Call to Order

Public Comment for items not on the agenda

Consent Agenda

**CA 1**  Adoption of Findings of Fact, Conclusions of Law and Decision of a Text Amendment submitted by Ian and Sarah Sundby to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots 4,500 square and smaller in size, and located within the General Residential (GR), Limited Residential (LR-1) and Limited Residential (LR-2) Zoning Districts. For those lots that are 4,500 square feet or larger and located within the GR of LR-1 Zoning Districts, maximum lot coverage will remain as noted therein. **ACTION ITEM.**

**CA 2**  Adoption of Meeting Minutes dated January 18, 2022. **ACTION ITEM.**

**CA 3**  Adoption of Meeting Minutes dated December 6, 2022. **ACTION ITEM.**

Public Hearing

**PH 1**  Consideration Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase III, to be located at Lots 1C and 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way), located in the SCI – Industrial (SCI-I) Zoning District. This project consists of three (3) self-storage buildings ranging in size from 2,413 square feet to 4,400 square feet, and affordable residential unit(s), intended to be employee occupied. **ACTION ITEM.**

**PH 2**  Consideration Design Review Application by Leonard H. McIntosh Family Trust, for construction of four (4) residential units located in two (2) three-story duplex buildings. Each unit is 2,143 square feet in size with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**
Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus, to include amendments and additions that better address housing within the City of Hailey. **ACTION ITEM.**

**Staff Reports and Discussion**

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

**SR 2** Discussion of the next Planning and Zoning meeting: **February 22, 2022.**

- DR: Lindahl Residences, DR Pre-App: 1551 Aviation Dr Mixed Use
Return to Agenda
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a Text Amendment submitted by Ian and Sarah Sundby to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots 4,500 square feet and smaller in size, and located within the General Residential (GR), Limited Residential (LR-1) and Limited Residential (LR-2) Zoning Districts. For those lots that are larger than 4,500 square feet (4,501 square feet or larger) and located within the GR and LR Zoning Districts, maximum lot coverage will remain as noted therein.

Notice: Notice for the public hearing was published in the Idaho Mountain Express as a Display Ad on December 29, 2021 and mailed to public agencies on December 29, 2021.

Background: Ian and Sarah Sundby, the Applicants, own a parcel in Hailey that is approximately 4,492 square feet in size. The Sundby’s are requesting to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots 4,500 square and smaller in size, and located within the General Residential (GR), Limited Residential (LR1 & LR-2), and Townsite Overlay (TO) Zoning Districts.

The specific objective of the proposed amendment is to allow homeowners the opportunity to have proportionally-sized building footprints on lots that are substandard in size for their district (4,500 square foot or smaller), and located within the General Residential (GR), Limited Residential (LR-1 & LR-2), and Townsite Overlay (TO) Zoning Districts.

The Applicant has stated:

“The bulk requirements for the Transitional and GR zones are identical, except for the side yard setback and the allowance for a 40% footprint with parking considerations.

A GIS study of parcels located within Hailey City Limits indicates that there are 29 lots that are 4,500 sq. ft. or smaller that do not contain townhomes or condominiums. All of these 29 lots lie within the GR, LR1, or LR2 zoning districts; and of the 29 lots, only 4 are vacant” (see the table below for additional information).

To provide further context and note additional findings from the GIS study, Staff found that the total number of parcels in Hailey that are 4,500 square feet or less is 960 parcels. Of these, 473 parcels are zoned General Residential (GR), like that of Ian and Sarah Sundby’s.

As of November 2021, of the 473 parcels located in the GR Zoning District that are 4,500 square feet or smaller, 154 parcels are condominium parcels and 290 parcels are townhouse parcels. This leaves a remainder of 29 parcels located within the GR Zoning District that are 4,500 square feet or smaller, and as the Applicant mentioned, only four (4) of these parcels are vacant.
Zoning Districts | Total Parcels | Parcel Size
--- | --- | ---
All Zoning Districts | 960 | ≤ 4,500 sq. ft.

<table>
<thead>
<tr>
<th>Zoning Districts</th>
<th>Total Parcels</th>
<th>Parcel Size</th>
</tr>
</thead>
</table>
| GR | 473 | ≤ 4,500 sq. ft.

<table>
<thead>
<tr>
<th>Type of Parcels In GR</th>
<th>Total Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condo (developed)</td>
<td>154</td>
</tr>
<tr>
<td>Townhomes (developed)</td>
<td>290</td>
</tr>
<tr>
<td>Single Family (developed)</td>
<td>29</td>
</tr>
<tr>
<td>Vacant Parcels</td>
<td>4</td>
</tr>
</tbody>
</table>

The Applicant further states, "With the current emphasis on housing, affordable or otherwise, it seems appropriate that the owners of such small lots be able to investigate and develop functional homes and accessory dwelling units when they can. Since the code allows for a 40% footprint in a transitional residential zone, that is not unlike the GR zone, such a small incremental increase in the GR zone can greatly benefit homeowners, the housing market, and the community simultaneously. This amendment is proposing an increase of 10% lot coverage for GR zone lots 4,500 s/f or smaller, to a maximum of 40% with parking considerations”.

The Applicants feel strongly that the increased size to the allowable Bulk Requirements of the Townsite Overlay (TO) allows for the development of functionally-sized homes. These homes would match the character and charm of other Hailey neighborhoods, and impact to adjacent properties would be minimal to non-existent. For example, the Applicant notes the difference in size (from a 40% footprint on a 6,000 square foot lot and a 40% footprint on a 4,500 square foot lot) is negligible, provided the various bulk requirements, such as building height and setbacks, are met:
  "The perceived scale of a house on a 4,500 square foot lot sitting adjacent to a house on a 6,000 square foot lot will be the same. A 10% larger footprint will not increase the impact of a new house with respect to an existing neighbor, as the allowable setbacks and height remain the same. The difference in size between a 40% footprint on a 6,000 square foot lot and a 4,500 square foot lot is only 600 square feet. From the street view, such a size difference is imperceptible”.

City Staff concurs with the Applicants, supports the amendment, and believes the proposal and impact to the surrounding properties are insignificant. Staff further believes that by slightly increasing the allowable lot coverage on substandard lots, like that of Ian and Sarah Sundby’s, smart growth and infill development are highlighted and encouraged, a necessity valley-wide. An increase, such as this, also provides greater opportunities to diversify housing types and price points (aid in affordability), and utilize existing infrastructure more sustainably (developed neighborhoods are already served by municipal services, such as water and wastewater; supports incremental infill development).

If adopted, the underlined text below would be added within Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements:
Section 17.04M.060: Bulk Requirements:

G. Maximum Lot Coverage:

3. Transitional Districts and all lots within the General Residential (GR) and Limited Residential (LR-1 & LR-2) Zoning Districts that are forty-five hundred (4,500) square feet or smaller: Thirty percent (30%) expect as follows:

Forty percent (40%) lot coverage shall be allowed where at least seventy-five percent (75%) of the required parking spaces are enclosed within a structure.

4. General Residential (GR), Limited Residential (LR-1) Districts (lots larger than forty-five hundred (4,500) square feet):

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum Lot Coverage (Percentage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 or more stories above grade, no garage</td>
<td>25</td>
</tr>
<tr>
<td>2 or more stories above grade, with garage</td>
<td>30</td>
</tr>
<tr>
<td>Less than 2 stories above grade, no garage</td>
<td>35</td>
</tr>
<tr>
<td>Less than 2 stories above grade, with garage</td>
<td>40</td>
</tr>
</tbody>
</table>

Staff noted a clerical error with regard lot sizes. This error has been corrected and reflected in these Findings of Fact, Conclusions of Law and Decision, and will be presented to the Hailey City Council as noted herein.

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides “[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

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

1. The proposed amendment is in accordance with the comprehensive plan;

The Comprehensive Plan articulates the merits of diverse housing and population growth management through a balanced combination of infill and redevelopment. With such growth, the Comprehensive Plan also aims to retain the small-town character of Hailey:

“Land Use Implications of Population Growth Scenarios: Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small-town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth”.
The Commission agreed that by slightly increasing the allowable lot coverage on substandard lots, smart
growth, infill development, and/or redevelopment is encouraged on vacant land or already developed,
substandard-sized parcels. The character and small-town charm of Hailey can be retained through
careful design and meeting the bulk requirements of the zoning district, and an increase, such as this,
would provide greater opportunities to diversify housing types and price points (aid in affordability), and
utilize existing infrastructure more sustainably (developed neighborhoods are already served by
municipal services, such as water and wastewater; supports incremental infill development). The
Commission found that this standard has been met.

2. Essential public facilities and services are available to support the full range of proposed uses
without creating excessive additional requirements at public cost for the public facilities and services;
The Commission found that the proposed amendments will not create excessive additional
requirements at public cost for services. The amendments are intended to clarify regulations, to simplify
administration of the requirements, and to implement best practices.

3. The proposed uses are compatible with the surrounding area; and
The Commission found the proposed uses to be compatible with the surrounding area and other areas
throughout Hailey. Impact to adjacent properties would be minimal to non-existent, as the difference in
size (from a 40% footprint on a 6,000 square foot lot and a 4,500 square foot lot) is negligible, provided
the various bulk requirements of the zoning district are met.

4. The proposed amendment will promote the public health, safety and general welfare.
The Commission found the amendments recommended to be consistent with the Hailey
Comprehensive Plan, and will further encourage infill or redevelopment of those substandard-size
parcels in Hailey.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous
vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The
Commission made the following recommendations:

An Ordinance, Ordinance No. _________, amending Hailey Municipal Code, Title 17: Zoning Regulations,
Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite
Overlay Bulk Requirements, to allow for a maximum lot coverage of forty percent (40%) where at least
seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots 4,500
square feet and smaller in size, and located within the General Residential (GR), Limited Residential (LR-1)
and Limited Residential (LR-2) Zoning Districts, finding that essential public facilities and services are
available to support the full range of proposed uses without creating excessive additional requirements
at public cost for the public facilities and services, that the proposed uses are compatible with the
surrounding area, and that the proposed amendment will promote the public health, safety and general
welfare.
Signed this _________ day of ______________________, 2022.

________________________________________
Janet Fugate, Chair

Attest:

____________________________
Jessica Parker, Community Development Assistant
Return to Agenda
Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, January 18, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: https://www.gotomeet.me/CityofHaileyPZ
Via One-touch dial in by phone: tel:+15713173122,,506287589#

Present
Commission: Janet Fugate, Dustin Stone, Richard Pogue Owen Scanlon
Staff: Lisa Horowitz, Robyn Davis, Paige Nied, Chris Simms, Mike Balledge, Jessica Parker
Absent: Dan Smith

5:30:35 PM Chair Fugate called to order.

5:30:47 PM Public Comment for items not on the agenda. No Comment.

5:31:32 PM Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Townsite (318 Spruce St) is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet. This project is located within the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two to three stories in height for a total of 104 residential units on approximately 4.27 acres. The proposed project consists of twelve (12), 475 square feet micro one-bedroom units, forty (40), 680 square feet one-bedroom units, thirty-five (35), 850 square feet two-bedroom units, thirteen (13), 1,110 square feet three-bedroom units, and four (4), 1,504 square feet four-bedroom units. This project is known as Lido Apartment Homes. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. This project will be heard concurrently with a Planned Unit Development Application. ACTION ITEM.

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Erin and Thomas Howland for a detached 420 square foot Accessory Dwelling Unit located above the existing detached garage. This project is located at Lots 13-16, Block 61, Townsite (302 E Myrtle Street) with in the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

CA 4 Adoption of Findings of Fact, Conclusions of Law and Decision a City-Initiated Text Amendment to the Hailey Municipal Code, Title 15, to add a new chapter, Chapter 15.20: Green Building Standards, and within that chapter to add a new section, Section 15.20.010 entitled Electric Vehicle Requirements,
mandating electric vehicle ready service panels or subpanels within all new construction, including both residential and commercial. **ACTION ITEM.**

**CA 5** Adoption of Meeting Minutes dated May 17, 2021. **ACTION ITEM.**

**CA 6** Adoption of Meeting Minutes dated June 6, 2021. **ACTION ITEM.**

**CA 7** Adoption of Meeting Minutes dated July 19, 2021. **ACTION ITEM.**

**CA 8** Adoption of Meeting Minutes dated November 1, 2021. **ACTION ITEM.**

**CA 9** Adoption of Meeting Minutes dated January 3, 2022. **ACTION ITEM.**

Paige required to pull CA 4.

5:32:20 PM Pogue motioned to approve CA 1-9, except CA 4. Stone seconded. All in Favor.

5:32:50 PM Nied explained new changes added to report based off understanding of last meeting – clarification of EV ready vs. EV capable (page 78 of packet, page 3 of SR), report requiring EV Capable. Nied asked commission if all acceptable to change. Stone verified only difference is actual connection point for plug. Nied confirmed. Stone is more comfortable being EV ready. Scanlon asked what the cost difference would be to the contractor. Nied referred to report for cost ranges. Staff and Commission discussed options, all agreed to change EV Capable definition to 110 volt from 240 volt.

5:47:00 PM Stone motioned to approve CA 4, as amended. Pogue seconded. All in Favor.

**Public Hearing**

**PH 1** 5:48:12 PM Consideration of a Design Review Pre-application by Kazuko-San ID, LLC, for construction of three (3) multifamily buildings, which includes 22 one-bedroom units ranging in size from 540-702 square feet, and six (6) two-bedroom units, ranging in size from 872-873 square feet, to be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project is to be known as Saddle Lofts. **ACTION ITEM.**

5:49:09 PM Davis turned floor over to applicant team making Rebecca Bundy presenter. Rebecca Bundy, Architect, introduced herself and other members of the applicant team. Bundy stated applicant team met with Blaine County Housing Authority to determine what the housing need is in area. Bundy discussed project location of project and surrounding buildings. Bundy explained project site is approximately twice the size as the Silver River Apartment project. Bundy explained provided more generous setbacks. Bundy summarized units proposed and parking to be provided – 3 parking spaces to be covered. Bundy summarized proposed open space, noting all snow to be hauled off site, and noted trach enclosure onsite. Bundy summarized project is organized into 3 buildings – building a-c connected via exterior walkway system covered by roof articulating separation of building. Bundy continued to discuss outdoor space, and buffering. Bundy stated main pedestrian entrance is off of River Street and a secondary entrance off of Empty Saddle. Bundy explained proposed materials and colors for project. Bundy went through the elevation plans noting how the building is broken up along the exterior and the roof line. Bundy summarized the amenities provided in every unit. Bundy stated understands further discussions due to code amendments for energy code. 6:05:31 PM Bundy went on to explain how proposing to exceed code requirements. Bundy turned floor to Sam Stahlnecker, Engineer.
Stahlnecker, Galena Engineering, discussed ROW improvements noting why sidewalks widths are proposed differently than the typical sidewalks seen on River Street. Stahlnecker turned floor to Nathan Schutte.

Nathan Schutte, Landscape architect, summarized overall preliminary landscape plan proposed for project.

Bundy thanked commission for their time and that the applicant is available for any questions. Horowitz stated Brian Yeager has indicated that the Empty Saddle ROW is standard width for a side street.

Pogue is curious why two bedrooms are located on the 3rd floor. Bundy explained applicant’s intent for the units to be on the 3rd floor. Pogue would think it would be better to not have residents walk up two stories with children. Pogue complimented applicant on location of bicycle racks and storage areas. Pogue encourages applicant to keep more space for children to run and to have landscape architect connect with Tree Committee. Pogue recommends reviewing building color as they appear dark and would recommend lighter. Pogue believes can accommodate sidewalk width.

Stone asked what size the bedroom will be in the 540 sq. ft. unit. Bundy stated bedrooms are approximately 10x10. Stone asked if current plan is to not include A.C. units. Bundy confirmed goal is to not install A.C., that in her experience if can keep the sun off the windows the units stay cool. Stone believes this may be hard on residents. Stone asked if they have done research in all electrical buildings. Bundy confirmed, has a lot of experience and noted will also be working with John Reuter. Bundy stated did this at Silver River Apartments. Stone asked how that went making 16 units all electric. Bundy turned floor to Paul Conrad. Conrad stated this is becoming the norm in many communities. Conrad explained Silver River was for 1st but that they are really simple and cost efficient. Conrad agreed with Bundy, if done correctly very small window that would be uncomfortable. Conrad stated only other path could see would be to do a thorough wall port for multi-use cooling unit. Conrad is not a fan of this and thinks proposal is a smart design. Stone asked how plan to heat the building. Conrad explained plan to use infrared heaters.

Stone asked how plan to heat the building. Conrad explained plan to use infrared heaters. Stone asked if something special about the 3 parking spaces in carport or just space available. Bundy stated had to change original design and in reconfiguring parking that became an opportunity.

Scanlon asked how tall the retaining wall is proposed to be. Bundy stated that wall will be a maximum of 1ft. Bundy explained grade difference between buildings along the lot. Scanlon asked what anticipates the material to be. Bundy has just considered concrete curb at this time. Scanlon asked about easement along east property line, and what the purpose is. Davis stated it is a utility easement. Bundy stated it is 15 ft wide public utility easement that accommodates sewer main. Bundy summarized conversations with public works director regarding parking. Scanlon asked if this services an alley. Horowitz explained why staff believes access is acceptable even though there is no alley there. Scanlon asked about potential access points to help ease traffic on Empty Saddle. Bundy explained suggested are private property and why applicant has proposed access as shown. Bundy confirmed received approval from Clear Creek for easement. Scanlon asked about solar. Bundy stated would be open to rough in for it but not install due to issues ran into with Silver River.
6:35:31 PM Chair Fugate does not have further questions.

6:35:51 PM Chair Fugate having technical issues, passing chair position to Pogue for the time being.

6:37:04 PM Vice Chair Pogue opened public comment. Noting comment period will be limited to 3 minutes.

6:37:33 PM Dennis Potts, resident of Hailey, thinks the density is too high for this area of Hailey. Thinks fact that there is no setback as go up to 3rd floor seems like a big block of space, thinks setback would be helpful. A 10x10 bedroom is really a Manhattan size bedroom, trying to get too many in. Want to make sure there is a restriction that there are no window ac units. Potts complimented applicant on colors.

6:39:54 PM Brad Chinn, resident, has reviewed this at length, agrees with parking, traffic and trash. This is going to be challenged under Title 67, Chapter 65 of the Local Land Use Act.

6:41:12 PM Susan, homeowner, two blocks from this project. Loves Hailey but is very concerned with this big complex and density will ruin downtown. Seems like to many people squished into one place. Believes intersection is an issue, as people run the stop sign all of the time; dangerous and not pretty.

6:43:04 PM Vice Chair Pogue closed public comment.

6:43:27 PM Vice Chair Pogue asked applicant if has any points they would like to address. Bundy stated they have striven to meet the Hailey Zoning code and Building code in all regards. Vice Chair Pogue asked Horowitz if agrees meeting building code. Horowitz agreed for a pre app submittal.

6:44:39 PM Mike Baledge, Fire Chief, confirmed applicant has done a good job meeting fire code and hope it goes forward as we need this. Horowitz summarized pre-app is a change of ideas and feedback to applicant but no decision is made.

6:45:27 PM Stone emphasizes with residents along River Street, understands a lot of new construction occurring but believes need to support housing options for workers. Stone supports Scanlon’s idea for cooling. Stone also liked idea to create more change in elevation along 3rd floor. Stone asked about solar. Horowitz recommended having Bundy explain why will not see solar on multi family. Bundy turned to Conrad. 6:50:01 PM Conrad recommends meeting at future point to explain issues solar on multi-family.

6:50:36 PM Scanlon agrees with Pogue’s comments regarding exterior colors. Scanlon noted setback for 3rd story is nice touch but understands limitations. Scanlon suggested possibility to combine some one bedroom units into two bedroom units to accommodate families.

6:52:33 PM Chair Fugate agrees with comments, think this project is great. Chair Fugate asked about trash. Bundy stated configuration of recycling garbage area has been approved by Clear Creek.

6:53:47 PM Pogue compliments applicant team on project. Pogue would like applicant to look at having more two bedroom units.
No action required by commission.

**PH 2** 6:55:49 PM Consideration of a Text Amendment submitted by Ian and Sarah Sundby to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots smaller than 4,500 square feet in size, and located within the General Residential (GR), Limited Residential (LR-1) and Limited Residential (LR-2) Zoning Districts. For those lots that are 4,500 square feet or larger and located within the GR of LR-1 Zoning Districts, maximum lot coverage will remain as noted therein. **ACTION ITEM.**

6:57:31 PM Scanlon disclosed that has worked with Ian to research this code change and to assist in some of the verbiage of this proposal. Scanlon will leave up to commission and Simms to determine if should recuse himself. Simms does not believe there is an issue with Scanlon participating within the vote of this. All commissioners agree.

6:59:00 PM Davis introduced applicant team and turned floor over to Ian Sundby. 6:59:26 PM Sundby introduced himself and thanked commissioners. Sundby explained that the amendment addresses affordability, livability. Sundby explained the intent of the amendment, which is to increase the lot coverage for lots that are 4,500 square feet or smaller. The increase proposed is 10% for a total of 40% allowable lot coverage for parcels that are 4,500 square feet or smaller (in GR zones). Sundby went on to explain data collected from the GIS database. Sundby also explained that the proposal would allow property owners the ability to construct reasonable-sized homes on substandard lots. 7:01:40 PM Sundby explained amendment would allow for development on substandard sized lots.

7:02:36 PM Scanlon summarized that the amendment will still have all the same standard restrictions; however, Scanlon thinks it will provide a benefit, and believes it is a change that warrants consideration. 7:04:18 PM Sundby agreed and believes by increasing the lot coverage for these substandard lots, we can create a more affordable, livable community with various housing options available to support the community and its various needs. 7:05:20 PM Horowitz noted that this change is about livability and flexibility, it does not permit ADUs where ADUs are not currently permitted. Horowitz stated all ADUs in Townsite will still come through design review.

7:06:11 PM Stone asked what the rationale is to provide more lot coverage when add a covered garage. Horowitz believes because it’s screening parking. Stone is curious if need to add width of garage, or if should keep because it was originally there. Horowitz stated ok either way, just followed existing verbiage in code. Stone is ok either way, but not sure if should place burden of garage on top of it.

7:08:19 PM Pogue likes burden of garage, as already have ample number of cars on the street.

7:08:46 PM Chair Fugate agrees with Pogue, having it enclosed in a smaller space gives a better appearance. Chair Fugate likes as it is, it is consistent with other parts of codes. Stone understands and gets reasoning.

7:09:56 PM Vice Chair Pogue opened public comment.

7:10:12 PM Errin Bliss, owners of one of the 4 vacant parcels, just wanted to thank applicant for taking initiative on this. It is a great idea.
Vice Chair Pogue closed public comment.

Pogue asked any comments from staff. No further comments.

No further comments from Stone or Chair Fugate.

I, Fugate, moved to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, to allow for a maximum lot coverage of forty percent (40%) where at least seventy-five percent (75%) of required parking spaces are enclosed within a structure for lots smaller than 4,500 square feet in size, and located within the General Residential (GR), Limited Residential (LR-1) and Limited Residential (LR-2) Zoning Districts, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Scanlon seconded. All in Favor.

Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.20: Green Building Standards, to add a new section, Section 15.20.012, entitled Solar Requirements, mandating new residential developments to install solar wiring for solar electricity generation and consumption capabilities. ACTION ITEM.

Nied stated since the amendment was written, believes language should be amended that moving forward should be solar ready. Nied explained intention is to cut cost with retrofitting building for solar and expand solar market within Hailey. Nied stated staff also recognizes not every structure would be suitable for solar, could in-lieu of solar have something else approved on a case-by-case basis.

Stone likes this idea and believes getting penetration through roof at initial build is easier. Stone is concerned what would be deemed as an appropriate build for solar given roof design, pitch and size, and agrees with reviewing such projects on a case-by-case basis.

Scanlon asked if just requiring solar or if should expand options. Scanlon suggested considering wind turbines or other alternatives that generate electricity that may be used to supplement solar. Scanlon believes this amendment is on the right track.

Fugate believes this is great; this could bring about more energy savings than even the EV. Fugate does think need to clarify how solar ready are they discussing. Fugate thinks will be a good idea of a general standard. Fugate would like to see this move forward.

Pogue agrees, thanks the staff for all the amendments. Pogue stated this is a start, and encourages staff to go forward as fast as we can.

Horowitz agrees with Nied to allow applicants to have the choice between wiring and conduit. Horowitz does not believe the “such as’s” are needed, that an applicant could propose an ideas such insulation changes.

Vice Chair Pogue opened public comment.
7:24:26 PM Rebecca Bundy applauds city for amendments. Bundy recommends it be made crystal clear that the amendments are not solar thermal. Bundy believes the utilization of solar thermal is a great thing to do but that winter creates a whole new host of issues.

7:25:54 PM Vice Chair Pogue closed public comment.

7:26:02 PM Stone clarified the conduit would not include any actual wiring, would basically just make sure there is a path. Stone agrees with Bundy regarding wind, power grid is not going to accept wind energy from residence. Stone stated solar is very stable. Stone is curious what determines whether solar is appropriate or not for a house - what is the criteria. Nied asked commission for their input. Stone believes city staff would be appropriate to make a decision; he is just curious what the criteria is. Horowitz stated can come up with a “such as” list but believes developer will run the wire or conduit. Horowitz asked others on meeting their input.

7:29:36 PM Scanlon agrees with amendment and that it could be a case by case. Scanlon believes should have wiggle room for alternative methods.

7:30:23 PM Fugate stated this change is really exciting. Fugate thinks needs to move this forward, thinks professionals should provide a general outline of criteria. Fugate would like to see this move forward with a recommendation that some type of criteria parameter is added to it.

7:32:04 PM Stone recommends can include City Engineer and City Resiliency Planner can approve on a case by case situation. Staff and commission agreed on idea, staff will finalize verbiage to ensure does not cause future issues.

7:33:48 PM Fugate motioned to recommend for approval by the Hailey City Council Ordinance No._______, an Ordinance amending the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.20, Green Building Standards, Section 15.20.012: Solar Requirements, mandating new residential developments of single-family homes, townhomes, and substantial remodels to install solar wiring for solar electricity generation and consumption capabilities, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, with some general criteria standards. Scanlon seconded. All in favor.

PH 4 7:35:44 PM Consideration of a City-initiated Text Amendment to the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.05: Improvements Required, Section 16.05.060: Utilities, to amend this standard to encourage electric utilities and make natural gas optional. ACTION ITEM.

7:36:15 PM Nied explained process of electricizing utilities. Nied stated intent behind this amendment, is to change the wording as it is in the code to encourage electricity over gas and to make natural gas optional.

7:37:23 PM Fugate confirmed language change is under 16.05.060 utilities, making natural gas optional. Staff confirmed.
Stone stated a huge amount of energy is expelled through the valley via natural gas and that it will be a burden on the power grid but it is the way to proceed.

Scanlon believes this is the correct way to proceed.

Pogue agrees with all comments.

Vice Chair Pogue opened public comment.

Vice Chair Pogue closed public comment.

Stone motioned to recommend for approval by the Hailey City Council Ordinance No._______, an Ordinance amending the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapter 16.05: Improvements Required, Section 16.05.060: Utilities, to amend the language to encourage the use of electric utilities over natural gas, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Fugate seconded. All in Favor.

Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.06: Design Review, Section 17.06.080: Design Standards, applicable to (A) Nonresidential, Mixed Family, Or Mixed-Use Building, to modernize the requirements for energy conservation in accordance with developments in energy saving technology, and to add a new standard regarding progress towards the City’s clean energy goals. ACTION ITEM.

Nied explained this amendment is to be treated a workshop to get commission input on what staff has been working on so far. Nied summarized current code regarding prescriptive list and staff is open to feedback. Horowitz stated staff is not expecting action tonight, just looking for feedback.

Stone asked what the target is for these mixed use buildings. Horowitz stated these standards apply to all applications in old Hailey that is non single family. Stone confirmed just new construction. Staff confirmed. Stone stated it seems a lot of stuff working on, seems to be in attempt to keep house cool. Nied confirmed for overheating during the summer. Horowitz stated purpose of this standard is to reduce energy use. Stone wonders where balance point is if starts having everyone point their windows away from the sun. Fugate used her home as an example.

Scanlon stated what discussing is classic passive solar. Scanlon thinks solar glazing is another avenue that is great that has been touched on. Scanlon listed off various items that help address Stones concern – white eaves, insidious trees.

Stone would like to hear others ideas. Pogue asked Scanlon if had used triple pane windows. Scanlon confirmed, but has not followed up on them. He can say they are more expensive. Scanlon appreciates us having a large list.

Fugate confirmed only require 3 of 10 for energy conservation, asking staff how many applicants has to provide under Caron Neutrality. Staff is asking commission for their input. Nied stated goal would be similar to energy conservation. Horowitz clarified, it’s an alternative path chosen. Fugate
asked if carbon neutrality is choses from. Horowitz explained staff was not prepared to require must meet X, just looking for feedback so can come back a more refined report.

7:55:58 PM Errin Bliss thinks list is great concern is he does not feel a lot of these are relevant to planning and zoning commission staff believes these would relate more to building department. Horowitz stated Bliss is making an interesting point but that this code has been part of the code for quite some time.

7:57:55 PM Stone stated there are few items he likes, and others he likes little less. Stone does not think will get much out of composting. Stone asked what the difference is between turf and grass. Staff confirmed should read as artificial turf. Stone stated roof top garden sounds interesting, but not sure if should be something that can be picked. Stone asked what an operational window is, as it is called out specifically for commercial builds. Scanlon believes that has to do with air flow, thinks there is a discussion to be had on that. 8:01:56 PM Commission went through items listed, stated what the liked and did not like. Fugate asked if most appliances are energy efficient. Nied confirmed most are. 8:04:33 PM Commission continued to discuss what options really liked and disliked. Staff will take commissions input and bring revised report back in near future.

New Business

NB 1 8:06:48 PM Election of Chair and Vice Chair. ACTION ITEM

8:07:54 PM Stone motioned to re-elect Janet Fugate as Chair and Richard Pogue as Vice Chair. Scanlon seconded. All in Favor.

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: February 7, 2022.

Text Amendment PUD Density Bonus / DR: Pioneer Storage Phase 3 / DR: Spruce St Apts

Horowitz summarized upcoming projects.

8:10:38 PM Scanlon motioned to adjourn. Fugate seconded. All in favor.
Return to Agenda
Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, December 6, 2021
In-Person and Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: https://www.gotomeet.me/CityofHaileyPZ
Via One-touch dial in by phone: tel:+15713173122,,506287589#

Present
Commission: Janet Fugate, Owen Scanlon, Richard Pogue, Dan Smith, Dustin Stone
Staff: Lisa Horowitz, Robyn Davis, Paige Nied, Mike Baledge, Chris Simms, Jessica Parker

5:30:05 PM Chair Fugate called order.

5:30:18 PM Public Comment for items not on the agenda. No comment.

5:30:56 PM Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by CK Property Group, LLC represented by Galena Engineering for a twelve (12), three-story, 1,634 square foot residential townhomes. Each unit will include a 328 square foot garage on the main level. This project is located at Lots 14-17, Block 56, Hailey Townsite (410 North River Street) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by CK Property Group, LLC represented by Galena Engineering where lots 14-17, Block 56, Hailey Townsite (410 North River Street) are subdivided into twelve (12) sublots. This project is located within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

CA 3 Adoption of Meeting Minutes dated November 15, 2021. ACTION ITEM.


Public Hearing

PH 1 5:31:45 PM Consideration of a Design Review Application by Daniel Hoffman and Casey Hanrahan for a detached 300 square foot garage with a 308 square foot Accessory Dwelling Unit located above the garage. This project is located at Lot 17A, Block 51, Townsite (308 N 1st Ave) with in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

5:32:11 PM Nied turned floor to applicant team. Dan Hoffman introduced himself and summarized project is to build ADU above a garage. Hoffman confirmed project meets all setback requirements.
Scanlon asked about dimensions. Hoffman explained meets the minimum square foot requirement for an ADU and that it is a tight space to meet setback requirements. Hoffman explained trying to keep the ADU as small as possible.

Stone asked if the historical committee will review the historical structure prior to the removal. Davis confirmed the project will go in front of the Historical Committee in January. Stone asked if approving prior to knowing their stance. Davis confirmed, adding can add condition of approval. Davis explained powers of Historical Committee. Hoffman stated submitted the Historical Demolition application. Hoffman explained if could preserve the structure that would be his preference. Hoffman explained why believe the structure is not functional and why does not believe can preserve.

Smith mentioned the parking space for the ADU, clarifying the space is a compact spot. Smith asked about the use of a fire escape for ingress/egress use. Smith believes the building should be moved over. Baledge explained code requires bedroom windows have to be a certain size. Horowitz confirmed new building and will meet code. Baledge confirmed windows meet code. Smith asked if the stairway can be called a fire escape to meet setbacks. Hoffman explained process went through and that re-did plans to meet this code. Hoffman confirmed if needed can adjust the 9”, if needed. Horowitz pulled code section up. Horowitz asked Baledge if the only access is the exterior staircase going to the unit would be considered a fireescape. Baledge confirmed.

Pogue asked if the ADU will be used as a short-term rental. Hoffman has not decided yet, current focus is a secure storage and place for in laws to stay.

Chair Fugate asked if understood correct that may adjust the ADU. Hoffman clarified; thought was a possibility but no.

Chair Fugate opened public comment.

Chair Fugate closed public comment.

Stone agrees with decision on fireescape. Stone would like to add stipulation that comments made by historical committee be reviewed.

Smith believes this will be a nice addition to the neighborhood.

No further comments from Scanlon or Pogue.

Chair Fugate understands Stones comment about having historical committee comments be reviewed. Smith recommends staff review their comments and if there is an issue of note bring back to planning and zoning.

Pogue motioned to approve consideration of a Design Review Application by Daniel Hoffman and Casey Hanrahan for a detached 300 square foot garage with a 308 square foot Accessory Dwelling Unit located above the garage. This project is located at Lot 17A, Block 51, Townsite (308 N 1st Ave) with 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 Title, and City Standards, provided conditions (a) through (m), as amended, are met. Smith seconded. All in Favor.

PH 2  Consideration of a Preliminary Plat Application by Michael Kraynick, represented by Alpine Enterprises, where Lot 1A, Block 60, Townsite (318 Spruce St) is subdivided into two (2) lots, Lot 1AA, comprising of 11,964 square feet, and Lot 1AAA, comprising of 8,010 square feet. This project is located within the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **THIS ITEM WILL BE HEARD ON JANUARY 3, 2022 DUE TO A NOTICING ERROR.**

PH 3  
5:56:03 PM Consideration of a Planned Unit Development by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two – three stories in height with a request for waivers and proposed benefits. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. The following waiver is requested:

1. Waiver to the maximum density permitted in the zone district to include a density bonus of nineteen (19) additional residential units of which twelve (12) units would be rent-restricted units at 100% of Area Median Income (“AMI”). The rent-restricted units will include a mix of 1-, 2- and 3-bedroom units.
2. Waiver to the maximum building height permitted in the zone district of thirty-five (35) feet to a maximum building height of thirty-eight (38) feet.

This project will be heard concurrently with a Design Review Application. **ACTION ITEM.**

5:59:01 PM Horowitz turned floor to applicant. Simms recommended opening PH 4 & PH 5 along with this project.

6:00:01 PM Jeffery Smith, Developer introduced himself and Michael McHugh, architect. Jeffery Smith turned floor to McHugh. McHugh provided a brief history of project and noted changes made since preapp. 6:03:21 PM McHugh, using site plan A01, noted accesses from Winterhaven and Copper Ranch Lange, location of buildings, setbacks, noting now has 104 units with 121 parking spaces. McHugh and Jeffery Smith noted near center of site by BBQ pavilion will include 18 EV charging stations, and will have capability of accessing chargers in front of each building. McHugh stated the storage was removed from each building to create 1-bedroom units. McHugh stated previously it was noted the buildings were too dark, noting new proposed color is lighter and going on to discuss new 3” depth insulation with the proposed stucco. McHugh continued to discuss exterior coloring, diverse textures and added depths to the facade to the buildings. 6:12:15 PM McHugh confirmed will work with their electrical planners to meet the lighting code. 6:13:01 PM McHugh used color renderings to show the changes made from the pre-app. McHugh explained will work with landscape architect to develop a more natural play scape. 6:15:02 PM McHugh added regarding sustainability goals, the 3”
insulation is a continuous insulation and will put the infrastructure in place for future use of solar.

**6:16:34 PM** Horowitz stated staff did encourage applicant to apply for a PUD and how the numbers were derived. Horowitz stated these buildings will be 100% electric. Horowitz stated would like commission to discuss parameter walkway vs. landscaping barrier. Horowitz summarized input from BCHA. Horowitz noted error of setback that can ignore. McHugh confirmed will be within the 13’ setback requirement.

**6:20:07 PM** Chair Fugate confirmed 1-2-3 bedroom, asked if the deed restricted will be regular or micro. Jeffery Smith confirmed a mix.

**6:20:33 PM** Stone asked about the completion date of PH 5. Horowitz explained Jeffery Smith is a part of both projects, and staff had reached out to him regarding completion date. Horowitz noted that it is not common to have completion dates within these agreements. **6:22:13 PM** Chair Fugate asked for a possible background.

**6:22:26 PM** Jeffery Smith explained there is 1 five plex foundation in place within Copper Ranch. Jeffery Smith explained he is the original developer, started back in 2004. Jeffery Smith summarized history of Copper Ranch project. Jeffery Smith explained reviewing options and designs to finish the remaining 38 units at Copper Ranch. Stone asked if the fire trucks could reach the top story. Baledge confirmed can reach what is needed and platforms will be needed.

**6:25:36 PM** Scanlon asked about underground parking. Horowitz stated that is one of the amenities that an applicant can provide as part of the PUD. Horowitz is not aware of any application offering that. Scanlon asked how the roofs are vented. McHugh confirmed will address. Scanlon asked about the joints. McHugh explained will pick in a way to consistent board joints. Scanlon asked if the plywood would really be that think. McHugh confirmed. Scanlon asked about gutters and downspouts. McHugh confirmed. Scanlon asked about the shingles. McHugh stated shingles would be an architect and color would vary per building.

**6:29:06 PM** Smith confirmed has 4 four-bedroom units. Jeffery Smith confirmed, and summarizing types of units with bedrooms.

**6:30:00 PM** Pogue asked, if possible, to move 3 story building adjacent to Copper Ranch inside. Jeffery Smith confirmed. Pogue recommended building on Winterhaven be moved inside as well.

**6:31:06 PM** Chair Fugate asked about the location of the fire access lane. McHugh noted it is where the parking connects to Copper Ranch Lane. McHugh stated widening accesses from 24’ to 26’. Chair Fugate asked McHugh to point out location of pedestrian pathways. McHugh explained sizing and location of various pedestrian pathways. **6:35:00 PM** Horowitz stated staff prefers pathway between Lido Apartments and Copper Ranch instead of landscaping.

**6:35:20 PM** Chair Fugate opened public comment.
Cynthia Shearstone, Copper Ranch Owner, requested slide to show her unit location, she is very concerned about this development. I know said does not want a fence, was here in October, very concerned about light, if people want to get to the bus stop their easiest way would be to cut through the units if do not have some type of separation to direct people through. Shearstone recommended gate locations. Really thinks should have some type of fencing. Does not see on the plans for snow removal, asked where snow storage would be. Shearstone noted staff report states snow storage designation is difficult to discern. Shearstone believes more screening than what is listed in the staff report. Shearstone asked, if possible, to have a revisit while development is happening, and that if could have it in writing that if foot traffic is a concern could add a fence. Shearstone is also concerned about increased traffic between the area open for fire, wonders if fire department could entertain possibility to have breakaway bollards to stop traffic going through, similar to what is between Carbonate Subdivision and Robinhood.

B. Thomas, Owner at Copper Ranch, requested the board to put a completion date on all 6 buildings not just one building. It seems to her that the owners do not have complete control of their community until all phases are complete. What happens if they complete the one building and start another then move on to another development. Request the board to reconsider doing all of phase 6 or dropping it and not doing any more to Copper Ranch Development.

Peggy Richard, 1820 Copper Ranch Lane D, a lot of her concerns were addressed by Shearstone. Other thing to consider is this development is not owner occupied, it is rental. The Copper Ranch Development are condos are purchased individually. To have those fully integrated does have an impact on their property values and to create separation between rental and owner occupied think it is important for residents of Copper Ranch to maintain their property values and does have concern about the road being punched through. It will definitely impact traffic on that road, have kids and animals. Parking is already a problem in Copper Ranch and think with only 20 extra slots thinks there will be parking issues there as well and does not want to see them driving through their development looking for a parking spot. She would like to see that access mitigated somehow.

921 Whitecloud lane, in looking at rendering with 3 story building wonder if would be prudent to switch the 3 story to the interior and move the 2 story out. He did not hear the setback on the Copper Ranch side. Asked if duration of phase 1, 2 and 3 is that continuous or contiguous?

Cynthia Shearstone, owners of Copper Ranch are not in control of HOA have 3 of the 5 board of directors are original developers and they do not want to step away until project is complete. They would like to have a definite date of completion so they can have full control. In the new development, supposedly have lots of parking. Cars now are quite a bit bigger, going to be a lot of trucks. Where is the overflow of vehicles going to be put?

Thomas, asked if can see the snow removal plan.
Chair Fugate closed public comment.

McHugh turned floor to Sam Stahlnecker to explain the snow storage. Stahlnecker explained snow storage is disturbed throughout the side; they tried to allocate locations where it would be accessible and where it would be required. Stahlnecker explained providing 25% snow storage per city code. Stahlnecker stated snow storage is not permitted in green space. Stahlnecker stated they will work with staff. Stahlnecker explained would prefer to connect to Woodside Blvd. instead of installing a lift station.

Jeffery Smith noted additional area of approved parking for Copper Ranch if needed, pointing area on north side of Copper Ranch Lane. Jeffery Smith stated 3 of the board members of the HOA are elected, and 2 are developers. Jeffery Smith explained why he had stayed on. Horowitz stated HOA is not part of the review. Jeffery Smith stated if it is decided to leave the pathway in, he does not see people veering off of it. Jeffery Smith does not think fencing is a good idea. Jeffery Smith stated they have over parked the Lido development and does not see the tenants parking in Copper Ranch. McHugh discussed ideas that can work with landscape architect to help create screening incorporated with the path.

Baledge addressed request for breakaway bollards. Baledge explained it was envisioned that the roads would connect in the various neighborhoods in Woodside. Baledge stated he is having conversations with the Public Work Director regarding traffic calming devices; however, the code requires that a through-access be made to ensure safety and adequate egress/ingress of the proposed subdivision.

Horowitz confirmed setback from Copper Ranch is 10’.

Jack with CSDI, general contractor, explained the phasing plan of the project. Jack stated that he wants to run the project concurrently, phasing building off of each other, estimating 16-18 months total. Jack went through Phasing Plan beginning with Phase I. Discussion ensued. No additional questions from the Commission.

Chair Fugate called for 5-minute break.

Chair Fugate called meeting back to order.

Chair Fugate stated believes need to discuss parameter pathway and screening first. Chair Fugate explained why she believes the pathway would be a better benefit than just landscaping.

Scanlon agrees.

Stone does not think a full parameter fence is not good for the neighborhood. Stone agrees with Fugate regarding the pathway.
7:15:21 PM Smith does want to see the path but also thinks to be a good neighbor the developer should think about encouraging the pedestrians to stay on path. Smith suggested possibly dense landscaping.

7:16:12 PM Pogue agrees with Smith, does not think need a fence though small sections such as where have headlights could be acceptable. Pogue encourages heavy landscaping.

7:17:07 PM Chair Fugate asked about the waivers.

7:17:21 PM Stone thinks it is really important that stagger the important buildings.

7:18:39 PM Scanlon agrees with moving the 3 story buildings inside. Scanlon discussed the height, explaining that the height is primarily determined by the roof. Commission, staff and applicant team went on to discuss relocation, heights and roof pitch of buildings.

7:22:28 PM Chair Fugate asked how easily is the emergency personnel going to be able to locate each unit. Baledge explained it will be similar to Balmoral. Baledge confirmed will be addressed later, during building permit process.

7:23:40 PM Chair Fugate asked location of monument sign. McHugh stated corner of Winterhaven and Woodside.

7:24:14 PM Horowitz suggested asking applicant to look at landscaping and mixing in 5 and 10 gal instead of just 2 gal species. Smith asked if thinking specifically along perimeter. Horowitz thinking 10 gal would provide more screening. Smith has not heard any mention about Hailey’s recommendation about landscaping irrigation. McHugh stated will need to discuss with Landscape architect, know trying to do drought tolerant. Smith suggested artificial turf in high traffic areas and snow storage areas.

7:27:21 PM Chair Fugate asked if need to review the conditions of approval. Chair Fugate confirmed Pogue and Smith are comfortable with the waivers with the switching of the buildings. Smith wonders if all three-story buildings should be collected into the middle. Smith is glad that at least 50% of the additional units will be rent restricted. Smith does not have a lot of problems going to 38’, does think Scanlon’s suggestion to minimize height would be worth looking at. Smith believes main thing he would be concerned about, that the developer develops this in a way as to be a good neighbor to Copper Ranch. Pogue is good with comments regarding moving the 3 story buildings inside. One of Pogue’s concerns was the storage facility, and that now losing all of those. Pogue recommends find an appropriate location on site for bicycle stands and storage.

7:31:17 PM Chair Fugate stated to start with conditions of approval on PUD. Horowitz suggested approval of PUD subject to Design Review approval then bring Design Review back. Horowitz stated there will be a deed restriction that runs with the rent restriction. Commission and staff went through conditions 1-8, confirming condition 8. d is doable for the applicant. 7:36:24 PM Stone asked about phase 6. Horowitz confirmed that is part
of the Copper Ranch Amendment. Horowitz explained city does not have much leverage to enforce condition 8. E. All in agreement to amend condition 8.e. to have date of initiation of project shall be no later than May 1, 2022 with target date of completion 14-18 months.

7:44:15 PM Commission agrees to approve the PUD, and continue the design review.

7:44:37 PM Scanlon moved to recommend approval to Hailey City Council the Planned Unit Development (PUD) Application by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for 104 apartment units located in twelve (12) buildings ranging in two – three stories in height with a request for waivers and proposed benefits, located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-8, as amended, above. Pogue seconded. All in Favor.

PH 4 Consideration of a Design Review Application by Lido Equity Group Idaho North, LLC, represented by Michael McHugh of Pivot North Design, for twelve (12) apartment buildings ranging in two – three stories in height for a total of 104 residential units on approximately 4.27 acres. The proposed project consists of twelve (12) 475 square feet micro one-bedroom units, forty (40) 680 square feet one-bedroom units, thirty-five (35) 850 square feet two-bedroom units, thirteen (13) 1,110 square feet three-bedroom units, and four (4) 1,504 square feet four-bedroom units. This project is known as Lido Apartment Homes. The proposed project is located at Lots 1-14, Block 85, Parcel EE, Woodside Subdivision #24 and Lot 1, Block 67, Woodside Subdivision #18 (940 Winterhaven Drive) within the Limited Business (LB) Zoning District. This project will be heard concurrently with a Planned Unit Development Application. ACTION ITEM.

7:46:57 PM Chair Fugate explained would like to see plan mitigation for headlight intrusions, plant material sizes, change in building heights, road showing 26’, roof pitch issues, sample of shingle, gutters downspouts, further detail on landscape plan regarding water conservation, and possible additional storage areas. 7:52:36 PM Chair Fugate requested to also see the solar infrastructure.

7:53:16 PM Smith motioned to continue the public hearing to January 3, 2022. Scanlon seconded. All in Favor.

PH 5 5:59:54 PM Consideration of the Fourth amendment to the Planned Unit Development Agreement to Copper Ranch Land, LLC. Copper Ranch development agreements do not include completion dates. The 4th amendment would require the applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6 by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022. ACTION ITEM.

7:55:32 PM Pogue asked if the land could be resold, if development is not started. Simms explained property would be encumbered by the PUD even if sold.
7:56:32 PM Smith motioned to recommend approval to Hailey City Council the Fourth Amendment to the Planned Unit Development Agreement for Copper Ranch, requiring the Applicant to commence construction of a building on the foundation located at Copper Ranch Condo #1, Parcel A5, Phase 6, by September 1, 2022 or, in the alternative, to demolish the foundation and reseed the area where the foundation was located by October 31, 2022. Pogue seconded. All in Favor.

Staff Reports and Discussion
SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
SR 2 Discussion of the next Planning and Zoning meeting: January 3, 2022.
   • DR: Howland
   • Text Amendment: PUD Amendment
   • PP: Kraynick
   • Text Amendment: EV Amendment

Horowitz summarized upcoming projects to be heard.

8:01:42 PM Pogue motion to adjourn. Smith seconded. All in Favor.
Return to Agenda
To:    Hailey Planning and Zoning Commission

From:    Robyn Davis, Community Development City Planner

Overview:    Consideration of a Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase III, to be located at Lots 1C and 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way), within the SCI – Industrial (SCI-I) Zoning District and on approximately 0.89 acres. This project consists of three (3) self-storage buildings ranging in size from 2,413 square feet to 4,400 square feet, and affordable residential unit(s), intended to be employee occupied.

Hearing:    February 7, 2022

Applicant:    Pioneer, LLC, represented by architect Andrew Bick

Location:    Lot 1E, Block 4, Airport West Subdivision #2 (1351 Aviation Drive)

Zoning & Size:    SCI – Industrial (SCI-I); 0.89 acres (38,768 square feet)

Notice:    Notice for the public hearing was published in the Idaho Mountain Express on January 19, 2022 and mailed to property owners within 300 feet on January 19, 2022.

Application:    The Applicant, Pioneer LLC, is proposing Phase III of a storage project located along Aviation Drive and Citation Way, expanding their facilities to include three (3) additional self-storage buildings and one (1) affordable residential unit (employee occupied) to be located above Building #1. The new storage buildings range in size from 2,413 square feet to 4,400 square feet, and the residential unit is approximately 1,161 square feet in size. These units, storage and residential, are positioned adjacent to Phase I and Phase II of the overall storage unit development.

For comparison purposes, details of the previously approved phases and the proposed phase have been outlined in the table below:

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<th>Phase II</th>
<th>Phase III</th>
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</tbody>
</table>
The project can be accessed off of Citation Way, which is a private drive, and faces Aviation Drive. An Emergency Access Easement Agreement was approved by Hailey City Council on October 26, 2020. This agreement documents that access across the parcels, Lots 1A, 1B and 1C, Block 4, Airport West Subdivision Phase II, and Lots 1DD and 1EE, Block 4, Airport West Subdivision Phase II, will be respected and retained if adjustments to interior lot lines take place within these parcels. The Applicant has retained this easement and will utilize it as a private street, Citation Way, within the proposed project.

Per the 2006 Airport West Subdivision Phase II Plat, Citation Way and various other streets located within the Airport West Subdivision (Embraer Way, Lear Lane, Jetstar Lane, Mercure Lane, etc.) have been platted as private streets; however, were intended to function more like alleys (utilities located therein, unbuildable, access to parcels, etc.). Property lines are located in the center of each private street and are maintained privately. As such, no sidewalks or drainage improvements are required or recommended as part of the development or redevelopment of the Airport West Subdivision.

With regard to future development and zoning, City Staff and Friedman Memorial Airport Staff are working formally to create an Overlay Zone that protects the Airport and its activities by regulating development within the Airport Overlays. The subject parcel is located within the Friedman Memorial Airport Lateral Safety Buffer Zone (as depicted on the proposed December 2021 Land Use Zoning Exhibit, which is attached). This lateral zone allows proposed development, which complies with the current zoning, to continue to be permitted within this buffer zone so long as there is no expansion of uses beyond the current zoning. At this time, the proposed project complies with the Hailey Municipal Code and is compatible with the January 2018 Land Use Zoning Exhibit.

**Procedural History:** The Application was submitted on December 17, 2021 and certified complete on December 22, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on February 7, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

### General Requirements for all Design Review Applications

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>N/A</td>
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<tr>
<td>☒</td>
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<tr>
<td>17.06.050</td>
<td>Complete Application</td>
</tr>
<tr>
<td>☒</td>
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<tr>
<td>Department Comments</td>
<td>Engineering: No comments</td>
</tr>
<tr>
<td>Water and Sewer: The Water Division recommends that the following be resolved and/or completed prior to issuance of a Building Permit:</td>
<td></td>
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<tr>
<td>- Any and all unused water services shall be abandoned.</td>
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<tr>
<td>- Bollards shall be installed around the existing fire hydrants to protect the hydrants from traffic and snow removal. These bollards shall comply with City Standards (Section 18.14.010.B.1.).</td>
<td></td>
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<tr>
<td>The recommendations above have been made Conditions of Approval.</td>
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<tr>
<td>Building: No comments</td>
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</tbody>
</table>
### Streets

The Streets Division recommends that the following be resolved and/or completed prior to issuance of a Building Permit:
- All drywells will need an IDWR Inventory Form completed and payment submitted.

*The recommendations above have been made Conditions of Approval.*

**City Arborist:** Street trees within the public right-of-way are existing and will remain.

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<tr>
<td><strong>17.06.070(B)</strong> Required Water System Improvements</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A, as this project is not within the Townsite Overlay (TO) Zone District.</td>
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<tbody>
<tr>
<td><strong>17.08A Signs</strong></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>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.</td>
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<tbody>
<tr>
<td><strong>17.08C.040 General Standards</strong></td>
<td>17.08C.040 General Standards</td>
<td></td>
</tr>
<tr>
<td>a.</td>
<td>All exterior lighting shall be designed, located and lamped in order to prevent:</td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>c.</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>d.</td>
<td>Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</td>
<td></td>
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<tr>
<td>e.</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted.</td>
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<tbody>
<tr>
<td><strong>17.09.040 On-site Parking Req.</strong></td>
<td>See Section 17.09.040 for applicable code.</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>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. The total storage space proposed is 11,600; therefore, 11 onsite parking spaces for storage are required. Additionally, mixed-use buildings are required to provide at least one-and-one-half (1.5) parking spaces per unit. Proposed Building #1 incorporates one (1) residential unit; therefore, 1.5 parking spaces are required in addition to the 11 parking spaces for warehouse and storage facilities. The total number of onsite parking spaces required is 12.5.</td>
<td></td>
</tr>
</tbody>
</table>
The floor plans indicate that all parking for the warehouse and storage buildings are located within the storage units (46 units in total). Additionally, a two-car garage and two (2) parking spaces to the east of Building #1 are proposed to service the residential unit. The onsite parking proposal meets the parking requirement for warehouse and storage facilities, and residential project.

| ☐ | ☐ | ☒ | | 17.09.040.06: Excess of Permitted Parking | 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. |
| ☒ | ☐ | ☐ | | Staff Comments | N/A – excessive parking is not proposed. |
| ☒ | ☐ | ☐ | 17.09.040.07 Bicycle Parking | All multi-family residential and commercial or mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater. |
| ☒ | ☐ | ☐ | | Three (3) bicycle parking spaces are required for this mixed-use project. The Applicant is proposing a total of four bicycle parking spaces to the east side of Building #1. |
| ☒ | ☐ | ☐ | | Bulk Requirements | SCI - Industrial (SCI-I) Zoning District: |
| ☒ | ☐ | ☐ | | Staff Comments | - **Minimum Lot Size:** 10,890 sq. ft.  
  o Proposed Lot Size: 38,768 sq ft  
- **Building Height:** 35'  
  o Proposed Building Height: ~25'  
- **Required Setbacks:**  
  o Front Yard: 10'  
  o Side Yards: 10'  
  Rear Yard: 10'  
- **Proposed Setbacks:**  
  o Front Yard: ~15' (Aviation Drive)  
  o Side Yard (north): ~15'  
  o Side Yard (south): 18'-6 7/8"  
  o Rear Yard (Citation Way): 18' |
| ☒ | ☐ | ☐ | | All setback and building height requirements have been met. A Lot Line Adjustment Application to remove the interior lot lines has been submitted and is currently under review by City Staff. |
| ☐ | ☐ | ☒ | 17.06.070(A)1 Street Improvements Required | Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein. |
| ☒ | ☐ | ☐ | | 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, and sidewalks are not required along these private streets. All grading and drainage proposed is on private property. The Public Works Department has no concerns with said proposal. |
| ☐ | ☐ | ☒ | 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.

Staff Comments
N/A, as this project is not within the Townsite Overlay (TO) Zone District.

### 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)**

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<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tr>
<td>☒</td>
<td><strong>17.06.080(A)1a</strong></td>
</tr>
<tr>
<td>☒</td>
<td>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</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The proposed project is intended primarily for storage purposes; however, an affordable residential unit for an employee is proposed in Building #1. The longest wall planes of the proposed units are oriented north/south. The proposed storage buildings are one story in height and will provide adequate sun exposure to spaces around the buildings. The residential unit in Building #1 will be located on the second-story. A second-story deck is proposed and will face west to maximize sun exposure and create a space usable by the tenants.</td>
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<tr>
<td>☒</td>
<td><strong>17.06.080(A)1b</strong></td>
</tr>
<tr>
<td>☒</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>No plant material or trees exist onsite. Street trees are existing along Aviation Drive and within the public right-of-way. These trees will remain.</td>
</tr>
<tr>
<td>☒</td>
<td><strong>17.06.080(A)1c</strong></td>
</tr>
<tr>
<td>☒</td>
<td>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>Site circulation has been designed to keep vehicular access and parking onsite. No sidewalk along the private street. Citation Way, is proposed. A five-foot (5') wide sidewalk exists along the property frontage of Aviation Drive, a public street.</td>
</tr>
<tr>
<td>Code</td>
<td>Requirement</td>
</tr>
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<td>--------------</td>
<td>-----------------------------------------------------------------------------</td>
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<tr>
<td>17.06.080(A)1d</td>
<td>Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</td>
</tr>
<tr>
<td>17.06.080(A)1e</td>
<td>Where alleys exist, or are planned, they shall be utilized for building services.</td>
</tr>
<tr>
<td>17.06.080(A)1f</td>
<td>Vending machines located on the exterior of a building shall not be visible from any street.</td>
</tr>
<tr>
<td>17.06.080(A)1g</td>
<td>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.)</td>
</tr>
<tr>
<td>17.06.080(A)1h</td>
<td>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.</td>
</tr>
</tbody>
</table>
An Emergency Access Easement Agreement also exists and was approved by Hailey City Council on October 26, 2020. This agreement documents that access across the parcels, Lots 1A, 1B and 1C, Block 4, Airport West Subdivision Phase II, and Lots 1DD and 1EE, Block 4, Airport West Subdivision Phase II, will be respected and retained if adjustments to interior lot lines take place within these parcels. The Applicant has retained this easement and will utilize it as a private street, Citation Way, within the proposed project.

The Applicant has also expressed interest in a through-access from Aviation Drive to Broadford Road (see image below). The Applicant believes this connection could encourage better vehicular circulation of the Airport West Subdivision, as well as provide a secondary means of egress/ingress. The Airport West Subdivision is part of a newly created Urban Renewal Plan. This connection was platted as part of the Airport West Subdivision, in anticipation of the need for a second vehicular connection to Airport West in the future. The connection of this street is also called for in the newly created Urban Renewal Plan, but no time frame has been specified.
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.

**Staff Comments**
Snow storage areas have been incorporated onsite. These areas appear to be practical and do not impede vehicular or pedestrian traffic.

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.

**Staff Comments**
Snow storage area calculations have been submitted and are shown on L1.11. The total hardscape area is approximately 14,802 square feet in size. Twenty-five (25) percent of this is approximately 3,701 square feet. The Applicant is proposing 4,055 square feet for snow storage.

17.06.080(A)1k  
k. A designated snow storage area shall not have any dimension less than 10 feet.

**Staff Comments**
It appears that all proposed snow storage areas are greater than 10’-wide.

17.06.080(A)1l  
l. Hauling of snow from downtown areas is permissible where other options are not practical.

**Staff Comments**
N/A, as the Applicant intends to store snow onsite.

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.

**Staff Comments**
It appears that all proposed snow storage areas do not impede parking or pedestrian areas.

17.06.080(A)1n  
n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.

**Staff Comments**
Snow storage areas do not appear to be landscaped.

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

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<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)2a</td>
</tr>
<tr>
<td></td>
<td>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</td>
</tr>
</tbody>
</table>
### Staff Comments

The proposed project is an expansion of the existing storage facility, Pioneer Storage, located adjacent to the site. This particular proposal is for a mixed-use project – a storage facility and residential unit – located in the SCI – Industrial (SCI-I) Zone District. The surrounding buildings are mostly industrial in nature; however, residential neighborhoods are located to the west of the project and across Broadford Road. Other mixed-use projects can be found throughout the Airport West Subdivision. The size, shape and rooflines of the new storage buildings and residential unit are compatible with the surrounding area.

<table>
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<tr>
<th>17.06.080(A)2b</th>
<th>b. Standardized corporate building designs are prohibited.</th>
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<tbody>
<tr>
<td>☒</td>
<td>N/A, as the project is not a corporate design.</td>
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<tr>
<td>17.06.080(A)2c</td>
<td>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</td>
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<tr>
<td>☒</td>
<td>The one-story buildings feature street-level material changes and are designed with individual loading spaces. The residential unit (Building #1) is a two-story building that also features exterior material changes, various windows and a second-story deck to encourage human activity and interaction.</td>
</tr>
<tr>
<td>17.06.080(A)2d</td>
<td>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.</td>
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<tr>
<td>☒</td>
<td>The front façade of the four (4) buildings varies, with several buildings including garage doors for access to individual units, and with varying colors and rooflines. Access to a majority of units will face inward. Façade materials include Charcoal Gray vertical metal siding panels, and Burnished Slate vertical corrugated metal siding panels.</td>
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<tr>
<td>17.06.080(A)2e</td>
<td>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</td>
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<tr>
<td>☒</td>
<td>No plans for future additions or renovations are planned.</td>
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<tr>
<td>17.06.080(A)2f</td>
<td>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</td>
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<tr>
<td>☒</td>
<td>A variety of earthy colors will be used on the exterior of the buildings. The units will see metal siding, positioned horizontally and vertically, in Charcoal Gray and Burnished Slate. The metal roofing and garage doors will also be Burnished Slate. A Materials Sample Board has been submitted.</td>
</tr>
<tr>
<td>17.06.080(A)2g</td>
<td>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.</td>
</tr>
<tr>
<td>☒</td>
<td>Colors and materials are broken on various elements to minimize mass and create a cohesive whole. The exterior materials are integrated appropriately and complement the adjacent storage facility and surrounding buildings.</td>
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</table>
17.06.080(A)2h  h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.

Staff Comments  Three (3) of the buildings are flat roofed and one-story in height. Building #1 is two stories in height and incorporates an upper deck for utilization by the tenants.

17.06.080(A)2i  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:

   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.

Staff Comments  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. The Applicant is also proposing to add residential unit(s) to the site. No description as to how these units minimize energy consumption has been provided.

Should the Commission need more information, the Applicant can better describe the three techniques utilized and/or utilization of any other alternative energy sources with the proposed project.

17.06.080(A)2j  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.
The roof slope and structure are engineered to retain snow on the roof (shallow roof pitches are proposed). Snow clips will be installed on all sloped roofs, similar to previous phases. Downspouts and gutters will also be installed and have been incorporated as part of the building design. These have been incorporated into the metal trim package found at the lower end of the roof/wall transition.

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.

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).

N/A, as no vehicle canopies or covered areas are proposed.

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.

N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.

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<th>Compliant</th>
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<td>Accessory structures shall be designed to be compatible with the principal building(s).</td>
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<td></td>
<td>The residential units proposed have been carefully designed to be compatible with the principal buildings. The exterior materials proposed will match that of the proposed storage units.</td>
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<tr>
<td></td>
<td>The residential units proposed have been carefully designed to be compatible with the principal buildings and though they are not located at the rear of the property, have been incorporated into the overall design.</td>
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<td></td>
<td>N/A, as no walls or fences are proposed.</td>
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<tr>
<td></td>
<td>N/A, as no walls or fences are proposed.</td>
</tr>
<tr>
<td></td>
<td>No roof or ground mounted mechanical equipment are proposed at this time. All utilities/services to be installed underground. There are two existing power boxes onsite or adjacent to the site. These shall be screened from view of the surrounding properties. This has been made a Condition of Approval.</td>
</tr>
</tbody>
</table>
### 17.06.080(A)3f
- The hardware associated with alternative energy sources shall be incorporated into the building’s design and not detract from the building and its surroundings.

**Staff Comments**: N/A

### 17.06.080(A)3g
- 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.

**Staff Comments**: No roof or ground mounted mechanical equipment are proposed at this time. All utilities/services to be installed underground. There are two existing power boxes onsite or adjacent to the site. These shall be screened from view of the surrounding properties. This has been made a Condition of Approval.

### 17.06.080(A)3h
- All service lines into the subject property shall be installed underground.

**Staff Comments**: All service lines will be underground.

### 17.06.080(A)3i
- Additional appurtenances shall not be located on existing utility poles.

**Staff Comments**: No appurtenances will be permitted on poles.

### 4. Landscaping: 17.06.080(A)4, items (a) thru (n)

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<th>Compliant</th>
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<tr>
<td></td>
<td>City Code</td>
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<tr>
<td>Yes</td>
<td>N/A</td>
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<tr>
<td><strong>Staff Comments</strong>: Drought tolerant grasses and sage are proposed along the property frontage of Aviation Drive. No sizes are proposed at this time; however, Staff recommends that the Applicant incorporate plant material within the landscaping plan that is five (5) gallons in size or larger, and these sizes shall be listed on the Building Permit drawing set. This has been made a Condition of Approval.</td>
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<tr>
<td><strong>Staff Comments</strong>: The proposed landscaping along Aviation Drive is hardy to the Zone 4 Environment.</td>
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<tr>
<td><strong>Staff Comments</strong>: All proposed landscaping will be irrigated utilizing drip irrigation and will connect to the existing irrigation system that was completed in Pioneer Storage Phase I.</td>
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<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Staff Comments</strong>: N/A, as this project is located within the SCI-I Zoning District and is excluded from this standard.</td>
<td></td>
</tr>
</tbody>
</table>
Design Review: Pioneer Storage Facility Phase III  
Lots 1C & 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way)  
Hailey Planning and Zoning Commission – February 7, 2022

Staff Report – Page 13 of 17

<table>
<thead>
<tr>
<th>Code</th>
<th>Requirement</th>
<th>Condition</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.080(A)4e</td>
<td>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.</td>
<td>☒</td>
<td>The proposed project is located within the SCI-I Zoning 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.</td>
</tr>
<tr>
<td>17.06.080(A)4f</td>
<td>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.</td>
<td>☐</td>
<td>N/A, as the proposed project is not located within the B, LB, TN or SCI-SO Zoning Districts.</td>
</tr>
<tr>
<td>17.06.080(A)4g</td>
<td>Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</td>
<td>☒</td>
<td>Runoff is within the landscaped/parking areas and/or is directed to drywells</td>
</tr>
<tr>
<td>17.06.080(A)4h</td>
<td>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).</td>
<td>☒</td>
<td>The Owner will be responsible for maintaining plant material in a healthy condition.</td>
</tr>
<tr>
<td>17.06.080(A)4i</td>
<td>Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</td>
<td>☒</td>
<td>N/A, as no retaining walls are proposed.</td>
</tr>
<tr>
<td>17.06.080(A)4j</td>
<td>Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</td>
<td>☒</td>
<td>N/A, as no retaining walls are proposed.</td>
</tr>
<tr>
<td>17.06.080(A)4k</td>
<td>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.</td>
<td>☒</td>
<td>N/A, as no retaining walls are proposed.</td>
</tr>
<tr>
<td>17.06.080(A)4l</td>
<td>Landscaping should be provided within or in front of extensive retaining walls.</td>
<td>☒</td>
<td>N/A, as no retaining walls are proposed.</td>
</tr>
<tr>
<td>17.06.080(A)4m</td>
<td>Retaining walls over 24” high may require railings or planting buffers for safety.</td>
<td>☒</td>
<td>N/A, as no retaining walls are proposed.</td>
</tr>
<tr>
<td>17.06.080(A)4n</td>
<td>Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</td>
<td>☒</td>
<td>N/A, as no retaining walls are proposed.</td>
</tr>
</tbody>
</table>

**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)**

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>N/A</td>
</tr>
</tbody>
</table>
17.06.080(C)1a

<table>
<thead>
<tr>
<th>a.</th>
<th>Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Staff Comments</strong></td>
</tr>
<tr>
<td></td>
<td>The surrounding parcels are owned by the Applicant and have been developed as a storage facility by the Applicant. Vehicular circulation and site planning were considered and carefully planned as part of the overall development, and as part of the Airport West Subdivision, to encourage successful development of neighboring parcels and prevent issues related to traffic, circulation, parking and drainage.</td>
</tr>
</tbody>
</table>

17.06.080(C)1b

<table>
<thead>
<tr>
<th>b.</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Staff Comments</strong></td>
</tr>
<tr>
<td></td>
<td>The project can be accessed off of Citation Way, which is a private street that functions similarly to an alley, and the project will face Aviation Drive. An Emergency Access Easement Agreement was approved by Hailey City Council on October 26, 2020. This agreement documents that access across the parcels, Lots 1A, 1B and 1C, Block 4, Airport West Subdivision Phase II, and Lots 1DD and 1EE, Block 4, Airport West Subdivision Phase II, will be respected and retained if adjustments to interior lot lines take place within these parcels. The Applicant has retained this easement and will utilize it as a private street, Citation Way, within the proposed project, finding that it facilitates the ease of vehicular movement between the adjoining properties.</td>
</tr>
</tbody>
</table>

17.06.080(C)2c

<table>
<thead>
<tr>
<th>c.</th>
<th>Vehicle circulation, parking and loading shall not block pedestrian access ways.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Staff Comments</strong></td>
</tr>
<tr>
<td></td>
<td>Vehicle circulation and required parking do not block pedestrian access ways.</td>
</tr>
</tbody>
</table>

### Accessory Uses in the Service Commercial Industrial District

1. Accessory Uses: 17.04L.030.03 (D), items (1) thru (5)

<table>
<thead>
<tr>
<th>Compliant</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>17.04L.030.03(D)1</td>
<td>D. Accessory Dwelling Units (ADUs), provided the following criteria are met:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1) There shall not be more than one ADU per unit within a principal building.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Staff Comments</strong> There are three (3) storage buildings proposed and one (1) residential unit proposed. The project is of mixed-use and contains one (1) dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>17.04L.030.03(D)2</td>
<td>2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Staff Comments</strong> The entrance to the dwelling unit will connect to an adjacent parking area and nearby sidewalks off of Aviation Drive. The garage bays are located to the west of the building and gains access from the private street, Citation Way.</td>
</tr>
<tr>
<td></td>
<td>17.04L.030.03(D)3</td>
<td>3) Each ADU shall have designated ground floor storage space for the Occupant’s use. The storage space shall be secure, covered and screened.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Staff Comments</strong> Tenant storage space has been identified within the garage area. The space is covered and secure, and can be accessed via the garage doors from the west and a separate man door located along the east side of Building #1.</td>
</tr>
<tr>
<td></td>
<td>17.04L.030.03(D)4</td>
<td>4) An ADU shall be occupied by an owner or employee of a business which occupies the principal building.</td>
</tr>
</tbody>
</table>
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.

The following conditions are suggested to be placed on 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 Municipal Code 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. Requirements include but are not limited to:
   i. Any and all unused water services shall be abandoned.
   ii. Bollards shall be installed around the existing fire hydrants to protect the hydrants from traffic and snow removal. These bollards shall comply with City Standards (Section 18.14.010.B.1.)
   iii. IDWR Inventory Forms for each drywell shall be completed, submitted and paid for prior to issuance of a Building Permit.

d) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.

e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.

g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to and for the duration of a valid Building Permit.

h) The Applicant shall incorporate plant material within the landscaping plan that is five (5) gallons in size or larger, and these sizes shall be listed on the Building Permit drawing set.

i) Seasonal plantings in planter boxes, pots and/or hanging baskets shall be provided.

j) The residential unit shall be owner or employee occupied.

k) The residential unit shall not be sold as a condominium or separate legal parcel from the principal building(s).

Motion Language

Approval: Motion to approve the Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase III, to be located at Lots 1C & 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way), 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 (k) are met.

Denial: Motion to deny the Design Review Application by Pioneer, LLC, represented by architect Andrew Bick, for construction of Pioneer Storage Facility Phase III, to be located at Lots 1C & 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way), located in the SCI – Industrial (SCI-I) Zoning
District, finding that ____________ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

**Continuation:** Motion to continue the public hearing to ____________ [Commission should specify a date].
**SCOPE OF WORK:**

Scope of work includes, but is not limited to, construction of (4) single level storage buildings for a total square footage of 14,053 sq. ft. All buildings are constructed of slab on grade concrete floor with foundation perimeter. Wall framing is to be light gauge metal studs and vertical metal siding. Roof framing of light gauge structural metal. All structural and finish framing is to be light gauge metal components. Metal roofing sloped at 1/4" per foot. Occupancy group is "S-1" self storage units & "R-3" affordable housing residential unit with a calculated construction type "V-B", non-sprinklered. Building scope includes all electrical engineering for the storage units and property, plumbings of water drainage and ground water collection for property and sanitary waste for residential unit. Site work consists of civil engineering for drainage, ground water and asphalt drives. Landscaping is included to meet the needs of the city of Hailey requirements for design review.

**GENERAL NOTES:**

1. All new construction shall conform to all applicable city, state and national codes as well as all rules and regulations from governmental agencies having jurisdiction. All new construction shall conform to manufacturer's requirements, specifications and accepted general practices.

2. All construction shall be constructed from city approved and stamped construction drawings. The contractor shall define all required electrical, mechanical, plumbing and inspection approvals for supplying equipment.

3. Where concealed or unknown conditions are encountered, the architect, owner or property management reserves the right to change the scope of work, and any change for resolution prior to work.

4. The contractor is responsible for marking all utilities, trimming trees, clearing, securing, grading, mowing, sidewalk and street preparation. Contractor shall identify and mark all utilities at the site. Site grades shall be as required to meet the needs of the city of Hailey requirements for design review.

5. The contractor shall do all necessary cutting, patching and fitting as required to perform the work and shall be done with appropriate materials and tools to insure the highest quality of work.

6. All work shall be constructed to the satisfaction of the owner and the architect. Work not specifically detailed shall be of construction similar to that detailed.

7. Refer to all drawing sheets for additional general notes.
GENERAL NOTES:

A. REFER TO SHEET A8.01 FOR DOOR SCHEDULE

B. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORK NOT SHOWN HERE.

C. REFER TO CIVIL AND SITE PLANS FOR ADDITIONAL WORK NOT SHOWN HERE.

D. REFER TO SHEET A5.01 FOR WALL TYPES.

E. CONCRETE SLAB TO BE OVER 4" COMPACTED GRAVEL BASE (MIN. 95% COMPACTION), OVER 10 MIL. VAPOR BARRIER. SEE STRUCT’L DRAWINGS FOR REINFORCEMENT. SLOPE MIN 1/4" PER FOOT TOWARDS O.H.D.

F. O. S. WA-X WALL ASSEMBLY, REFERENCE SHEET A5.01

LEGEND:

- DOOR SYMBOL, REFERENCE THE DOOR SCHEDULE, SHEET A8.01

- FRAME TYPE, REFERENCE THE DOOR AND WINDOW FRAME TYPES SHEETS A8.01 & A8.02

- WALL TYPE, REFERENCE SHEET A5.01

- INTERIOR & EXTERIOR WALL ASSEMBLIES

- REFERENCE THE WALL TYPES SHEET A5.01

- MARKING FOR INTERIOR & EXTERIOR WALL ASSEMBLIES

- DIMENSION TO GRID LINE

- DIMENSION TO FACE OF STUD


- MARKING FOR EXTERIOR ELEVATION

- FACE OF STUD

SCALE: 3/16" = 1'-0"
**GENERAL NOTES:**

- **B. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORK NOT SHOWN HERE.**

- **E. CONCRETE SLAB TO BE OVER 4" COMPACTED GRAVEL BASE (MIN. 95% COMPACTION), OVER 10 MIL. VAPOR BARRIER. SEE STRUCT'L DRAWINGS FOR REINFORCEMENT. SLOPE MIN 1/4" PER FOOT TOWARDS O.H.D.**

**LEGEND:**

- _EXTERIOR WALL ASSEMBLIES_, INTERIOR DOOR SYMBOL, REFERENCE THE DOOR WINDOW FRAME TYPES SHEETS A8.01 & A8.02 WALL TYPE, REFERENCE SHEET A5.01

- **BUILDING OCCUPANCY:** TYPE V-B; NON-SPRINKLERED
- **GROUP S-1; SELF STORAGE UNITS**

**BUILDING SUMMARY:**

- **TOTAL SQUARE FOOTAGE OF BLDG:**
  - **BUILDING OCCUPANCY:** TYPE V-B; NON-SPRINKLERED
  - **GROUP S-1; SELF STORAGE UNITS**

**SCALE:** 3/16" = 1'-0"
A. Reference the wall sections for additional elevation callouts, material callouts, material transitions, and details.

B. Refer to the electrical drawings for backbox locations and other electrical work at the exterior building.

C. Reference the civil and landscape drawings for finish (T.O.C.) elevations, exterior details, dimensions, for exterior concrete, sidewalks and other site and planting work.

D. Reference A8.11 for door types, frame types and door schedules.

KEYED/REFERENCE NOTES:

5.01 "PBR" PROFILE VERTICAL METAL SIDING PANELS; CHARCOAL GREY (VERIFY)

5.02 "7.2" PROFILE HORIZONTAL CORRUGATED METAL SIDING PANELS; BURNISHED SLATE

5.04 BURNISHED SLATE GARAGE DOORS

5.15 FACTORY FINISHED SCULPTURED RAKE TRIM BURNISHED SLATE

5.16 FACTORY FINISHED CORNER TRIM BURNISHED SLATE

5.17 DOWNSPOUTS; CONTINUE BELOW GRADE BURNISHED SLATE

9.02 METAL RAILING "BURNISHED SLATE"

SCALE: 1/4" = 1'-0"
GENERAL NOTES:

A. REFER TO THE WALL SECTIONS FOR ADDITIONAL ELEVATION CALLOUTS, MATERIAL CALLOUTS, MATERIAL TRANSITIONS, AND DETAILS.

B. REFER TO THE ELECTRICAL DRAWINGS FOR BACKBOX LOCATIONS AND OTHER ELECTRICAL WORK AT THE EXTERIOR BUILDING.

C. REFER TO THE CIVIL AND LANDSCAPE DRAWINGS FOR FINISH (T.O.C.) ELEVATIONS, EXTERIOR DETAILS, DIMENSIONS, FOR EXTERIOR CONCRETE, SIDEWALKS AND OTHER SITE AND PLANTING WORK.

D. REFER TO A8.11 FOR DOOR TYPES, FRAME TYPES AND DOOR SCHEDULE.

KEYED/REFERENCE NOTES:

5.01 "PBR" PROFILE VERTICAL METAL SIDING PANELS; CHARCOAL GREY (VERIFY)

5.03 "ULTI-DEK" METAL ROOFING PANELS

5.04 BURNISHED SLATE GARAGE DOORS

5.07 "PBR" PROFILE VERTICAL METAL SIDING PANELS; CHARCOAL GRAY (VERIFY)

5.15 FACTORY FINISHED SCULPTURED RAKE TRIM BURNISHED SLATE

5.16 FACTORY FINISHED CORNER TRIM BURNISHED SLATE

5.17 DOWNSPOUTS; CONTINUE BELOW GRADE BURNISHED SLATE

SCALE: 3/16" = 1'-0"
GENERAL NOTES:

A. REFER TO THE WALL SECTIONS FOR ADDITIONAL ELEVATION CALLOUTS, MATERIAL CALLOUTS, MATERIAL TRANSITIONS, AND DETAILS.

B. REFER TO THE ELECTRICAL DRAWINGS FOR BACKBOX LOCATIONS AND OTHER ELECTRICAL WORK AT THE EXTERIOR BUILDING.

C. REFER TO THE CIVIL AND LANDSCAPE DRAWINGS FOR FINISH (T.O.C.) ELEVATIONS, EXTERIOR DETAILS, DIMENSIONS, FOR EXTERIOR CONCRETE, SIDEWALKS AND OTHER SITE AND PLANTING WORK.

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5.01 "PBR" PROFILE VERTICAL METAL SIDING PANELS;
CHARCOAL GREY (VERIFY)

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5.15 FACTORY FINISHED SCULPTURED RAKE TRIM;
BURNISHED SLATE

5.16 FACTORY FINISHED CORNER TRIM;
BURNISHED SLATE

5.17 DOWNSPOUTS; CONTINUE BELOW GRADE BURNISHED SLATE

SCALE: 3/16" = 1'-0"
GENERAL NOTES:

A. REFER TO THE WALL SECTIONS FOR ADDITIONAL ELEVATION CALLOUTS, MATERIAL CALLOUTS, MATERIAL TRANSITIONS, AND DETAILS.

B. REFER TO THE ELECTRICAL DRAWINGS FOR BACKBOX LOCATIONS AND OTHER ELECTRICAL WORK AT THE EXTERIOR BUILDING.

C. REFERENCES TO THE CIVIL AND LANDSCAPE DRAWINGS FOR FINISH (T.O.C.) ELEVATIONS, EXTERIOR DETAILS, DIMENSIONS, FOR EXTERIOR CONCRETE, SIDEWALKS AND OTHER SITE AND PLANTING WORK.

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KEYED/REFERENCE NOTES:

1.01 "PBR" PROFILE VERTICAL METAL SIDING PANELS;
CHARCOAL GREY (VERIFY)

1.02 "7.2" PROFILE HORIZONTAL CORRUGATED METAL SIDING PANELS; BURNISHED SLATE

1.03 "ULTI-DEK" METAL ROOFING PANELS

1.13 FACTORY FINISHED SCULPTURED EAVE TRIM
BURNISHED SLATE

1.14 FACTORY FINISHED SCULPTURED EAVE GUTTER
BURNISHED SLATE

1.16 FACTORY FINISHED CORNER TRIM BURNISHED SLATE

1.17 DOWNSPOUTS; CONTINUE BELOW GRADE BURNISHED SLATE

SCALE: 3/16" = 1'-0"

BLDG 2 SOUTH ELEVATION

BLDG 3 WEST ELEVATION

BLDG 3 EAST ELEVATION

BLDG 3 NORTH ELEVATION
GENERAL NOTES:
A. For size and connection details of framing components (beams and columns), joists and girders, decking and other sections, reference the structural drawings.
B. For reinforcing of concrete slabs, footings and foundations, coordinate with the structural drawings.
C. Protect / isolate dissimilar materials.
D. For door types, coordinate with the floor plan sheets A2.11, A2.12 & A2.13.
E. Provide underslab vapor retarder beneath all slab-on-grade concrete floors.
F. Reference the building elevations for location of material colors and types.
G. Reference sheet A5.01 for wall assemblies.
H. Reference Floor Plan Sheets A2.11 and Assemblies Sheet A5.01 for wall types.
I. All exposed-to-exterior view steel to be pre-painted at the factory—unless noted otherwise.
J. Reference the floor plans sheets A2.11 and assemblies sheet A5.01 for wall types.
A PLAT SHOWING

THE REPLAT OF LOT 1, BLOCK 4, AIRPORT WEST SUBDIVISION PHASE II
WHEREIN LOT 1, BLOCK 4, AIRPORT WEST SUBDIVISION PHASE II IS SUBDIVIDED
LOCATED WITHIN THE NW1/4 OF SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
JUNE 2006

NOTES
1. Refer to the Plot Notes, Annexeion and Development Agreements, Conditions, Covenants, and Restrictions pertaining to the original Plot of Airport West Subdivision Phase II, recorded as Instrument No. 48022. In addition, this property is subject to the Covenants, Conditions, and Restrictions for the Replat of Lot 1, Block 4, Airport West Subdivision Phase II, recorded as Instrument No. 5052.
2. Within the private street shown herein, easements are granted for public access and for the maintenance and reconstruction of utilities. No structures shall be placed within the private street.
3. Snow Storage Easements for the private plotted roadway easement shown herein are to benefit all lots within this plot. Snow storage is for the private street and not for internal parking or circulation within the lots. Lot owners may relocate said easements with a plot amendment as long as predetermined square footage does not decrease.
4. Access to Lots 1A-1C shall be from Citation Way only. Access to Lot 1D shall be from either Citation Way or Aviation Drive via the 40' wide access easement.
5. Citation Way is fire access way and shall be designated as a no parking zone.

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HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reclassified in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-128, by issuance of a Certificate of Disapproval.

6-21-2006
South Central District Health Dept., DHS

CODY M. MCCAMMON, P.L.S. 17779
LOT 1, BLOCK 4, AIRPORT WEST SUBD.
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 1 OF 2
Job No. 3289.12/slot
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Paige Nied, Community Development City Planner

Overview: Consideration of a Design Review Application by Leonard H. McIntosh Family Trust, for construction of four (4) residential units located in two (2), three-story duplex buildings. Each unit is 2,143 square feet in size with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: February 7, 2022

Applicant: Leonard H. McIntosh Family Trust

Location: 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite)

Zoning/Size: Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts; 0.165 acres (7,194 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 24, 2022 and mailed to property owners within 300 feet on January 24, 2022.

Application: Leonard H. McIntosh Family Trust has submitted a design review application for two (2) three story duplexes consisting of a total of four (4) residential units. Each unit will be 2,143 square feet in size and include a two-car garage on the main level, living on the second floor, and three (3) bedrooms on the third floor. The Applicant is also proposing useable outdoor space to include seating, synthetic turf, a covered area, and a fire pit. The Applicant has chosen to meet the Downtown Residential Overlay (DRO) Standards, as outlined in the Hailey Municipal Code. A preapplication design review was conducted by the Commission on October 18, 2021. The Commission suggested that the Applicant consider the following:

• Prewiring the duplexes for electric vehicles
  o The Applicant intends to wire each unit for electric vehicle charging to service at least one of the two garage spaces
• Increasing width of internal drive to better support vehicular circulation
  o The Applicant has increased the width of the internal drive to 30 feet
• Utilizing a different material for the guardrails
  o The Applicant has chosen to retain the metal guardrails on the buildings
• Remove gated access to the buildings
The access gate has been removed by the Applicant

Parking for the proposed duplexes will be accessed off West Spruce Street with a total of eight (8) onsite parking spaces (located within garages). Four (4) guest parking stalls are proposed on West Spruce Street and one (1) handicap accessible parking space is proposed on River Street. The duplexes utilize the exterior setback requirements of the Business (B) zoning district, with a front yard setback of 0' (0' required), a rear setback of three feet (3') on the northwestern exterior property boundary (0' required), side yard setback of approximately four feet (~4') off River Street (0' required), and a side yard setback of approximately 20 feet (~20') on the southwestern exterior property boundary (0' required).

Procedural History: A Design Review Pre-Application public hearing was held on October 18, 2021, in the Hailey City Council Chambers. The Commission reviewed the project and provided suggestions, as noted herein. No decision was made. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on February 7, 2022 in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>City Code: 17.06.050</td>
</tr>
<tr>
<td>No</td>
<td>Complete Application</td>
</tr>
<tr>
<td>N/A</td>
<td>Engineering: See below</td>
</tr>
<tr>
<td></td>
<td>Life/Safety: No comments at this time.</td>
</tr>
<tr>
<td></td>
<td>Streets, Water &amp; Wastewater: The Public Works Department recommends that the following items be resolved at final design:</td>
</tr>
<tr>
<td></td>
<td>- The Wastewater Division recommends that the Applicant utilize the existing sewer services to each lot.</td>
</tr>
<tr>
<td></td>
<td>- The Water Division requires the installation of a water service from the water main to the property and the installation of a meter vault at the owner’s expense.</td>
</tr>
<tr>
<td></td>
<td>- The Streets Division recommends the following:</td>
</tr>
<tr>
<td></td>
<td>o Relocate fire hydrant to grassy area on the north of the parcel</td>
</tr>
<tr>
<td></td>
<td>o Extend the transition area west of the catch basin to the termination on the existing sidewalk</td>
</tr>
<tr>
<td></td>
<td>o Continuing the asphalt bike path through the curb ramp as asphalt</td>
</tr>
<tr>
<td></td>
<td>o Mirror the requirements for the Silver River Apartments for power, water, and electric meter locations</td>
</tr>
<tr>
<td></td>
<td>o Change the style of the oil eliminator</td>
</tr>
<tr>
<td></td>
<td>The above recommendations have been made a Condition of Approval.</td>
</tr>
<tr>
<td>Building</td>
<td>No comments</td>
</tr>
<tr>
<td>City Arborist:</td>
<td></td>
</tr>
</tbody>
</table>
Upon initial review by the City Arborist, she shared concern about the proposed Columnar trees located in the right of way setback, outside of the fence and property line.

Upon further discussion between City staff and the applicant team, it was determined that the Columnar trees are appropriate in species size and location. The Applicant will be responsible for maintaining plant material in a healthy condition. A Maintenance Agreement for landscaping within the public right-of-way will be developed with the applicant team, and this has been made a Condition of Approval.

<table>
<thead>
<tr>
<th>17.08A Signs</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments</td>
<td>N/A, as no signage is proposed as this time. Any signage exceeding four (4) square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.09.040 On-site Parking Req.</th>
<th>See Section 17.09.040 for applicable code.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments</td>
<td>Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit. The project is comprised of four (4) residential units. The site plan incorporates a total of eight (8) onsite parking spaces that are located within the attached two-car garages. These spaces are tuck-under to service each unit. The site plan also incorporates five (5) offsite parking spaces, with four (4) angled spaces located on Spruce Street, and one (1) additional angled parking space located off of River Street. This space is handicap accessible. The applicant plans to install the wiring for electric vehicle charging in each unit’s garage to service at least one of the two parking spaces. Parking requirements for the proposed project are met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.09.040.06: Excess of Permitted Parking</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments</td>
<td>N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.08C.040 Outdoor Lighting Standards</th>
<th>17.08C.040 General Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. All exterior lighting shall be designed, located and lamped in order to prevent: 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow.</td>
<td></td>
</tr>
<tr>
<td>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</td>
<td></td>
</tr>
</tbody>
</table>
### Design Review: Spruce Street Duplexes
109 West Spruce Street (Lots 9, 10; Block 66, Hailey Townsite)
Hailey Planning and Zoning Commission – February 7, 2022
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#### c.
Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.

#### d.
Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.

#### e.
Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Light fixture samples have been submitted and are also shown in the image below:</th>
</tr>
</thead>
</table>

### Bulk Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Business (B) and Townsite Overlay (TO) Zoning Districts:</th>
</tr>
</thead>
</table>
| Building Height: | - Permitted Building Height: 35’ (except for a building containing at least one residential unit, then the allowable height is 40’).
  - Proposed Building Height: 37'-8 ½” |
| Building Setbacks: | - Proposed Setbacks: |
| | o Front Yard: 0’ |
| | o Side Yards: 0’ |
| | o Rear Yard: 0’ |
| | o Front Yard (Spruce Street): 0 |
| | o Side Yard (northeast): ~4'-0” |
| | o Side Yard (southwest): ~20'-0” |
| | o Rear Yard: 3'-0” |

All setback and building height requirements have been met.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>17.06.070(A)1 Street Improvements Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</td>
<td>A new 8’-6”-wide sidewalk is shown along the property frontage of River Street. This sidewalk will connect with the new 8’0”-wide sidewalk along the property frontage of Spruce Street.</td>
</tr>
</tbody>
</table>
The new sidewalks along River Street and Spruce Street are delineated by a four (4') foot wide landscape strip. The proposed perimeter sidewalk will connect to interior paver walkways, providing safe access and sufficient circulation around the site.

The Streets Division recommends extending the transition area west of the catch basin to the termination of the existing sidewalk to protect the sidewalk, help with snow removal, and aid with drainage. Public Works recommends that the back of the sidewalk match the design on the front.

The Streets Division also recommends that the following be resolved prior to issuance of a Building Permit:
- Relocating the hydrant to the grassy area on the north, as its current location is a pedestrian hazard and would make snow removal difficult
- Continuing the asphalt bike path through the curb ramp as asphalt
- Mirroring the requirements for the Silver River Apartments for power, water, and electric meter locations
- Changing the oil eliminator in the primary catch basin to the style in the image below:
Lastly, the Streets Division is receptive to the applicant's suggestion of moving the ADA parking space to Spruce Street and using the corner access.

| 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. |
| Conditions | Staff Comments | This standard shall be met. |

### 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)

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The duplexes are oriented both north/south and east/west. Sun exposure is also created by the separation of the duplexes on the property. On the west side of the parcel the site plans show a communal outdoor covered area, creating a gathering space for the residents, equipped with seating and a firepit. Post bike racks are also proposed adjacent to the site entrance off of Spruce Street to be usable by residents and can be safely accessed from the building.</td>
</tr>
<tr>
<td>☐</td>
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</tr>
<tr>
<td>Staff Comments</td>
<td>No mature landscaping exists on the site. The City Arborist initially had concerns about Columnar Trees in the right-of-way. After discussions between City staff and the Applicant Team, it was determined that the Columnar trees are appropriate in species size and location. The Applicant will be responsible for maintaining plant material in a healthy condition. A Maintenance Agreement will be developed with the applicant team, and this has been made a Condition of Approval. All street trees will be wired for electrical, as per Hailey Municipal Code Title 18, Chapter 18.14: Standard Drawings, Section 18.14.014F: Tree Wall Detail. Please Refer to Section 17.06.080(A)4d for further details regarding the proposed Landscape Plan, Plant Materials List and locations of proposed trees.</td>
</tr>
<tr>
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</tr>
</tbody>
</table>
Site circulation has been designed to keep vehicular access and onsite parking to the private access lane.

The proposed new sidewalks will connect to interior paver paths, which will lead to the patio area and residence entryways, providing safe access and sufficient circulation. The project also proposes a bike path, landscaping, and bulbout on River Street. The associated improvements along Spruce Street and River Street align with the River Street Redesign.

The River Street improvements include (see image below for further details):
- Construction of an 8’-6”-wide concrete sidewalk (northeast)
- Construction of an 8’-wide concrete sidewalk (southeast)
- Construction of a 4’-wide landscape strip (northeast)
- Construction of a 4’-wide landscape strip (southeast)
- Construction of a 5’-wide asphalt bike path
- Construction of a 2’-wide paver buffer between the sidewalk area and on-street parking
- Construction of a bulbout on the corner of River Street and Spruce Street

Side of property along River Street (northeast).
<table>
<thead>
<tr>
<th>Code</th>
<th>Section</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)1d</td>
<td>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</td>
</tr>
<tr>
<td>☒</td>
<td>17.06.080(A)1e</td>
<td>e. Where alleys exist, or are planned, they shall be utilized for building services.</td>
</tr>
<tr>
<td>☒</td>
<td>17.06.080(A)1f</td>
<td>f. Vending machines located on the exterior of a building shall not be visible from any street.</td>
</tr>
<tr>
<td>☒</td>
<td>17.06.080(A)1g</td>
<td>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.)</td>
</tr>
<tr>
<td>☒</td>
<td></td>
<td>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</td>
</tr>
<tr>
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<td></td>
<td>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.</td>
</tr>
</tbody>
</table>

**Staff Comments**

Each unit will have individual trash cans and recycle containers, which will be walked the curb along Spruce Street for weekly pickup.

A power box is located at the northeast corner of the project site. The power box will be screened with shrubs, subject to Idaho Power clearance regulations.

N/A, as the property is not serviced by an alley.

N/A, as no vending machines are proposed at this time.

Onsite parking is located off the private access lane between the buildings. These spaces are tuck-under to service each unit. The entrance to the site is located off Spruce Street, and all onsite parking is screened from the street, buffered by buildings, landscaping and/or sidewalks.

Snow storage has been identified on the site in two (2) different locations, A and B (see image below for further details).
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.

Staff Comments
The site is serviced by one public street, Spruce Street. Onsite parking can be accessed from the site entrance at the southeast side of the property off Spruce Street. Primary pedestrian access can be achieved from both Spruce Street and River Street.

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.

Staff Comments
Two (2) snow storage areas are provided onsite, as shown on the site plans.

Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.

Staff Comments
To be compliant with the 25% snow storage area requirement, the onsite snow storage areas shall be no less than 395 square feet. The applicant meets this standard, as the onsite snow storage area A is 390 square feet and the onsite snow storage area B is 147 square feet, totaling 537 square feet. If needed, it is also permissible for the Applicant to haul snow from the site within the Business (B), Townsite Overlay (TO) and Downtown Residential Overlay (DRO) Zoning Districts.

A designated snow storage area shall not have any dimension less than 10 feet.

Staff Comments
The onsite snow storage area A is 11'-0" by 41'-0" and the onsite snow storage area B is 5'-0" by 29'-0".

Hauling of snow from downtown areas is permissible where other options are not practical.

Sufficient snow storage is available onsite; however, the applicant may haul snow if needed, which is allowable in the Business District.

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.

The onsite snow storage areas A and B are located to the rear and side of the parcel and do not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities. Snow may not be stored within useable open spaces. This has been made a Condition of Approval.
17.06.080(A)1n  n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.

Staff Comments  Wichita Blue Juniper trees are proposed in snow storage area A, which are resilient to heavy snow and salt tolerant. Snow storage area B is landscaped with synthetic turf.

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
</table>
| 17.06.080(A)2a | a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.  
Staff Comments  The proposal is for two (2) three-story duplex buildings comprising a total of four (4) residential units in the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. A variety of homes, single-family and multi-family (Silver River Residences and River Street Townhomes), as well as commercial spaces, exist. The proposed building design incorporates a variety of features, such as balconies, pop-outs, and color changes which give the impression of smaller, human-scale massing, and further complement the designs of the buildings in the surrounding area. |
| 17.06.080(A)2b | b. Standardized corporate building designs are prohibited.  
Staff Comments  N/A, as the project is not a corporate design. |
| 17.06.080(A)2c | c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.  
Staff Comments  The duplexes feature street-level material changes, clad in a mix of corrugated cement board lap siding and stucco to break up long wall planes, massing, and scale of building. The proposed buildings also incorporate prominent front entries and a communal outdoor space, to encourage human activity and interaction, and generous openings to facilitate easy pedestrian circulation. |
A variety of landscaping and plant material will also be utilized, which encourages human activity and interaction. These include trees, grasses, shrubs and ground cover to soften the visual impact. Please refer to Section 17.06.080(A)4d for further details.

<table>
<thead>
<tr>
<th>Code</th>
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<tbody>
<tr>
<td>☒</td>
<td>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.</td>
</tr>
</tbody>
</table>

**Staff Comments**

The front façade of the duplexes (along River Street and Spruce Street) occupies most of the street frontage along River Street and Spruce Street. Windows, balconies, and shed roofs emphasize human scale and break up the building surfaces. The building features street-level material changes, clad in a mix of cement board lap siding, shiplap wood siding, and stucco, which reduces building mass and scale of the buildings. The scale and design components complement the surrounding area nicely.

<table>
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</table>

**Staff Comments**

N/A, as no future additions or renovations are planned at this time.

<table>
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<tr>
<th>Code</th>
<th>Text</th>
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<tbody>
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</table>

**Staff Comments**

A variety of materials will be used on the exterior of the building. The cement board lap siding will be of a teal blue and burgundy. The shiplap will be of Doug Fir with a natural color and smooth finish. The stucco will be of a gray, which will complement the board lap and shiplap siding. The aluminum clad windows and doors will be of a matte gray, as well as the aluminum gutter and downspout.

The inward facing balconies of the duplexes will have a steel guardrail painted gray. As an accent, black plate steel will be located next to the front entry of each individual unit to match that of the guardrail balcony.

A Materials Sample Board will be brought to the hearing.

<table>
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<th>Code</th>
<th>Text</th>
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<tbody>
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</table>

**Staff Comments**

The exterior colors and materials proposed have been integrated into the architecture of the building and are similar to other buildings in the surrounding neighborhood. Please refer to Section 17.06.080(A)2f for further details.
### Design Review: Spruce Street Duplexes

**109 West Spruce Street (Lots 9, 10; Block 66, Hailey Townsite)**  
**Hailey Planning and Zoning Commission – February 7, 2022**

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<table>
<thead>
<tr>
<th>Code</th>
<th>Section</th>
<th>Table</th>
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</thead>
<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)2h</td>
<td>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</td>
</tr>
</tbody>
</table>

**Staff Comments**

 Portions of the proposed buildings have flat roofs; however, majority of the building’s roofs are a shed style. The buildings also include balconies, railings, and rooftop covered deck elements, which provide architectural design features unique to this development, and provides site-specific identity to the proposed project.

<table>
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<tr>
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<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)2i</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>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.</td>
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<tr>
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<td>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.</td>
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<tr>
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<td>iii) Double glazed windows.</td>
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<tr>
<td></td>
<td></td>
<td>iv) Windows with Low Emissivity glazing.</td>
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<tr>
<td></td>
<td></td>
<td>v) Earth berming against exterior walls</td>
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<tr>
<td></td>
<td></td>
<td>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</td>
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<td>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</td>
</tr>
</tbody>
</table>

**Staff Comments**

 The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:

 - Solar orientation: due to following the street grid of Hailey’s original townsite layout, a true east-west orientation is not feasible, however, the longer wall plane for both buildings face plan east and plan west respectively and are oriented 29 degrees of true south.
 - Double glazed windows
 - Low emissivity glazing windows
 - Each unit shall be wired for electric vehicle charging to service at least one of the two garage spaces

*If needed, the Applicant can further describe any of the above methods and/or other alternative energy sources utilized to minimize energy consumption.*

<table>
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<tr>
<th>Code</th>
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</thead>
<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)2j</td>
<td>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.</td>
</tr>
</tbody>
</table>

**Staff Comments**

 The proposed shed roofs will have snow clips, gutters, and downspouts to prevent snow from falling in pedestrian areas.

<table>
<thead>
<tr>
<th>Code</th>
<th>Section</th>
<th>Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)2k</td>
<td>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</td>
</tr>
</tbody>
</table>

**Staff Comments**

 Downspouts and drains will be located within landscaped areas, will be connected to drywells, and shall not create any pedestrian hazards.

<table>
<thead>
<tr>
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<th>Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)2l</td>
<td>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</td>
</tr>
</tbody>
</table>
with the colors, material and architectural design used on the principal building(s).

**Staff Comments**
N/A, as no vehicle canopies are proposed.

☐ ☐ ☒
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.

**Staff Comments**
N/A, as no signage is proposed; therefore, no master signage plan is needed.

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>City Code</th>
<th>City Standards and <strong>Staff Comments</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.080(A)3a</td>
<td>a. Accessory structures shall be designed to be compatible with the principal building(s).</td>
<td></td>
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<td>☐ ☐ ☒</td>
<td></td>
<td><strong>Staff Comments</strong> N/A, as no accessory structures are proposed.</td>
</tr>
<tr>
<td>17.06.080(A)3b</td>
<td>b. Accessory structures shall be located at the rear of the property.</td>
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<td>☐ ☒ ☐</td>
<td></td>
<td><strong>Staff Comments</strong> N/A, as no accessory structures are proposed.</td>
</tr>
<tr>
<td>17.06.080(A)3c</td>
<td>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</td>
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<tr>
<td>☒ ☐ ☐</td>
<td>The applicant originally proposed to have an access gate, but the Commission suggested it be removed. The applicant has removed the gate on the updated design plans.</td>
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<td></td>
<td>The applicant is proposing to re-stain the existing wooden fence on the west property line to cedar to match the new wooden fence on the north property line. The cedar color will match the building wood siding. The proposed metal fence around the covered outdoor area will match the color and general style of the guardrails on the buildings.</td>
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</tr>
<tr>
<td></td>
<td><strong>Staff Comments</strong> Please refer to Section 17.06.080(A)3c for further detail. Landscaping and buildings are the prominent features on the site.</td>
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<tr>
<td></td>
<td>A wood fence, approximately six (6’) feet in height, is proposed to match and connect with an existing segment of fence on the west side of the parcel.</td>
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</tr>
<tr>
<td></td>
<td><strong>Staff Comments</strong> Please refer to Section 17.06.080(A)3d for further detail. Landscaping and buildings are the prominent features on the site.</td>
<td></td>
</tr>
<tr>
<td>17.06.080(A)3d</td>
<td>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.</td>
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<tr>
<td>☒ ☐ ☐</td>
<td></td>
<td><strong>Staff Comments</strong> Please refer to Section 17.06.080(A)3e for further detail. Landscaping and buildings are the prominent features on the site.</td>
</tr>
<tr>
<td>17.06.080(A)3e</td>
<td>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.</td>
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<td></td>
<td><strong>Staff Comments</strong> No roof projections, such as roof-mounted mechanical equipment, are proposed. If installed, these projections shall be screened from view and comply with this standard. This has been made a Condition of Approval.</td>
</tr>
<tr>
<td>17.06.080(A)3f</td>
<td>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.</td>
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<td><strong>Staff Comments</strong> Aside from minimal plumbing vents, no roof projections and/or roof-mounted mechanical equipment are proposed at this time.</td>
</tr>
<tr>
<td>17.06.080(A)3g</td>
<td>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately</td>
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</tbody>
</table>
screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.

**Staff Comments**
No common trash area is proposed, each unit will bring trash and recycling containers to the curb on Spruce Street.

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<tr>
<th>Item</th>
<th>Compliant</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
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<tr>
<td>17.06.080(A)3h</td>
<td>☒</td>
<td></td>
<td>i. All service lines into the subject property shall be installed underground.</td>
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<td></td>
<td>Staff Comments: All service lines will be located underground. A transformer is shown on the civil plans (see attachments to Preliminary Plat). It is located on the northeastern property edge (Lot 10A), and west of the public sidewalk.</td>
</tr>
<tr>
<td>17.06.080(A)3i</td>
<td>☒</td>
<td></td>
<td>j. Additional appurtenances shall not be located on existing utility poles.</td>
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<td>Staff Comments: No appurtenances will be permitted on poles.</td>
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### 4. Landscaping: 17.06.080(A)4, items (a) thru (n)

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<tr>
<th>Item</th>
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<th>City Code</th>
<th>City Standards and Staff Comments</th>
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</thead>
<tbody>
<tr>
<td>17.06.080(A)4a</td>
<td>☒</td>
<td>a.</td>
<td>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.</td>
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<td>Staff Comments</td>
<td>It appears that plant materials will be appropriate for the environment. Artificial Turf grass is proposed on the southwestern edge of the property adjacent to the patio area.</td>
</tr>
<tr>
<td>17.06.080(A)4b</td>
<td>☒</td>
<td>b.</td>
<td>All plant species shall be hardy to the Zone 4 environment.</td>
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<td></td>
<td></td>
<td>Staff Comments</td>
<td>The Applicant has stated that all plant species proposed are hardy to a minimum USDA Zone 4.</td>
</tr>
<tr>
<td>17.06.080(A)4c</td>
<td>☒</td>
<td>c.</td>
<td>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.</td>
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<tr>
<td></td>
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<td>Staff Comments</td>
<td>The Applicant is proposing to utilize an automatic drip irrigation system, which will run as necessary to maintain plant health. The Irrigation Plan will be further reviewed at final design.</td>
</tr>
<tr>
<td>17.06.080(A)4d</td>
<td>☒</td>
<td>d.</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Staff Comments</td>
<td>The proposed Landscaping Plan incorporates a combination of trees, shrubs, grasses, and groundcover. The Landscaping Plan shows a total of fifteen (15) trees to be planted onsite and a total of four (4) street trees to be planted within the public right-of-way along Spruce Street and River Street. The Applicant is proposing to plant a total of nineteen (19) trees. The species and size breakdown are as follows:</td>
</tr>
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**Fifteen (15) onsite trees are proposed, which include:**

- Five (5) Wichita Blue Juniper at 6’ to 8’ in height
- One (1) Chokecherry at 3” caliper
- Two (2) Spring Snow Crabapple at 2” caliper
- Three (3) Regal Prince Oak at 3" caliper
- Four (4) Swedish Aspen at 2.5" caliper

Four (4) street trees are proposed, which include:
- Four (4) Prairie Silk Honey Locust at 4" caliper

The following shrub species will be planted onsite:
- Slowmound Dwarf Mugo Pine at 3 gallons each
- Birch-leaf Spirea 2 gallons each
- Little Devil Nineback at 3 gallons each
- Barberry Orange Rocket at 2 gallons each

The following groundcovers / ornamental grasses will be planted onsite:
- Silver Mound at 1 gallon each
- Elijah Blue Fescue at 4” per pot
- Karl Foerster Grass at 2 gallons each
- Blue Oat Grass at 1 gallon each
- Shenandoah Red Switchgrass at 1 gallon each
- Junior Walker Catmint at 4” per pot

Artificial turf grass is also proposed as a groundcover adjacent to the patio area.

Municipal Code requires that 10% of trees shall be at least four-inch (4") caliper, or a total of one (1) tree. The Applicant is proposing four (4) trees at four-inch (4") caliper. Twenty percent (20%) of trees shall be at least three-inch (3") caliper, or a total of three (3) trees. The Applicant is proposing a total of four (4) trees at three-inch (3") caliper. Twenty percent (20%) of trees shall be two-and-one-half-inch (2.5") caliper, or a total of three (3) trees. The Applicant is proposing four (4) trees at two-and-one-half-inch (2.5") caliper. This requirement has been met.

During the initial review by the City Arborist, she expressed concerns about the proposed Columnar trees located in the right of way setback, outside of the fence and property line. Upon further discussion between City staff and the Applicant Team, it was determined that the Columnar trees are appropriate in specie size and location. The Applicant will be responsible for maintaining all plant material in a healthy condition. A Maintenance Agreement will be developed with the applicant team, and this has been made a Condition of Approval.

All street trees will be wired for electrical, as per Hailey Municipal Code Title 18, Chapter 18.14: Standard Drawings, Section 18.14.014F: Tree Wall Detail.

<table>
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<tr>
<th>17.06.080(A)4e</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A, as the proposed project is located within the Business (B) Zone District; however, the site plan proposes planter boxes next to the property’s entrance on Spruce Street.</td>
</tr>
<tr>
<td>17.06.080(A)4f</td>
<td>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.</td>
</tr>
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</table>
**Proposed landscaping is varied, as shown in the Landscape Plans. Refer to Section 17.06.080(A)4d for further details.**

- **17.06.080(A)4g**
  - Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
  - **Staff Comments**: A Drainage Plan has been submitted and a storm drain line is proposed for the site.

- **17.06.080(A)4h**
  - 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).
  - **Staff Comments**: The Applicant will be responsible for maintaining plant material in a healthy condition. A Maintenance Agreement will be developed with the applicant team, and this has been made a Condition of Approval.

- **17.06.080(A)4i**
  - Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
  - **Staff Comments**: N/A, as no retaining walls are proposed at this time.

- **17.06.080(A)4j**
  - Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
  - **Staff Comments**: N/A, as no retaining walls are proposed at this time.

- **17.06.080(A)4k**
  - 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.
  - **Staff Comments**: N/A, as no retaining walls are proposed at this time.

- **17.06.080(A)4l**
  - Landscaping should be provided within or in front of extensive retaining walls.
  - **Staff Comments**: N/A, as no retaining walls are proposed at this time.

- **17.06.080(A)4m**
  - Retaining walls over 24" high may require railings or planting buffers for safety.
  - **Staff Comments**: N/A, as no retaining walls are proposed at this time.

- **17.06.080(A)4n**
  - Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
  - **Staff Comments**: N/A, as no retaining walls are proposed at this time.

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**Additional Design Review Requirements for Multi-Family within the City of Hailey**

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>City Code</th>
<th>Standards and Staff Comments</th>
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<tbody>
<tr>
<td>Yes</td>
<td>17.06.080(D)1a</td>
<td>a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses. <strong>Staff Comments</strong>: The project is located on the corner of Spruce Street and River Street. The proposed buildings complement the surrounding area and adjacent uses nicely. The surrounding area and adjacent uses are multi-family, commercial and/or mixed-use. Communal outdoor space has been provided, as well as pedestrian connections to neighboring properties.</td>
</tr>
<tr>
<td>No</td>
<td>17.06.080(D)1b</td>
<td>b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.</td>
</tr>
</tbody>
</table>
Design Review: Spruce Street Duplexes
109 West Spruce Street (Lots 9, 10; Block 66, Hailey Townsite)
Hailey Planning and Zoning Commission – February 7, 2022
Staff Report – Page 17 of 21

Staff Comments

Perimeter and interior sidewalks are proposed, as well as a bicycle lane along the property frontage of River Street, as per the River Street Redesign. Pedestrian circulation is ample and includes pathways connecting to the patio area and front entrances of each unit.

17.06.080(D)1c

- Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.

The proposed building has been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking away from pedestrian areas.

2. Building Design: 17.06.080(D)2, items (a) thru (b)

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<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tbody>
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<td>Yes</td>
<td>No</td>
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17.06.080(D)2a

- Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

2. Building Design: 17.06.080(D)2b

- At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.

General Requirements for the Downtown Residential Overlay District (DRO)

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<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tr>
<td>Yes</td>
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17.04R.030

General Application: The Downtown Residential Overlay District shall be an overlay district with bulk, open space, landscaping and parking requirements for buildings and structures located within the district which are developed as multi-family or mixed uses. Where the regulations specified for the underlying zoning district, the requirements of this article shall apply and control, except as otherwise specified in this article (Ord. 1238, 2018).

17.04R.040(A)

Use and Bulk Requirements: Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein (Supplementary Location and Bulk Requirements of Chapter 17.07 of this title shall also apply in the DRO).

- Residential Percentage: There shall be no maximum residential percentage on the ground level (Ord. 1238, 2018).

17.04R.050(A)

Multifamily and Mixed-Use Density:
A. Maximum Residential Units Per Acre: Residential units per acre provisions of the underlying district shall not apply; rather density shall be limited by required open space, parking, landscaping and standards of review from Chapter 17.06: "Design Review", of this title. The Commission shall have the discretion to modify building design based on the standards in Chapter 17.06 of this title.

Staff Comments
Please refer to the Design Review Standards as noted herein.

17.04R.050(B)
B. Dwelling Unit Average Size Requirement: The average dwelling unit size shall be not less than six hundred (600) net square feet per building (Ord. 1238, 2018).

Staff Comments
This standard has been met. Units 1 and 3 are 2,480 square feet in size and Units 2 and 4 are 2,481 square feet in size.

17.04R.060 (A)
Parking Spaces, Screening and Storage Requirements:
A. Onsite Parking Space Requirements Multiple Family Dwellings and Dwelling Units Within A Mixed-Use Building:
1. A minimum of one space per residential dwelling unit, where up to twenty five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such.
2. At least one guest parking space for every six (6) dwelling units. Unimproved City rights-of-way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.

Staff Comments
Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.

The project is comprised of four (4) residential units. The site plan shows a total of eight (8) onsite parking spaces. These spaces are attached, two-car garage spaces that are tuck-under.

The Applicant is proposing to improve the public right-of-way and off-street parking along Spruce Street and River Street. The project proposes five (5) offsite angled parking spaces, with four (4) parking spaces on Spruce Street and one (1) accessible space on River Street.

Parking requirements for the proposed project are met.

17.04R.060 (B)
B. Useable Open Space, Screening and Landscaping:
1. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios or rooftop gardens.
2. A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings; and
3. Minimum distance setbacks in Section 17.09.020.11 of this title shall not apply.

Staff Comments
The useable open space on the site plan for proposed Lot 9A is forty percent (40%) of the lot area or 1,637 square feet, which incorporates a patio space with seating and a fire pit. The useable open space for proposed Lot 10A is nineteen percent (19%) of lot area, or 588 square feet, meeting the ten percent (10%) requirement. Staff finds; however, the proposed useable open space on Lot 10A to be inadequate as usable space for the tenants of Lot 10A. Therefore, the tenants of Lot 10A shall be able to utilize the proposed useable open space on Lot 9A. This was made a Condition of Approval and required as a plat note within the Lot Line Adjustment Application and Findings of Fact, Conclusions of Law and Decision.
The site also provides individual open space in the form of decks and walkways on the north and south property boundary. This standard has been met. Please refer to Section 17.09.020.11 for further details regarding setbacks.

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<td>17.04R.060 (C)</td>
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<td>C. Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two (22') feet, as determined through the design review process.</td>
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<tr>
<td>Staff Comments</td>
<td>The Applicant is proposing that all onsite parking angles be of ninety degrees (90°). They have also proposed an aisle width to access said parking of thirty (30') feet in width.</td>
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<td>17.04R.060 (D)</td>
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<td>D. Storage: All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis and other similar items. Size, location and design of the storage areas shall be determined through the design review process (Ord. 1238, 2018).</td>
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<tr>
<td>Staff Comments</td>
<td>All units are larger than hundred (500) square feet; thereby, onsite storage units are not required.</td>
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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.

The following Conditions of Approval are suggested to be placed on 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 Municipal Code 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:
   i. If the total area of asphalt removed on River Street or Spruce Street exceeds twenty-five percent (25%), the Applicant shall complete the removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one (1) year.
   ii. A detailed electrical plan for street trees, and exterior lighting shall be submitted and approved prior to issuance of a Building Permit.
   iii. A detailed irrigation plan for street trees and landscaping within the right-of-way shall be submitted and approved prior to issuance of a Building Permit.
   iv. The Applicant shall install parking signage that informs and restricts parking in the right-of-way during the winter months.
   v. A water meter vault shall be installed on Lot 9A and Lot 10A.
   vi. Water service and meter for Lot 9A shall connect to the water line on Spruce Street and the water service and meter for Lot 10A shall connect to the water line on River Street.
   vii. Lots 9A and 10A shall utilize the existing sewer service to each lot.
d) The applicant shall improve the transition from the existing curb to the new cross section on Spruce Street and River Street.
e) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
f) The Applicant shall store snow onsite and haul snow from the site, as needed. No snow shall be stored in useable open spaces.
g) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
h) All 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.

Motion Language

Approval: Motion to approve the Design Review Application by Leonard H. McIntosh Family Trust, for construction of four (4) residential units located in two (2), three-story duplex buildings at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite), 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 Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (j) are met.

Denial: Motion to deny Design Review Application by Leonard H. McIntosh Family Trust, for construction of four (4) residential units located in two (2), three-story duplex buildings located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite), finding that ____________ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

Continuation: Motion to continue the public hearing to ____________ [Commission should specify a date].
GENERAL NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD, GAGE IN FLOOR FACE OF CONCRETE STEMWALL U.N.O.

2. ALL DIMENSIONS WITHIN WALLS ARE TO FACE OF STUD U.N.O.

3. CONTRACTOR TO PROVIDE & INSTALL BLOCKING IN WALL FOR ALL CABINETS, FIXTURES, ACCESSORIES, ETC. AS REQ'D.
GENERAL NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD.  
   INSIDE DIAMETER OF CONCRETE STEMWALL U.N.O.

2. ALL DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD U.N.O.

3. CONTRACTOR TO PROVIDE & INSTALL BLOCKING IN WALL FOR ALL  
   CLOSET, FIXTURE, ACCESSORIES, ETC. AS REQ'D.
GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS - THE ISPWC AND CITY OF HAILEY STANDARDS" DURING CONSTRUCTION.

2. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL PROVIDE PRECIPITATION, SEDIMENT, AND POLLUTANT PREVENTION PLANS FOR CONSTRUCTION ACTIVITIES.

4. CONTRACTOR SHALL INSTALL REINFORCEMENT AND PLACEMENT OF ALL CONCRETE WORK IN ACCORDANCE WITH ISPWC SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE PLACED IN CONFORMITY WITH ISPWC SECTIONS 703.3.5 AND 705.4.4.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT (CGP) PERMET COVERAGE).

6. ALL CONSTRUCTION SHALL CONFORM TO ISPWC SECTION 801 AND CITY OF HAILEY SPECIFICATIONS.

7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 803.  ASPHALT BINDER SHALL BE PG 58-28 DETERMINED BY AASHTO T-99.


10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS.


14. PRECONSTRUCTION SURVEYS AND ALL SUBSEQUENT SURVEYS OF THE SITE DEVELOPMENT ARE RESPONSIBILITY OF THE CONTRACTOR. ALL SURVEY POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THE DAMAGE OR DISTURBANCE.

15. PRECONSTRUCTION SURVEYS AND ALL SUBSEQUENT SURVEYS OF THE SITE DEVELOPMENT ARE RESPONSIBILITY OF THE CONTRACTOR. ALL SURVEY POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THE DAMAGE OR DISTURBANCE.

Pavement and Concrete

Concrete:
- Conforming to ISPWC 703 and City of Hailey Specifications
- Placement per ISPWC 703.3.5 and City of Hailey Specifications
- Curing and Sealing:
  - 2" THICK CONCRETE:
    - Membrane-forming curing compound, Type 2, Class A per ASTM C309-94
    - Post-pour cure sealing compound
  - 3" THICK CONCRETE:
    - Membrane-forming curing compound, Type 2, Class A per ASTM C309-94
    - Post-pour cure sealing compound

 aggregate:
- Conforming to ISPWC 703 and City of Hailey Specifications
- Placement per ISPWC 703.3.5 and City of Hailey Specifications
- Curing:
  - 2" THICK CONCRETE:
    - Membrane-forming curing compound, Type 2, Class A per ASTM C309-94
    - Post-pour cure sealing compound
  - 3" THICK CONCRETE:
    - Membrane-forming curing compound, Type 2, Class A per ASTM C309-94
    - Post-pour cure sealing compound

Expansions:
- 1/2-inch prefomed expansion joint filler shall be placed every 40' in longitudinal direction.
- 1/2-inch prefomed expansion joint filler shall be placed every 40' in longitudinal direction.
- Prefomed expansion joint filler shall be placed every 10 feet in transverse direction.
CITY OF HAILEY DRAINAGE DETAIL (18.14.010.D4)


2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN.

3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.

4. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.

2. The oil and debris trap shall be installed on the outlet of the primary catch basin.

3. Place a minimum of 4" of compacted bedding on prepared subgrade as specified in ISPWC Section 305 - Pipe Bedding. Extend bedding either to the limits of the excavation or at least 12" outside the limits of the base section.

4. Provide a smooth and level bearing surface on the bedding surface.

CITY OF HAILEY SEWER SERVICE CONNECTION DETAIL (18.14.010.C.4)

NOTES:

1. Sewer taps shall not enter at manholes.

2. An approved tapping saddle shall be required for all new taps.

3. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.

4. When Sewer and Water lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.

5. The required bearing area, whichever is greater.

6. Working pressure rating = 150 PSI for horizontal pipe bends, thrust blocks must provide 2500 PSI of concrete poured against thrust area for horizontal bends***.

7. When sewer and water lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.

8. The required bearing area, whichever is greater.

9. Working pressure rating = 150 PSI for horizontal pipe bends, thrust blocks must provide 2500 PSI of concrete poured against thrust area for horizontal bends***.

10. Must be increased based on different conditions (higher working pressure or lower soil bearing strength).

11. Or tee acting as a 90° bend

12. Or tee acting as a 90° bend

13. Thrust block depth to be a minimum of 12" for pipe sizes 3"-8" and 18" for pipe sizes 10"-18" or the square root of the spring line.

14. Must be increased based on different conditions (higher working pressure or lower soil bearing strength).

15. Or tee acting as a 90° bend

16. Or tee acting as a 90° bend

17. Thrust block depth to be a minimum of 12" for pipe sizes 3"-8" and 18" for pipe sizes 10"-18" or the square root of the spring line.

18. Must be increased based on different conditions (higher working pressure or lower soil bearing strength).

19. Or tee acting as a 90° bend

20. Or tee acting as a 90° bend

21. Thrust block depth to be a minimum of 12" for pipe sizes 3"-8" and 18" for pipe sizes 10"-18" or the square root of the spring line.

22. Must be increased based on different conditions (higher working pressure or lower soil bearing strength).

CITY OF HAILEY DRAINAGE DETAIL (18.14.010.D4)

NOTES:

1. The bed shall be excavated a minimum of 24" into clean sand and gravel.

2. The oil and debris trap shall be installed on the outlet of the primary catch basin.

3. Place a minimum of 4" of compacted bedding on prepared subgrade as specified in ISPWC Section 305 - Pipe Bedding. Extend bedding either to the limits of the excavation or at least 12" outside the limits of the base section.

4. Provide a smooth and level bearing surface on the bedding surface.

CITY OF HAILEY DRAINAGE DETAIL (18.14.010.D4)

NOTES:

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2. The oil and debris trap shall be installed on the outlet of the primary catch basin.

3. Place a minimum of 4" of compacted bedding on prepared subgrade as specified in ISPWC Section 305 - Pipe Bedding. Extend bedding either to the limits of the excavation or at least 12" outside the limits of the base section.

4. Provide a smooth and level bearing surface on the bedding surface.
PLUMBING AND EXHUSTION

A. FLUSHING PRIOR TO DISINFECTION

1. IF WATER CANNOT BE RETAINED ON-SITE AND IF IT IS NOT ALLOWED TO ENTER THE SANITARY SEWER COLLECTION SYSTEM, WATER SHALL BE DECHLORINATED TO HAVE A RESIDUAL OF 2.0 MG/L OR LESS Further information related to chlorination of water can be found in the “IDAHO STANDARDS FOR PUBLIC WORKS

B. CLEANING

3. IF NO HYDRANT IS INSTALLED AT THE END OF THE MAIN, PROVIDE A TAP OF THE SIZE SUFFICIENT TO PRODUCE A VELOCITY IN THE MAIN OF AT LEAST 2.5 FEET/SECOND.

CROSSINGS. SOME RELOCATION OF WATER AND SEWER MAINS MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON THE PLANS.

SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ISPWC Section 505-Aggregate Bedding per the Section 801-Uncrushed Aggregate and Section 305-Pipe Bedding).

1. Optional cast in place manhole base with approved pipe connections may be used with TYPE A

2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.

3. All work in public traffic ways is subject to approval by the City Engineer. He shall be notified one day before any excavation is started. No backfill shall be placed until the backfill depth determined by Proctor Test is placed.

4. All work in public traffic ways is subject to approval by the City Engineer. He shall be notified one day before any excavation is started. No backfill shall be placed until the backfill depth determined by Proctor Test is placed.

5. Where PVC is utilized, a rubber ring or gasket collar is to be installed where the pipe is in contact with the concrete or asphalt.

6. All concrete and masonry joints are to be located at least 25 feet from the beginning of the new main and at least 25 feet horizontally from the infiltration trench and dry wells.

7. Filling Procedure: When granule or tablet installation has been completed, fill the main with clean water at a velocity not exceeding 2.5 feet/second for at least 4 hours, operating all valves and hydrants in the section treated. At the end of the 24 hour period, verify the treated water is in compliance with the city of Hailey standards. A USC EC approved reduced pressure backflow assembly (RPBA) shall be installed on primary service connections (including fire hydrants) located in pavement. Reduced pressure backflows shall be located in accordance with the city of Hailey standards.

8. All water services shall be in compliance with ISPWC Section 404 and the City of Hailey Standards. A USC EC approved reduced pressure backflow assembly (RPBA) shall be installed on primary service connections (including fire hydrants).·

9. All work in public traffic ways is subject to approval by the City Engineer. He shall be notified one day before any excavation is started. No backfill shall be placed until the backfill depth determined by Proctor Test is placed.

10. The contractor shall pressure test all sewer service connections in accordance with the City of Hailey Standards for Public Works Construction. All water services shall be in compliance with the City of Hailey Standards. A USC EC approved reduced pressure backflow assembly (RPBA) shall be installed on primary service connections (including fire hydrants).

11. Concrete collar shall be provided for all manholes.

12. All work in public traffic ways is subject to approval by the City Engineer. He shall be notified one day before any excavation is started. No backfill shall be placed until the backfill depth determined by Proctor Test is placed.

13. All water services shall be in compliance with the City of Hailey Standards. A USC EC approved reduced pressure backflow assembly (RPBA) shall be installed on primary service connections (including fire hydrants).

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A SITE GRADING, DRAINAGE, AND UTILITY PLAN
SPRUCE STREET DUPLEXES

PROJECT INFORMATION
Civil Engineers & Land Surveyors

317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
e-mail galena@galena-engineering.com

DATE
BY REVISIONS

PREPARED FOR LEONARD MCINTOSH

PRELIMINARY
NOT FOR CONSTRUCTION

SKS
FRM
DESIGNED BY
DRAWN BY CHECKED BY

PURPOSE: ISSUE FOR DESIGN REVIEW (12/03/21)

SCALE IN GRAPHIC SCALE
10 Feet 02 0

CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5 / C0.1.

ASPHALT:
- CONSTRUCT ASPHALT ROADWAY SEE DETAIL 1 / C0.1.
- CONSTRUCT ASPHALT PARKING LOT SEE DETAIL 2 / C0.1.
- CONSTRUCT ASPHALT BIKE PATH SEE DETAIL 2 / C0.1.

INSTALL ROAD STRIPING / PAINT. MATCH CITY PATTERNS.
- WHITE ASPHALT PARKING STRIPING (4" WIDE).
- BLUE ASPHALT ADA PARKING STRIPING (4" WIDE).
- WHITE/GREEN THERMOPLASTIC ASPHALT CROSSWALK STRIPING.
- MULTI-USE PATH STRIPING PER CITY OF HAILEY STANDARDS.

INSTALL PAVER SIDEWALK EDGING. REFER TO CITY STANDARD PATTERNS AND MATERIALS. SEE DETAIL 4 / C0.1.

CONSTRUCT CONCRETE CURB
- 6" VERTICAL CURB & GUTTER PER DETAIL 3 / C0.1.
- CURB TRANSITION PER DETAIL 6 / C0.1.
- ZERO REVEAL CURB & GUTTER PER DETAIL 6 / C0.1.

INSTALL DRYWELL PER DETAIL 1 / C0.2.
- RIM = _____
- INV. IN = ____.
- RIM = _____
- INV. IN = ____.
- RIM = _____
- INV. IN = ____.

INSTALL CATCH BASIN, SEE DETAIL 2 / C0.2.
- RIM = ____.
- INV. OUT = ____.
- RIM = ____.
- INV. OUT = ____.

INSTALL D3034 PVC PIPE WITH A MINIMUM SLOPE OF 2.0%.
- 12"Ø
- 6"Ø - DOWNSPOUT CONNECTION PER ARCHITECT.

INSTALL PROPOSED 4" PVC GRAVITY SEWER SERVICE LINE WITH TRAFFIC RATED CLEANOUT AT MINIMUM OF 2% SLOPE.
INSTALL PER DETAIL 6 / C0.2.
SEE DETAIL 1 & 2 / C0.3 FOR TRENCHING.

INSTALL STREET TREE FOR LANDSCAPE ARCHITECT.

PROPOSED TRANSFORMER, LOCATION TO BE VERIFIED BY CONTRACTOR; COORDINATE WITH IDAHO POWER FOR EQUIPMENT DIMENSIONS AND REQUIRED SETBACKS/ ADJACENT BUILDING MATERIALS.

INSTALL LANDSCAPE DRYWELL. SEE DETAIL 7 / C0.2.

INSTALL STREET LIGHT PER CITY OF HAILEY STANDARDS.

MATCH EXISTING LINES AND GRADES.

RETAIN AND PROTECT EXISTING FIRE HYDRANT.

CONNECT TO EXISTING SEWER SERVICE.
SITE GEOMETRY PLAN
SPRUCE STREET DUPLEXES

PROJECT INFORMATION
Civil Engineers & Land Surveyors

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc..

317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
e-mail galena@galena-engineering.com

DATE
BY
REVISIONS

LOCATED WITHIN SECTION 9, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

PREPARED FOR LEONARD MCINTOSH

PRELIMINARY
NOT FOR CONSTRUCTION

SKS
FRM
DESIGNED BY
DRAWN BY
CHECKED BY

PURPOSE: ISSUE FOR DESIGN REVIEW (12/03/21)

C1.1

Scale in GRAPHIC SCALE
10 Feet
02 0
PLANT SCHEDULE

TREES / DECIDUOUS

<table>
<thead>
<tr>
<th>QTY.</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE &amp; SPACING, NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Gleditsia triacanthos 'Prairie Silk'</td>
<td>Prairie Silk Honeylocust</td>
<td>4&quot; cal, full and uniform branching, straight trunk, B&amp;B</td>
</tr>
<tr>
<td>2</td>
<td>Malus 'Spring Snow'</td>
<td>Spring Snow Crabapple</td>
<td>2&quot; cal, full and uniform branching, straight trunk, B&amp;B</td>
</tr>
<tr>
<td>4</td>
<td>Populus tremula 'Erecta'</td>
<td>Swedish Aspen</td>
<td>2.5&quot; cal, 8'-10' ht min, straight trunk &amp; leader</td>
</tr>
<tr>
<td>2</td>
<td>Malus 'Spring Snow'</td>
<td>Spring Snow Crabapple</td>
<td>2&quot; cal, full and uniform branching, straight trunk, B&amp;B</td>
</tr>
</tbody>
</table>

SHRUBS

<table>
<thead>
<tr>
<th>QTY.</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE &amp; SPACING, NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Pinus mugo 'Slowmound'</td>
<td>Slowmound Dwarf Mugo Pine</td>
<td>3 gal</td>
</tr>
<tr>
<td>25</td>
<td>Artemisia 'Silver Mound'</td>
<td>Silver Mound Artemisia</td>
<td>1 gal @ 2' OC</td>
</tr>
<tr>
<td>12</td>
<td>Calamagrostis x acutiflora Karl Foerster</td>
<td>Feather Grass</td>
<td>2 gal @ 3' OC</td>
</tr>
<tr>
<td>6</td>
<td>Panicum virgatum 'Shenandoah'</td>
<td>Shenandoah Red Switchgrass</td>
<td>1 gal @ 3' OC</td>
</tr>
</tbody>
</table>

PERENNIALS & GRASSES

<table>
<thead>
<tr>
<th>QTY.</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE &amp; SPACING, NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>75</td>
<td>Artemisia 'Silver Mound'</td>
<td>Silver Mound Artemisia</td>
<td>1 gal @ 2' OC</td>
</tr>
<tr>
<td>12</td>
<td>Calamagrostis x acutiflora Karl Foerster</td>
<td>Feather Grass</td>
<td>2 gal @ 2' OC</td>
</tr>
<tr>
<td>102</td>
<td>Festuca glauca 'Elijah Blue'</td>
<td>Elijah Blue Fescue</td>
<td>4 pot @ 2' OC, irregular spacing</td>
</tr>
<tr>
<td>27</td>
<td>Helichrysum sp.</td>
<td>Blue Oat Grass</td>
<td>1 gal @ 3' OC</td>
</tr>
<tr>
<td>6</td>
<td>Artemisia 'Silver Mound'</td>
<td>Silver Mound Artemisia</td>
<td>1 gal @ 2' OC</td>
</tr>
</tbody>
</table>

LANDSCAPE SPECIFICATIONS & NOTES

1. SCOPE OF WORK
   a. The landscaping and irrigation work is part of a larger site project resulting in disturbance to the site, landscape and irrigation. As such, the landscape contractor shall coordinate all work with the general contractor, both before any construction begins, and during the course of construction.

2. MATERIALS
   a. Topsoil. Topsoil shall constitute a 3 way blend of the following products: sandy loam, topsoil and organic compost from Winn’s Compost. Topsoil shall be a 3 way blend of the following products: sandy loam, topsoil and organic compost from Winn’s Compost.
   b. Mulch. Mulch shall be two colors of crushed stone, applied to a 2" compacted depth on all beds. Mulch color samples to be approved by owner.
   c. Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable ‘starter’ fertilizer.
   d. Tree Stakes. Tree stakes shall be 2" diameter x 8’ length Lodgepole pine. Fasteners shall be 1” PVC Chain-Lock, placed as detailed.

3. SOIL PREPARATION
   a. Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. No landscape work shall commence until the areas are cleared of other trade debris.
   b. Cultivate the existing ground surface to a minimum depth of 2" and remove all rocks over 1", existing roots and other debris.
   c. Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
   d. Trees planted 5’ or less from paved surfaces shall be planted with a root barrier control.

4. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS
   a. Contractor responsible to verify quantities.
   b. Contractor to confirm that all beds are prepared and ready for planting, without interference with other trades.
   c. Contractor to provide a layout of all beds by landscape architect or owner. Contractor shall ensure that plantings are maintained as per planting schedule.
   d. Contractor to provide Coverage Test for approval by Landscape Architect or Owner.
   e. Contractor to schedule controller and provide instruction manual to owner at completion.

5. WARRANTY
   a. All landscaping shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein.

6. IRRIGATION
   a. An automatic irrigation system using drip irrigation to be installed through the Bidder Design process.
   b. The irrigation system to provide complete coverage and be properly zoned for each hydrozone.
   c. Contractor to confirm operation of all sprinklers with owner.
   d. Contractor to schedule controller and provide instruction manual to owner at completion.

TREE PLANTING NOTES

Prepainted Plant Schedule by city of Hailey Code 17 DRAWINGS.4

1/8" = 1'-0"
CONIFER PLANTING DETAIL

- Cover soil loosened area with 2" bark mulch. Keep mulch 3" away from tree trunk.
- Soil backfill (see specs).
- Place rootball on solid soil.
- Remove burlap from top half of rootball.
- Wide branch attachment.
- Strong and firm roots.
- Spread roots of base root plants out over cone of hand-firmed topsoil.
- Place top of rootball 1" above level growing in nursery.
- Till compacted subgrade as specified.

NOTES:
1. Use plant starter solution during planting operation and as specified.
2. Shrub shall bear same relation to finished grade as it bore to previous existing grade. Top of shrub shall be at least 1" above finished grade.
3. Specified topsoil.
4. Specified topsoil.
5. 1" chain-look tree ties.
6. 2" mulch.
7. 2" lodge pole stake. Place outside rootball.
8. 2" lodge pole stake. Place inside rootball.

DIG THE PLANTING PIT AT LEAST 2 TIMES THE SIZE OF THE ROOTBALL

SCALE: 1" = 1'-0"

SCALE: 3/4" = 1'=0"

SCALE: 1/2" = 1'=0"

DECIDUOUS TREE PLANTING DETAIL

PLACE ROOTBALL ON SOLID SOIL

NOTE:
1. Fertilize and water as specified following planting.
2. See specifications for additional information.
3. See staking details.

DIG THE PLANTING PIT AT LEAST TWICE THE SIZE OF THE ROOTBALL

PLACE TOP OF ROOTBALL 1" ABOVE LEVEL GROWING IN NURSERY

COVER SOIL LOOSENED AREA WITH 2" BARK MULCH. KEEP MULCH 3" AWAY FROM TREE TRUNK

STRONG STOUT STEMS AND BRANCHES

SCALE: NTS

SCALE: NTS

SCALE: NTS

4. CONIFER PLANTING DETAIL

5. CONIFER TREE STAKING

6. GROUNDCOVER PLANTING DETAIL

NOTES:
1. Use plant starter solution during planting operation and as specified.
2. Shrub shall bear same relation to finished grade as it bore to previous existing grade. Top of shrub shall be at least 1" above finished grade.
3. Specified topsoil.
4. Specified topsoil.
5. 1" chain-look tree ties.
6. 2" mulch.
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STRONG STOUT STEMS AND BRANCHES

SCALE: NTS

SCALE: NTS

SCALE: NTS

3. SHRUB PLANTING DETAIL

2. DECIDUOUS TREE STAKING DETAIL

1. DECIDUOUS TREE PLANTING DETAIL

NOTES:
1. Fertilize & water as specified following planting.
2. See specifications for additional information.
3. See staking details.

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COVER SOIL LOOSENED AREA WITH 2" BARK MULCH. KEEP MULCH 3" AWAY FROM TREE TRUNK

STRONG STOUT STEMS AND BRANCHES
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus, to include amendments and additions that better address community and local deed-restricted housing within the City of Hailey.

Hearing: February 7, 2022

Applicant: City of Hailey

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 15, 2021 and mailed to public agencies on December 14, 2021 for the January 3, 2022 Public Hearing. Time did not permit for Commission discussion on January 3, 2022, so the item was continued on record to February 7, 2022.

Background: Blaine County is in a severe housing crisis. Statistics from the Blaine County Housing Authority (BCHA) include:

**Blaine County Area Median Income**

2021 Blaine County Area Median Income1 (HH = 4):
- $75,000 (-1.4%)
Median Income in Blaine County has **declined** for five of the past six years and for nine of the past ten (10) years
Median Income Statewide has **increased** for the last four years

**Hailey Rental/Sales Prices**

2021 Hailey Median Advertised Rents (all unit sizes):
- $2,275 (+42.2%)
- $91,000 Household Income Needed

2021 Hailey Median Home Sales Price (all unit sizes):
- $518,250 (+12.2%)
- $95,194 Household Income Needed

Hailey Median Income (ACS data*) (all households):
- $51,158 (-8.2%)

Blaine County Median Income (ACS data*) (all households):
- $60,343 (-6.0%)

Idaho (Statewide) Median Income (ACS data*) (all households):

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1 Us Department of Housing and Urban Development
To address this housing crisis, planners from all of the local governments are in conversations with housing agencies, developers and other nonprofits on ways to increase community housing. Planned Unit Developments (PUD’s) are one such tool to increase the stock of housing, as the tool allows additional flexibility in zoning regulations.

Two Planned Unit Developments were considered and recommended for approval by the Commission in 2021 which included community housing. (One has been approved by the City Council, and the second is scheduled before the Council on January 24, 2021). It was clear with both proposal that the current PUD requirements with regards to deed-restricted community housing are not reflective of todays housing and construction market.

The current PUD regulations were adopted in 2005, which was a re-write of the housing portions of the 2002 version. No PUD has been submitted since the 2005 regulations were adopted that include Community Housing other than two projects which receive federal subsidies: River Street Apartments and Blaine Manor Apartments. No PUD’s have been submitted of any kind requesting density bonuses as outlined in 17.10040.01.

Staff has meet with BCHA to discuss modifying the regulations to be more aligned with current housing conditions. ARCH is also being consulted. Staff and BCHA recommend the following text amendments to Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus, as follows:

Section 17.10.030: General Requirements:
1. Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

   1. Green Space: All green space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the green space. Where a subdivision is involved as part of the PUD approval process, green space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the city, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the green space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:
2. Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.

3. Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.

4. Preservation of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.

5. Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.

6. River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.

7. Community Housing: For residential PUDs, the provision of at least ten percent (10%) thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.

8. Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households residing full-time within the political boundaries of Blaine County Idaho and whose primary residence is within the residential PUD.

9. Real Property: Dedication or conveyance of real property or an interest in real property to the city.

10. Sidewalks: Off-site sidewalk improvements shall be constructed according to city standards and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:

<table>
<thead>
<tr>
<th>Residential PUDs</th>
<th>A minimum of 0.05 acre per residential unit.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nonresidential or mixed-use PUDs</td>
<td>A minimum of 100 linear feet per 1,000 square feet of gross floor area.</td>
</tr>
</tbody>
</table>
11. Voluntary Transfer Fee: A voluntary Transfer Fee applicable to the entire PUD and payable to the City of Hailey in perpetuity on the sale, transfer, conveyance, or delivery of any real property and attachments thereto.

12. Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.

13. Energy Conservation: All principal buildings within the PUD must comply with sustainable building practices, as follows:

| Residential PUDs | Buildings comply with local "built green" standards for certification, federal EPA "Energy Star" program, or leadership in energy and environmental design - homes (LEED-H) standards for basic certification. |
| Nonresidential or mixed-use PUDs | Buildings comply with leadership in energy and environmental design (LEED) standards for basic certification. |

14. Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan. (Ord. 1191, 2015)

Section 17.10.010.01: Density Bonus:
A. The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:

1. Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.

2. Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.

3. Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).

4. Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.

5. Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.

6. Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
7. Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.

8. Twenty-five percent (25%): The PUD provides or contributes deed-covenanted community housing units within the PUD. The number of community housing units so provided shall be determined by the Council and Commission. The density of bonus of twenty-five percent may be increased by the Council and Commission if an increase in the density bonus serves a compelling housing need in the city, as determined by the Council and Commission.

B. Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)

Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides “[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

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

1. The proposed amendment is in accordance with the comprehensive plan;
Section 8 of the Hailey Comprehensive Plan addresses housing. The background section of the Comprehensive Plan (attached to this report) outlines housing issues in 2009, which have only worsened in the last 12 years. Median home price in Hailey now exceeds the 2009 median home price of $310,000 by over 200%. Windermere Real estate calculates the median sales price in Hailey (as reported November 2021) as $675,000. Blaine County is in a severe housing crisis.

The Plan states:

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

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; Each development will be analyzed to verify the availability of public facilities and services. It is extremely unlikely that modest density increases would affect service provision.

3. The proposed uses are compatible with the surrounding area; and Compatibility is a key component of PUD’s and would be analyzed with each proposal.
4. **The proposed amendment will promote the public health, safety and general welfare.**
The proposed amendments are consistent with the Hailey Comprehensive Plan, and they will not result in a change in allowed uses.

**Motion Language:**

**Approval:** Motion to recommend for approval by the Hailey City Council a City-Initiated Text Amendment amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only.

**Denial:** Motion to deny recommendation for approval by the Hailey City Council a City-Initiated Amendment amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus, finding that ____________________ [the Council should cite which standards are not met and provide the reason why each identified standard is not met].

**Continuation:** Motion to continue the public hearing to __________________ [the Commission should specify a date].
HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17: ZONING REGULATIONS, CHAPTER 17.10, PLANNED UNIT DEVELOPMENTS, TO REFINE COMMUNITY HOUSING BENEFITS AND DENSITY BONUS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, the City of Hailey has not received any Planned Unit Developments that provide for community affordable housing in the last 15 years with the exception of projects which receive federal funding; and

WHEREAS, federal funds are limited and are unlikely to be awarded to new projects in Hailey in the foreseeable future; and

WHEREAS, projects that do not receive federal funding cannot meet the standards currently in effect, primarily due to land and construction costs; and

WHEREAS, the Planning and Zoning Commission has recommended and the City Council has approved two Planned Unit Developments in 2021 which are aligned with the recommended revisions; and

WHEREAS, the Hailey City Council has determined that the above-mentioned amendments are appropriate amendments; and

WHEREAS, the text amendment set forth in this Ordinance will promote the public health, safety and general welfare;

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

Section 1. Title 17, Section 17.10.030: Planned Unit Development, General Requirements, is hereby amended by the addition of the underlined language, as follows:

17.10.030.I: GENERAL REQUIREMENTS:

I. Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:

1. Green Space: All green space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the green space. Where a subdivision is involved as part of the PUD approval process, green space shall be identified as such on the plat. A long term maintenance plan shall be provided. Unless otherwise agreed to by the city, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining
the green space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:

| Residential PUDs | A minimum of 0.05 acre per residential unit. |
| Nonresidential PUDs | A minimum of 15 percent of the gross area of the proposed PUD. |

2. Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the needs of the development. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity, or replaced with another similar recreation facility.

3. Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.

4. Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six inch (6") caliper on the site.

5. Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.

6. River Enhancement: Enhancement of the Big Wood River and its tributaries, must include stream bank restoration and public access to or along the waterway.

7. Community Housing: For residential PUDs, the provision of at least thirty ten percent (10 30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy-five percent (75%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income.

8. Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households residing full-time within the political boundaries of Blaine County Idaho and whose primary residence is within the residential PUD.

9. Real Property: Dedication or conveyance of real property or an interest in real property to the city.

10. Sidewalks: Off site sidewalk improvements shall be constructed according to city standards and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:

| Residential PUDs | A minimum of 100 linear feet per residential unit. |
| Nonresidential or mixed use PUDs | A minimum of 100 linear feet per 1,000 square feet of gross floor area. |

11. Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.

12. Energy Conservation: All principal buildings within the PUD must comply with sustainable building practices, as follows:
| Residential PUDs | Buildings comply with local "built green" standards for certification, federal EPA "Energy Star" program, or leadership in energy and environmental design - homes (LEED-H) standards for basic certification. |
| Nonresidential or mixed use PUDs | Buildings comply with leadership in energy and environmental design (LEED) standards for basic certification. |

132. Other Amenities: Other project amenities and/or benefits to the community that are found, by recommendation of the commission and approval of the council, to promote the purpose of this chapter and the goals and objectives of the comprehensive plan. (Ord. 1191, 2015)

Section 2. Title 17, Section 17.10.040.01: Planned Unit Development, Density Bonus, is hereby amended by the addition of the underlined language, as follows:

17.10.040.01: DENSITY BONUS:
A. The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:
1. Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy source will provide at least fifty percent (50%) of the total energy needs of the PUD.
2. Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is located in the floodplain and no development occurs within the floodplain.
3. Ten percent (10%): The developer of the PUD provides or contributes to significant off site infrastructure benefiting the city (e.g., water tank, fire station).
4. Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.
5. Ten percent (10%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
6. Fifteen percent (15%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
7. Twenty percent (20%): The nonresidential or mixed use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.
8. Twenty-five percent (25%): The PUD provides or contributes deed-covenanted community housing units within the PUD. The number of community housing units so provided shall be determined by the Council and Commission. The density of bonus of twenty-five percent (25%) may be increased by the Council and Commission if an increase in the density bonus serves a compelling housing need in the City, as determined by the Council and Commission.

B. Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)

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

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

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____________________, 2022.

_________________________________
Martha Burke, Mayor, City of Hailey

Attest:

____________________________
Mary Cone, City Clerk
Section 7. Income Categories and Pricing

Income Categories are used by BCHA to determine the appropriateness of Community Housing development proposals in each location and also to determine which Applicants shall be considered for particular Community Homes. These Income Categories are based on percentages of the Area Median Income (AMI) that are assigned to Blaine County by HUD on an annual basis. A Household may purchase or rent a Community Home in a higher Income Category, but not in a lower Income Category. The Household Net Worth shall not exceed the published allowable net worth specified for the particular Income Category. Current income limits and allowable net worth are available on BCHA’s website or by request.

Table 7.1 Household Income Categories by Area Median Income (AMI).

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Percentage of Area Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Less than 50%</td>
</tr>
<tr>
<td>2</td>
<td>50% to 60%</td>
</tr>
<tr>
<td>3</td>
<td>60% to 80%</td>
</tr>
<tr>
<td>4</td>
<td>80% to 100%</td>
</tr>
<tr>
<td>5</td>
<td>100% to 120%</td>
</tr>
<tr>
<td>6</td>
<td>120% to 140%</td>
</tr>
<tr>
<td>7*</td>
<td>140% to 160%</td>
</tr>
<tr>
<td>8*</td>
<td>160% to 180%</td>
</tr>
<tr>
<td>9*</td>
<td>180% to 200%</td>
</tr>
<tr>
<td>L</td>
<td>No Income Limit but must be a full-time resident of Blaine County</td>
</tr>
</tbody>
</table>

*For Income Categories greater than 6, BCHA will recommend that proposed housing be classified as “Category L” which is housing that will be offered to the full-time residents and employees of Blaine County. Category L housing should be offered in tandem with housing Categorized at Income Category 5 or below.
A. Calculation of Sales Prices for Newly Constructed/Available Community Housing

1. Maximum sales prices are calculated based upon the federal affordability calculation allowing thirty percent (30%) of Household Income to be allocated to monthly housing cost. The sales price for newly constructed/available Community Housing varies according to the Area Median Income in any given year and according to the calculation of the “maximum monthly housing cost.” “Maximum monthly housing cost” includes the following monthly payments:
   (a) Principal, interest, and mortgage insurance payment (if any) on first mortgage
   (b) Escrow payment of property taxes and property insurance
   (c) Land lease payments, if any
   (d) Homeowners/condominium association fees, if any
   (e) Utility costs

B. Calculation of Maximum Sales Price

1. The maximum sales price is based on the minimum income of an Income Category in order to ensure that the price of a Community Home is affordable to every purchaser within that Income Category.

2. BCHA has developed the “Community Housing Price Calculator” for ease in determining maximum sale price. This spreadsheet performs the above calculations when the applicable interest rate and HOA dues assumptions are input. Please contact BCHA office or find the Community House Pricing Calculator on BCHA’s website. (www.bcoha.org)

3. To calculate the maximum sales price, follow the steps below:
   (a) Determine the maximum monthly housing cost by Income Category and Home Size.
   (b) Deduct 15% of the maximum monthly housing cost for real estate taxes, insurance, and utilities.
   (c) Deduct any homeowners’ fees or other required payments such as a land lease payment from the amount arrived at in Section 7(B)(3)(b), above.
   (d) Obtain the interest rate from BCHA. The goal of BCHA’s Community Housing Programs are permanent affordability. Therefore, current interest rates do not necessarily apply in setting the initial price for Community Housing. The indexed resale calculation in the Deed Covenants (the affordability mechanism) is based on the initial purchase price. Setting too low of an interest rate for the initial
purchase price will require additional subsidy to keep these homes affordable when interest rates rise.

(e) Utilizing the payment arrived at in Section 7(B)(3)(c) and the interest rate assumption from Section 7(B)(3)(d), calculate a total maximum allowable sale price for the Home.

C. Maximum Monthly Gross Rental Rates for Community Housing

1. The maximum monthly gross rental rates for newly constructed/available Community Housing are published by BCHA on a schedule in conjunction with the release of Income Limit data provided by HUD.

2. The latest maximum monthly gross rental rates can be found on BCHA’s website. These monthly Gross Rental Rates shall be in effect for the term of the initial lease (six (6) month minimum). Thereafter, the maximum monthly gross rental rate can be adjusted in accordance with the published maximum monthly gross rental rates at the time of renewal.
   (a) Due to the fact that published AMI numbers may decrease over a calendar year, BCHA recommends setting monthly rent at a number as close as possible to the middle of a given Income Category, to ensure ongoing stability for the tenant and predictability of income for the landlord.
   (b) In the event of a published AMI decrease by HUD, and if the monthly rent is set at the maximum allowable number within a given Income Category, the rent would be required to be lowered to the new corresponding published AMI.

3. The maximum monthly gross rental rates are based on an amount equal to thirty percent (30%) of the Household Income per month. This gross rental rate figure includes utilities.

4. Please contact BCHA for a Utility Allowance Analysis based on each unit’s size, appliances and heat source to get a net rental rate figure. The maximum Net Monthly Rent will be less than the published Monthly Gross Rental Rates.
PART THREE  GOALS & INDICATORS

Section 8  Housing

Purpose
The purpose of this section is to provide an analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community (Idaho Code Section 67-6508(l)).

| Related Master Plan or Work Plan: | NA |

Background Information
Rapid development of higher-cost housing in the Wood River Valley over the past decades has contributed to an increased demand for affordable, or “community”, housing in the entire valley including Hailey. The term “community housing” has been commonly adopted to refer to housing that is affordable to the workforce of the community, including low income to moderate income wage earners. Housing that is affordable to retired workers, seniors, and disabled residents is also considered “community housing”.

In the United States, two commonly used guidelines for housing affordability is a housing cost that does not exceed 30% of a household’s gross income, and that a home should cost no more than 300% of a family’s income.

The Blaine County 2010 Area Median Income (AMI), for a family of four, is $78,000. This figure may not reflect the true median income for workers due to a number of residents with extraordinarily high incomes. It also excludes workers who are employed in Blaine County but commute from outside the county. Based on the published AMI and the standard above, in 2010 an affordable home price for a family of four would be approximately $234,000.

A relatively small number of community housing units have been provided in Hailey through private developments. Hailey has also has a large number of mid-range single-family homes. However, due to rapidly rising land and home values through the housing market bubble, peaking in 2005, there was a critical housing shortage for moderate to low-income households in Hailey. The current recession and housing market crisis has had a mixed effect on housing affordability. The decline in market value has brought some homes into the affordability range for the workforce. However, that decline has been, in part, due to the many foreclosures and distressed sales in the area. Despite the recession and accompanying drop in property values, market home prices continue to exceed affordability standards for many working families in the community.

<table>
<thead>
<tr>
<th></th>
<th>Hailey Median Home Price</th>
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<tbody>
<tr>
<td></td>
<td></td>
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<tr>
<td>2005</td>
<td>$430,000</td>
</tr>
<tr>
<td>2009</td>
<td>$310,000</td>
</tr>
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City of Hailey
2010 Comprehensive Plan
Resolutions 2010-18, 2012-58, 2020-15
For the many residents who have lost their homes through foreclosure and/or who have experienced lost or reduced incomes, purchasing a home may be out of reach for many years. Furthermore, the unemployment rate is predicted to remain high for several years. The types and methods of providing community housing should be re-examined, but the ongoing need for affordable homes – whether for rent or for sale – remains an important challenge.

There are many benefits affordable housing brings to the community, including economic, social and environmental benefits.

**Economic Benefits**
- Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained.
- Productivity of the workforce improves when commutes are shortened.
- The ongoing local spending and taxes generated as a result of homes being occupied by the working community are significant. As of the summer of 2009, it was estimated that annual incomes of the owners of Blaine County Housing Authority-managed community homes (county-wide) totaled approximately $4.8 million. According to the National Association of Home Builders (NAHB), the typical household will generally spend about three-fifths of their income on goods and services in the local economy, suggesting that Blaine County’s community homeowners contribute $2.88 million annually to the local economy.

**Environmental Benefits**
- Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt.

**Social Benefits**
- Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.
<table>
<thead>
<tr>
<th>Goals</th>
<th>Indicators</th>
<th>Desired Trends or Benchmarks</th>
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<tbody>
<tr>
<td>8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.</td>
<td>Supply of Affordable Rental Housing</td>
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<tr>
<td></td>
<td>Percent of Income for Housing Costs</td>
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<td>Home Affordability</td>
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<td>Housing Costs in Relation to Income</td>
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<td>Distribution of Community Housing Units</td>
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<td>Public Dollars Spent for Community Housing</td>
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Return to Agenda