase 1



Looking East



SAGE SCHOOL

CENTRAL MARKET &
EVENT SPACE

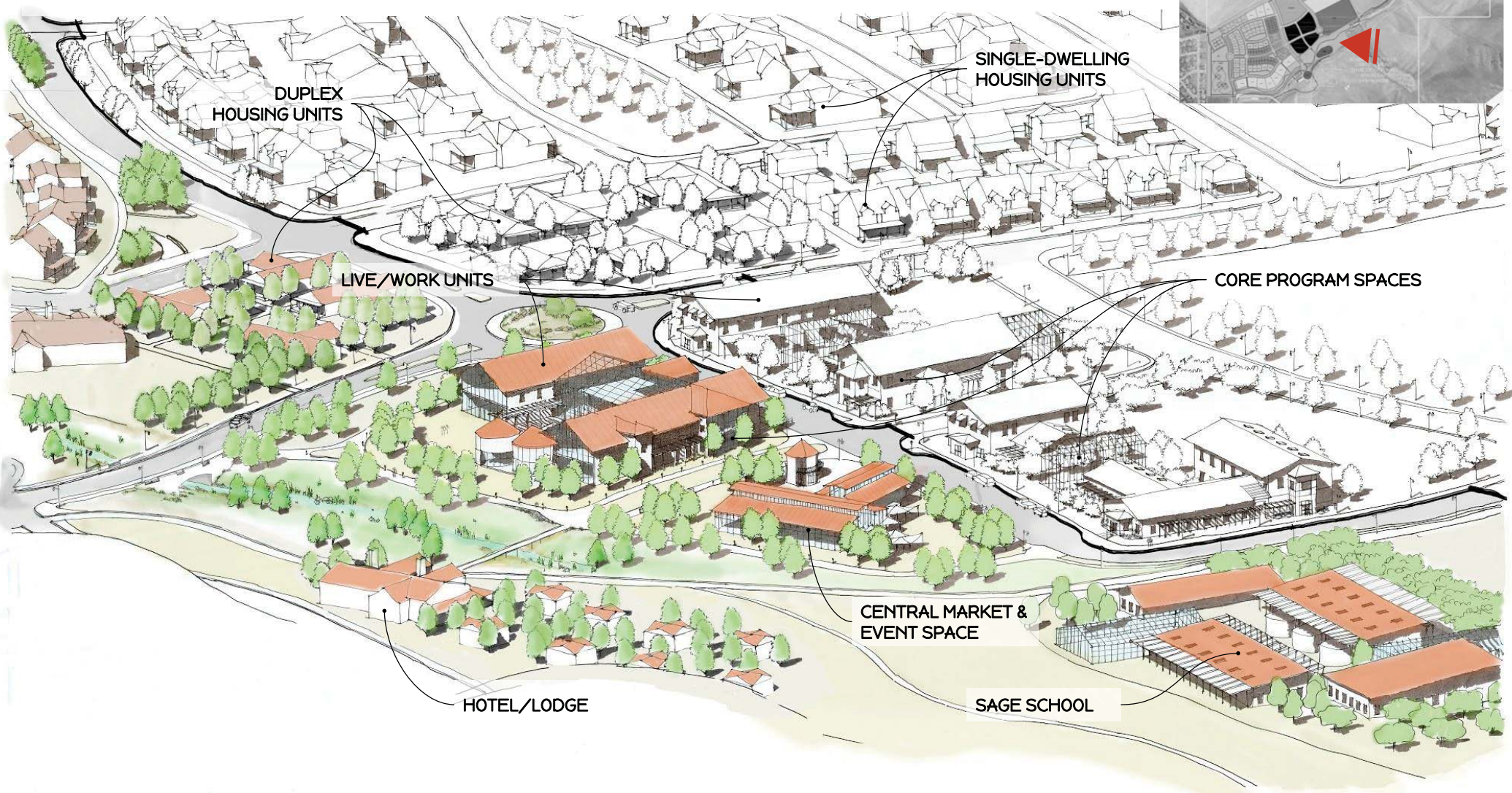
HOTEL/LODGE

CORE PROGRAM SPACES

FUTURE
RECREATION
FIELDS

WOOD RIVER
HIGH SCHOOL

Looking North



Core Street View - Looking South East



Proposed - Typical Housing Block Site Plan



Quigley Farm
Breakdown of Commercial Uses

3/1/2017

Wellness Offices	2,000
Restaurant / Cafe + Bakery / Coffee Shop	3,300
Small Retail Spaces + Green / Sustainable Retail Store	2,000
Convenience Store	2,300
Distillery / Micro-brewery	1,200
Garden/Feed Store	1,800
Use area	12,600
Circulation - 15%	1890
Total SF	14,490

From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: FW: too cozy with development interests
Date: Tuesday, February 14, 2017 10:23:46 AM

Please create a public comment file for Quigley for the March 7 PZ meeting.

Lisa

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 13
CELL: 727-7097

From: Heather Dawson
Sent: Tuesday, February 14, 2017 9:53 AM
To: Lisa Horowitz
Cc: Haemmerle Fritz (fxh@haemlaw.com); Don Keirn (donidaho@cox.net); pat cooley; Colleen Teevin; Martha Burke (burkefamily203@cox.net); Ned Williamson
Subject: FW: too cozy with development interests

From: Billy Hughes [<mailto:wilfrahug@cox.net>]
Sent: Tuesday, February 14, 2017 9:30 AM
To: Heather Dawson
Subject: Fw: too cozy with development interests

Heather,

Please send this along to P&Z as well.

Bill Hughes

----- Forwarded Message -----

From: "Billy Hughes" <wilfrahug@cox.net>
To: burkefamily203@cox.net; pat.cooley@haileycityhall.org; don.keirn@haileycityhall.org; colleen.teevin@haileycityhall.org
Sent: 2/14/2017 9:27:37 AM
Subject: too cozy with development interests

SURPRISE!...or not, perhaps. After my harsh criticism to the Council expressing my belief that the motivation behind the TischlerBise analysis establishing a fixed cost for annexation was more than likely to accommodate the annexation of Quigley, that suspicion was validated recently in the IME.

Of course, the reprobates responsible for such deceit would look you in the eye and deny it, fabricating "alternative facts" supporting this position...sound familiar?

From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: FW: deceit - business as usual at City Hall
Date: Tuesday, February 14, 2017 10:25:30 AM

Quigley public comment

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 13
CELL: 727-7097

From: Heather Dawson
Sent: Monday, February 13, 2017 3:11 PM
To: Lisa Horowitz
Cc: Haemmerle Fritz (fxh@haemlaw.com); Don Keirn (donidaho@cox.net); Ned Williamson
Subject: FW: deceit - business as usual at City Hall

From: Billy Hughes [<mailto:wilfrahug@cox.net>]
Sent: Monday, February 13, 2017 2:25 PM
To: Heather Dawson
Subject: Fw: deceit - business as usual at City Hall

Heather,

Please forward these comments to P&Z.

Thank you,
Bill Hughes

----- Forwarded Message -----

From: "Billy Hughes" <wilfrahug@cox.net>
To: burkefamily203@cox.net; pat.cooley@haileycityhall.org;
don.keirn@haileycityhall.org; colleen.teevin@haileycityhall.org
Sent: 2/13/2017 2:20:25 PM
Subject: deceit - business as usual at City Hall

Council,

The complete absence of any transparency and associated integrity with regard to what goes on behind the curtain between elected officials and real estate developers will no doubt help transform Hailey into the POS Ketchum has become.

With Mayor Trump, City Attorney Bannon, and Community Development Director Kelly Anne Conway greasing the skids, this boutique pile of garbage will disgrace a previously pleasant little piece of the planet. When you put together such cabals of attorneys, honesty becomes diseased.

"This looks like a great opportunity and I think we should consider it." I don't know the arrangement between the previous and current owners, but did Ms. Burke ever reveal the extent to which she and her daughters might benefit from the completion of any financial

agreement between the parties?

"It's not just a real estate project." Yes it is.

"It's not always about the money." That is all anything is ever about.

As to the suggestion that "wellness" is a component of the project, how completely stupid do think citizens of Hailey are. Under County zoning, the density is closer to half what the proposal requests.

The amount of traffic this puts into east Hailey neighborhoods, particularly in conjunction with development of the Dumke property, will overwhelm East Hailey's transportation capacity, making any efforts toward "safe travel" simply additional institutionalized hypocrisy by local leadership that has perfected speaking out of both sides of their mouths.

The deceit of elected officials in their contracting for the TischlerBise evaluation of (fluctuating) fixed costs per unit in an annexation scenario is an indication that this was a done deal a long time ago. Those outsiders on the Council that believe otherwise are delusional.

The County didn't want anything to do with this disaster, and has pushed it onto the backs of Hailey property owners.

Looking at the rendering in the paper, this proposal still extends way too far out the canyon to provide any credibility to the idea that this is somehow a more "sensitive" iteration from an individual whose record so far is one of an uncompromising bully. The stripes never change, even if the attitude might appear softer.

Oh, and this "Phased BS" is nonsense. Whether the County or City, citizens deserve a completed proposal that explicitly identifies density and location, and cannot be altered without due process.

Bill HughesHailey

Return to Agenda