City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815

Agenda
HAILEY PLANNING & ZONING COMMISSION
Tuesday, February 22, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: https://meet.goto.com/CityofHaileyPZ
Via One-touch dial in by phone: tel:+15713173122,,506287589#
Dial in by phone: United States: +1 (571) 317-3122 **Access Code:** 506-287-589

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 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.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision 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. **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision 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.**

CA 4 Adoption of Findings of Fact, Conclusions of Law and Decision of a 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.**

CA 5 Adoption of Findings of Fact, Conclusions of Law and Decision of a 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: Solar Requirements, mandating new residential developments of single-family homes, townhomes, and substantial remodels install metal clad cable or conduit for future solar electricity generation and consumption capabilities. **ACTION ITEM.**

CA 6 Adoption of Meeting Minutes dated February 7, 2022. **ACTION ITEM.**

CA 7 Adoption of Meeting Minutes dated December 6, 2021. *No change to this item, it is being added again due to typo on last agenda. Date read December 6, 2022*. **ACTION ITEM.**

Public Hearing

PH 1 Consideration Design Review Pre-Application by William Pierpoint, represented by Design Haus, for construction of 1551 Aviation Dr. Mixed Use, to be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), located in the SCI – Industrial (SCI-I) Zoning District. This project consists of self-storage units, four (4) work force housing units and a café. **ACTION ITEM.**

PH 2 Consideration Design Review Application by Patrick and Pilar Lindahl, for construction of a new 1,046 square foot single-family residence to be built in front of the existing garage and ADU. The proposed project is located at 302 South 4th Avenue (Lots 13, 14 and N 10 of 15, Block 105, Hailey Townsite) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **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: **March 7, 2022.**

- DR PreApp: Sun Valley Luxury Car Rental

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On February 7, 2022, the Hailey Planning and Zoning Commission considered and approved 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 an affordable residential unit, intended to be employee occupied.

FINDINGS OF FACT

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, proposed 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:

Phases	Phase I	Phase II	Phase III
Design Review Date	03/04/2019	07/20/2020	02/07/2022
Number of Buildings	Three (3) buildings	Five (5) buildings	Four (4) buildings
Building Sizes	3,000 to 5,200 sq. ft.	2,200 to 4,560 sq. ft.	2,413 to 4,400 sq. ft.
Number of Storage Units	45	82	46
Lot Size	0.70 acres (30,622 sq. ft.)	1.01 acres (44,292 sq. ft.)	0.89 acres (38,768 sq. ft.)
Number of Residential Units	0	0	One (1)

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 have been 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 December 2021 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 was held on February 7, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**:
				Life/Safety: *No comments*
				Water and Sewer: *The Water Division recommends that the following be resolved and/or completed prior to issuance of a Building Permit:* - *Any and all unused water services shall be abandoned.* - *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.).* *The recommendations above have been made Conditions of Approval.*
				Building*: No comments*
				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.*
☐	☐	☒	**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. The Commission found that this standard has been met.*
☐	☐	☒	**17.08A Signs**	**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.**

			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **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.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. 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.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted. The Commission found that this standard has been met.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*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.* *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. The Commission found that this standard has been met.*
☐	☐	☒	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.
☒	☐	☐	**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'*
				
				The Commission found that 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 and the Commission found that this standard has been met.
☐	☐	☒	**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. The Commission found that this standard has been met.*

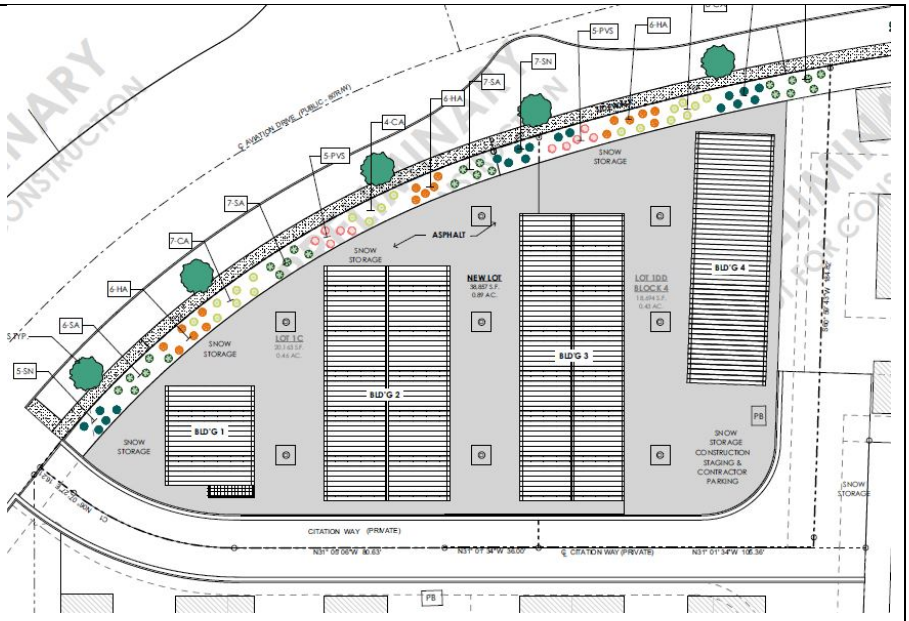
Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***

☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed 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.**
			Staff Comments	*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.* *The Applicant is proposing to add the following landscaping behind the existing sidewalk and in front of the proposed project:* - *19 Feather Reed Grass* - *17 Common Sneezeweed* - *10 Shenandoah Switch Grass* - *23 Autumn Moor Grass* - *18 East Friesland Meadow Sage* *No sizes are proposed for the plant material listed above. City Staff suggests that the Applicant incorporate plant material 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.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☒	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*All loading and unloading zones will take place at individual storage units. These units will be screened by the other proposed buildings onsite. Unit entrances face inward and no loading areas face the rear of the property where the access easement exists. No onsite trash storage is proposed.*

				The location of drywells has been shown on Sheet A1.11. No water or wastewater connections are needed for the storage units; however, will be needed for the proposed residential unit. *It appears that two power boxes exist onsite or near the site and within the public right-of-way. These power boxes, one located at the north corner of Citation Way and Aviation Drive, and another located on existing Lot 1DD and to the rear of the parcel, shall be screened from view with landscaping or enclosure feature that complements the proposed development. This has been made a Condition of Approval.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The existing private street, Citation Way, functions similarly to an alley and is unbuildable, and utilized for access and utilities. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*The Applicant has noted that all parking is located within each individual storage unit (46 units in total); however, there are six (6) units that have been specifically designed to store vehicles. Parking is screened from the street, buffered by buildings, landscaping and/or sidewalks.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*Access to the site can be achieved from the private Street, Citation Way. Three (3) lanes between the buildings will be utilized for vehicular access (see image below for further details).*

				 *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.*

				 The Commission found that this standard has been met.
☒	☐	☐	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.*
☐	☐	☒	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.*
2. Building Design: 17.06.080(A)2, items (a) thru (m)				

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			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.* *The Commission found that this standard has been met.*
☐	☐	☒	**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 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. The Commission found that this standard has been met.*
☒	☐	☐	**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.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*No plans for future additions or renovations are planned. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2g**	**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.**
			Staff Comments	*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.*

				 The Commission found that this standard has been met.
☒	☐	☐	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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 a residential unit to the site. The Applicant noted that with the construction of the residential unit, they intend to minimize energy consumption by providing the following:* - *Double glazed windows* - *Windows with Low Emissivity glazing* - *Wiring for Electric Vehicle charging within the proposed garage space* *The Commission found that this standard has been met.*

☒	☐	☐	**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.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts will be piped underground to water retention areas. The downspouts will incorporate heat tape to prevent freezing at the ground to air transition areas. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies or covered areas are proposed. The Commission found that this standard has been met.*
☐	☐	☒	**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 at this time; therefore, a Master Sign Plan is not required at this time. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A, as no walls or fences are proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*N/A, as no walls or fences are proposed. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind**

				Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			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.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*N/A. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			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.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines will be underground. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*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.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The proposed landscaping along Aviation Drive is hardy to the Zone 4 Environment. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**

			Staff Comments	*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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*N/A, as this project is located within the SCI-I Zoning District and is excluded from this standard. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*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.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*N/A, as the proposed project is not located within the B, LB, TN or SCI-SO Zoning Districts. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*Runoff is within the landscaped/parking areas and/or is directed to drywells. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Owner will be responsible for maintaining plant material in a healthy condition. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4i**	**i. 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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed. The Commission found that this standard has been met.*
			17.06.080(A)4l	**l. Landscaping should be provided within or in front of extensive retaining walls.**

☐	☐	☒	***Staff Comments***	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed. The Commission found that this standard has been met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(C)1a**	**a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(C)1b**	**b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(C)2c**	**c. Vehicle circulation, parking and loading shall not block pedestrian access ways.**
			Staff Comments	*Vehicle circulation and required parking do not block pedestrian access ways. The Commission found that this standard has been met.*

Accessory Uses in the Service Commercial Industrial District

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.04L.030.03(D)1**	**D. Accessory Dwelling Units (ADUs), provided the following criteria are met:** **1) There shall not be more than one ADU per unit within a principal building.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.04L.030.03(D)2**	**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.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.04L.030.03(D)3**	**3) Each ADU shall have designated ground floor storage space for the Occupant's use. The storage space shall be secure, covered and screened.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.04L.030.03(D)4**	**4) An ADU shall be occupied by an owner or employee of a business which occupies the principal building.**
			Staff Comments	*This will be made a Condition of Approval. The Commission found that this standard has been met.*
☒	☐	☐	**17.04L.030.03(D)5**	**5) An ADU shall not be sold as a condominium or a separate legal parcel from the principal building.**
			Staff Comments	*This will be made a Condition of Approval. The Commission found that this standard has been met.*

17.06.060 Criteria.

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

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

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

1. **Ensure compliance with applicable standards and guidelines.**
2. **Require conformity to approved plans and specifications.**
3. **Require security for compliance with the terms of the approval.**

4. **Minimize adverse impact on other development.**
5. **Control the sequence, timing and duration of development.**
6. **Assure that development and landscaping are maintained properly.**
7. **Require more restrictive standards than those generally found in the Zoning Title.**

C. **Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**

1. **If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Hailey Municipal Code and City Standards.

DECISION

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 and 1DD, Block 4, Airport West Subdivision #2 (1290 and 1310 Citation Way), within the SCI – Industrial (SCI-I) Zoning District, is hereby approved, 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 Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided Conditions (a) through (k) will be met:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's 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).

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On February 7, 2022, the Hailey Planning and Zoning Commission considered and approved 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. The proposed project will be 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.

FINDINGS OF FACT

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 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 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
    - *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
    - *The Applicant has increased the width of the internal drive to 30 feet*
- Utilizing a different material for the guardrails
    - *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).

On February 7, 2022, the Planning and Zoning Commission reviewed and approved the Design Review Application. Any amendments made or additional Conditions of Approval have been noted herein.

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 was held on February 7, 2022 in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications

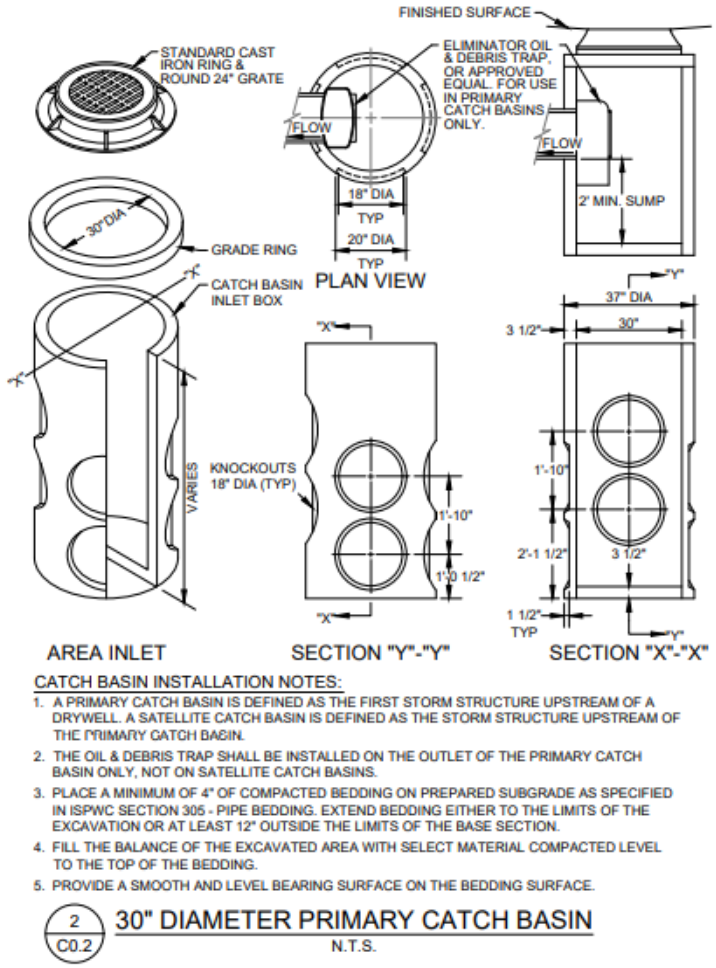
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *See below*
				Life/Safety: *No comments at this time.*

				Streets, Water & Wastewater: *The Public Works Department recommends that the following items be resolved at final design:*
				
				- *The **Wastewater Division** recommends that the Applicant utilize the existing sewer services to each lot.*
				- *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.*
				- *The **Streets Division** recommends the following:*
				  o *Relocate fire hydrant to grassy area on the north of the parcel*
				  o *Extend the transition area west of the catch basin to the termination on the existing sidewalk*
				  o *Continuing the asphalt bike path through the curb ramp as asphalt*
				  o *Mirror the requirements for the Silver River Apartments for power, water, and electric meter locations*
				  o *Change the style of the oil eliminator*
				
				The above recommendations have been made a Condition of Approval.

				Building*: No comments*
				City Arborist: *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.*
☐	☐	☒	**17.08A Signs**	**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.**
			Staff Comments	*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. The Commission found that this standard has been met.*

☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			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 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 Commission recommended the tuck-under garage have one large door instead of two for each unit to allow for easier access of larger vehicles.* *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.* *The Commission found that parking requirements for the proposed project have been met.*
☐	☐	☒	**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, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code. The Commission found that this standard has been met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **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.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. 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.**
			Staff Comments	*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:*

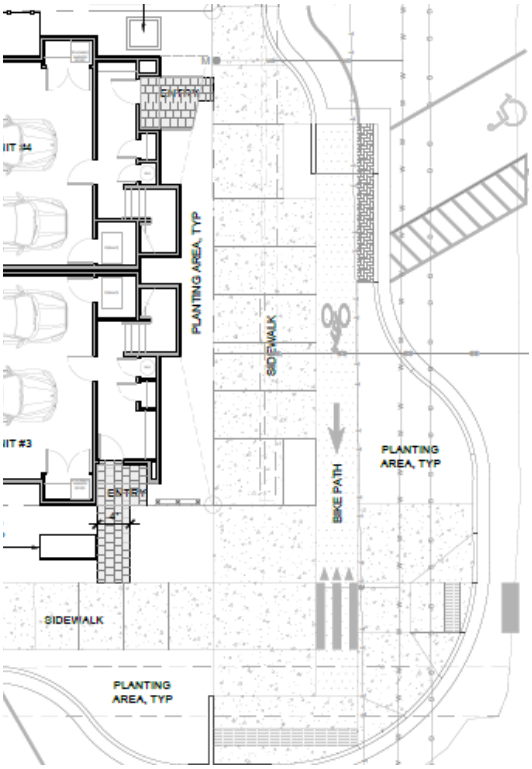
				 The Commission found that this standard has been met.
☒	☐	☐	**Bulk Requirements**	**Business (B) and Townsite Overlay (TO) Zoning Districts:**
			Staff Comments	*Building Height:* - *Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable height is 40').* - *Proposed Building Height: 37'-8 ½"* *Building Setbacks:* - *Permitted Setbacks:* o *Front Yard: 0'* o *Side Yards: 0'* o *Rear Yard: 0'* - *Proposed Setbacks:* o *Front Yard (Spruce Street): 0* o *Side Yard (northeast): ~4'-0"* o *Side Yard (southwest): ~20'-0"* o *Rear Yard: 3'-0"* *The Commission found that all setback and building height requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*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.* *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.*

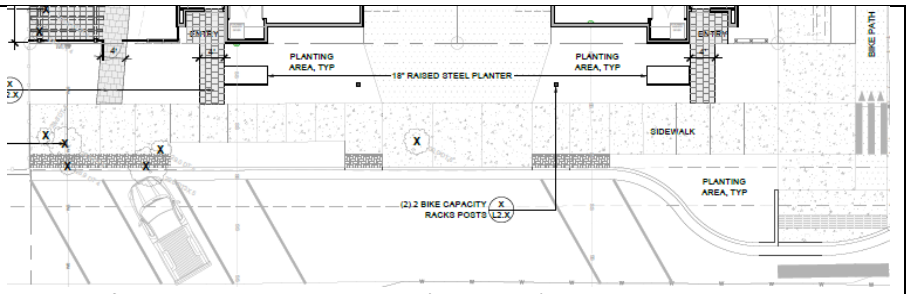
				The Streets Division also recommends that the following be resolved prior to issuance of a Building Permit: - *Relocating the hydrant to the grassy area on the north, as its current location is a pedestrian hazard and would make snow removal difficult* - *Continuing the asphalt bike path through the 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.* *The Commission found that this standard has been met.*
☒	☐	☐	**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	*The Commission found that this standard will be met.*

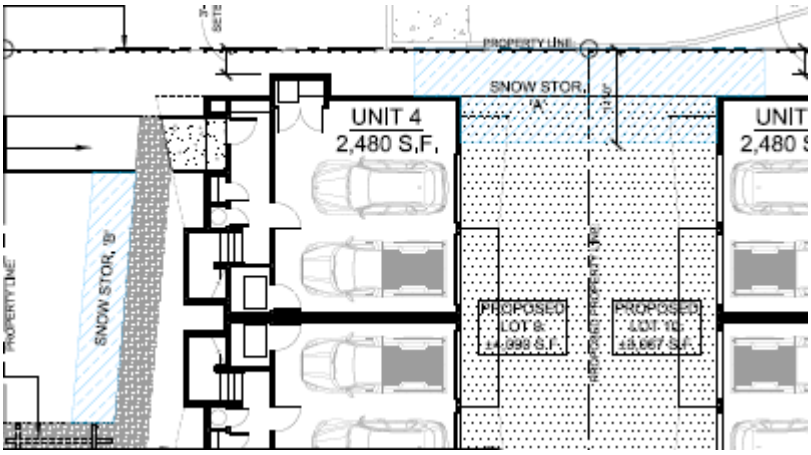
Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

1. Site Planning: 17.06.080(A)1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*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 synthetic turf 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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed 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.**
			Staff Comments	*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.* *The Commission shared concerns over the Chokecherry and Crabapple trees being fruit-bearing and leaving debris. The Applicant explained how there will be a property manager that will be responsible for maintenance to the buildings, the surrounding area and the public right-of-way. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**

			Staff Comments	*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).*

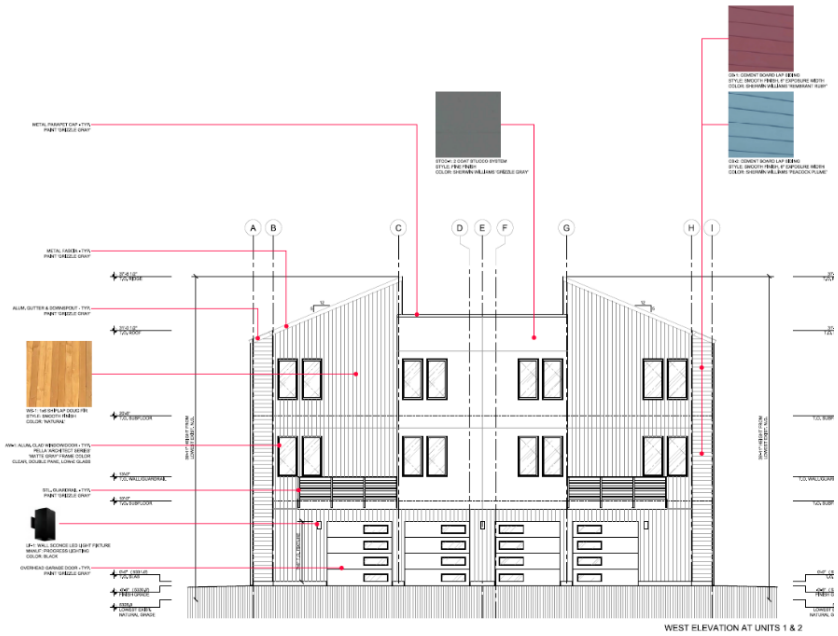
				 *Property frontage along Spruce Street (southeast).* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Each unit will have individual trash cans and recycle containers, which will be walked the curb along Spruce Street for weekly pickup.* *The Commission discussed the need of an agreement between Clear Creek and the Applicant for a specified trash pickup location. This has been made a Condition of Approval.* *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.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A, as the property is not serviced by an alley. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed at this time. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*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).  *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1h**	**h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			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. The Commission found that this standard has been met.*
☒	☐	☐	**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	*Two (2) snow storage areas are provided onsite, as shown on the site plans. The Commission found that this standard has been met.*
☒	☐	☐	**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	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1k**	**k. 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". The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*Sufficient snow storage is available onsite; however, the applicant may haul snow if needed, which is allowable in the Business District. The Commission found that this standard has been met.*

☒	☐	☐	**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	*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. The Commission found that this standard has been met.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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.* *The Commission discussed the noise generated from the nearby Les Schwab Tire Center. The vegetation and fence will be used as sound buffers for the property.* *The Commission discussed the colors of both buildings, and it was determined that the proposed colors of the buildings add variety and interest to the neighborhood. The Commission found that this standard has been met.*
☐	☐	☒	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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.**
			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 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.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**

			Staff Comments	*N/A, as no future additions or renovations are planned at this time.*
☐?	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			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 Douglas 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 was brought to the hearing. The Commission noted the textured lines on the proposed colors on the Sample Board. The Applicant explained how the lines shown are the Douglas Fir shiplap siding. The Applicant explained how all the homes west of the parcel utilize the same design style.* *The Commission discussed the colors of both buildings, and it was determined that the proposed colors of the buildings add variety and interest to the neighborhood.* *The Commission found that this standard has been met.*
☐?	☐	☐	**17.06.080(A)2g**	**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.**
			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. The Commission found that this standard has been met.*
☒	☐	☐	**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	*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. The Commission found that this standard has been met.*
☒	☐	☐	**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 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* *The Commission found that this standard has been met.*
☒	☐	☐	**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.**
			Staff Comments	*The proposed shed roofs will have snow clips, gutters, and downspouts to prevent snow from falling in pedestrian areas. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will be located within landscaped areas, will be connected to drywells, and shall not create any pedestrian hazards. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies are proposed. The Commission found that this standard has been met.*
☐	☐	☒	**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. The Commission found that this standard has been met.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are proposed. The Commission found that this standard has been met.*
			17.06.080(A)3b	**b. Accessory structures shall be located at the rear of the property.**

☐	☐	☒	***Staff Comments***	*N/A, as no accessory structures are proposed. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*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.* *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.* *The Commission discussed whether the existing fence would need repairs. The Applicant explained how the existing fence on the west is in relatively good condition and needs minimal repairs. The Applicant has chosen to utilize the existing fence to not disturb the neighbors west of the property. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*Please refer to Section 17.06.080(A)3c for further detail. Landscaping and buildings are the prominent features on the site.* *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.* *The Applicant explained how the existing fence is in relatively good condition and will need minimal repairs. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*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.*
☒	☐	☐	**17.06.080(A)3f**	**f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.**
			Staff Comments	*Aside from minimal plumbing vents, no roof projections and/or roof-mounted mechanical equipment are proposed at this time. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3g**	**g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**
			Staff Comments	*No common trash area is proposed, each unit will bring trash and recycling containers to the curb on Spruce Street. An agreement between Clear Creek*

				Disposal and the Applicant will be made to specify a trash pickup location. This has been made a Condition of Approval.
☒	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)3i**	**j. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*No appurtenances will be permitted on poles. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)4a**	**a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The Applicant has stated that all plant species proposed are hardy to a minimum USDA Zone 4. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4c**	**c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4d**	**d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.**
			Staff Comments	*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:* *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.* *The Commission discussed how the open space utilizes artificial turf, which could be used by dogs. The Commission stated that artificial turf is easier to clean than grass if the space is frequently used by dogs.* *The Commission shared concerns over how the Chokecherry and Crabapple fruit-bearing trees will leave debris on the property. The Commission questioned how the property will be managed to clean the debris from the fruit-bearing trees. The Applicant explained how the property will have a manager that will live offsite*

				and will be responsible for the property's upkeep. The Commission found that this standard has been met.
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*Proposed landscaping is varied, as shown in the Landscape Plans. Refer to Section 17.06.080(A)4d for further details. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4g**	**g. 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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			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**	**i. 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. The Commission found that this standard has been met. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4l**	**l. 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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4m**	**m. 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. The Commission found that this standard has been met.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time. The Commission found that this standard has been met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)1a**	**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.**
			Staff Comments	*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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			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. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*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.* *The new sidewalk along River Street is delineated by a four (4') foot wide landscape strip. On the west side of the landscape strip, a seven-foot six inch (7'-6") wide sidewalk is proposed. The new sidewalk along Spruce Street will also be delineated by a four (4') foot wide landscape strip. On the north side of the landscape strip, a six (6') foot wide sidewalk is proposed. The proposed perimeter sidewalks will connect to interior sidewalks and patio area, providing safe access and sufficient circulation around and through the site. The Commission found that this standard has been met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)2a**	**a. 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.**

			Staff Comments	*Refer to Section 17.06.080(A)2, items (a) thru (m) for further details. The Commission found that this standard has been met.*
☒	☐	☐	**17.06.080(D)2b**	**b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.**
			Staff Comments	*Refer to Section 17.06.080(A)2, items (a) thru (m) for further details. The Commission found that this standard has been met.*

General Requirements for the Downtown Residential Overlay District (DRO)

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**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).**
				A. Residential Percentage: There shall be no maximum residential percentage on the ground level (Ord. 1238, 2018).
			Staff Comments	*The project proposes four (4) dwelling units which have garage parking for each unit that are tuck-under. The Commission recommended the tuck-under garage have one large door instead of two for each unit to allow for easier access of larger vehicles. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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. The Commission found that this standard has been met.*
☒	☐	☐	**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 Commission suggested using one large garage door instead of two with a column in the middle to make it more easily accessible for residents with larger vehicles. *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.* *The Commission found that parking requirements for the proposed project have been 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 synthetic turf 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.* *Please refer to Section 17.09.020.11 for further details regarding setbacks. The Commission found that this standard has been met.*
☒	☐	☐	**17.04R.060 (C)**	**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.**
			Staff Comments	*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. The Commission recommended using one large garage door instead of the two proposed to allow for easier access of larger vehicles. The Commission found that this standard has been met.*
☒	☐	☐	**17.04R.060 (D)**	**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).**
			Staff Comments	*All units are larger than hundred (500) square feet; thereby, onsite storage units are not required. The Commission found that this standard has been met.*

17.06.060 Criteria.

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

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

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

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

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

1. **If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
2. **In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Zoning Ordinance and City Standards.

DECISION

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, 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, has been approved, 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 Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (k) will be met:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's 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 10Ashall connect to the water line on River Street.
    vii. Lots 9A and 10A shall utilize the existing sewer service to each lot.
    viii. A Right-of-Way Maintenance Agreement shall be adopted by the Council prior to Certificate of Occupancy.

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.
k) A letter shall be provided by Clear Creek Disposal confirming the adequacy of the curbside trash location prior to issuance of a building permit.

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On February 7, 2022, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council 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.

FINDINGS OF FACT

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 Income[1] (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):
- $55,785 (+6.7%)

Housing Stock

Total number of Hailey Housing Units:
- 3,399 (+3.8%)

[1] Us Department of Housing and Urban Development

Number of Occupied Housing Units:

- 2,651 (-0.7%)
- 78% of housing stock

Number of Vacant Housing Units:

- 748 (+23.4%)
- 22% of housing stock

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 (2) Planned Unit Developments were considered and recommended for approval by the Commission in 2021, which included community housing (both have been approved by the Hailey City Council). 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 PUDs have been submitted of any kind requesting density bonuses as outlined in 17.10040.01.

Staff has met 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:

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 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.

Commission Discussion: The Commission discussed whether to include a qualifying timeline within Amenity #8: Local Deed-Restricted Housing, for those individuals relocating and having full-time employment secured. BCHA advised against this, as per its Community Housing Guidelines, individuals relocating to the area with full-time employment secured are considered local residents. BCHA also noted that a gap in living arrangements may discourage individuals from accepting full-time work in Hailey and/or within Blaine County. The Commission concurred and found this amenity, as written, an appropriate addition to Section 17.10.030: General Requirements.

~~8.~~ 9. Real Property: Dedication or conveyance of real property or an interest in real property to the city.

~~9.~~ 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. 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.

Commission Discussion: The Commission discussed the proposed amenity above and found that though the city is unable to mandate this as a requirement under Idaho legislature, the Commission found this addition to be acceptable as voluntary, and would like Staff to encourage Developers to utilize this amenity in the future.

~~10.~~ 12. Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.

~~11.~~ 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.

~~12.~~ 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. <u>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.</u>

Commission Discussion: The Commission agreed to the addition of Density Bonus #8 and found it to be an acceptable bonus that best serves our community, which is in need of housing.

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.

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; 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 PUDs and would be analyzed with each proposal. The Commission found that this standard has been met.

4. The proposed amendment will promote the public health, safety and general welfare.
The Commission found the proposed amendments to be consistent with the Hailey Comprehensive Plan, and that they will not result in a change in allowed uses.

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Chair

Attest:

_____
Jessica Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 18, 2022, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council 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.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 10, 2021 and mailed to public agencies on December 10, 2021.

FINDINGS OF FACT

Background: City Planning Staff has identified the modernization of Hailey Municipal Code to meet sustainability standards as a priority for 2022 and moving forward. As such, Staff is proposing to amend Title 16: Subdivision Regulations, Chapter 16.05: Improvements Required, Section 16.05.060: Utilities, to remove the requirement of natural gas and to encourage electric utilities for this standard, making natural gas optional.

Using electricity instead of natural gas for utilities, such as heating systems, has become more common as recent research shows it to be a more environmentally friendly, energy efficient alternative that doesn't produce greenhouse gas emissions or hazardous byproducts. Electrifying a home is also cost effective for homeowners, as they can avoid the volatility in fossil fuel prices and availability.

Within the Hailey Municipal Code, new subdivisions are required to install/construct all individual service connections, and all necessary trunk lines and/or conduit for natural gas. Staff recommends amending the code language to encourage the utilization of electric and make natural gas optional.

The text amendment for Title 16: Subdivision Regulations, Chapter 16.05: Improvements Required, Section 16.05.060: Utilities could read as follows:

> The developer shall construct each and every individual service connection and all necessary trunk lines and/or conduit for ~~natural gas,~~ electricity, telephone and cable television to the property line before placing base gravel for the street or alley, <u>with the provision of natural gas being optional. The use of all electric utility service is preferred, as it is more aligned with the City's clean energy goals.</u>

Commission Discussion: The Commission unanimously agreed that this text amendment is straightforward as a language change which focuses on the City's clean energy goals by encouraging the use of electric utilities and making natural gas optional. Electrifying utilities is a long-term approach to replacing fossil fuels in the community.

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 does not go into the specificity that this code section contemplates; however, it is anticipated that the city will annually update their Capital Improvement Plan to guide necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

Section 1: Natural Resources, Energy, and Air Quality
Goal 1.4: Promote Energy Conservation

Section 9: Public Facilities, Utilities, and Services
Goal 9.1: Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

Electric utilities do not produce greenhouse gas emissions or hazardous byproducts, unlike natural gas. By amending the code language to encourage the utilization of electric and make natural gas optional, the City provides an environmentally friendly alternative to be utilized. This further supports and helps the city move toward their goals of 100% clean energy by 2045, as well as 100% clean electricity by 2035 (Resolution 2020-130). 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 amendment will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services. The amendment is intended to promote the use of electric utilities and make natural gas less common in the community.

3. The proposed uses are compatible with the surrounding area; and
The Commission found that the proposed text amendments will not impact compatibility and found that this standard has been met.

4. The proposed amendment will promote the public health, safety and general welfare.
The Commission found that the proposed amendments are consistent with the Hailey Comprehensive Plan, that they will not result in a change in allowed uses, and that this standard has been met.

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 augmented notice, pursuant Title 16, Chapter 16.05, Section 16.05.060 was given, and is proper. The Commission makes the following recommendations:

a) An Ordinance, Ordinance No. _____amending Title 16: Subdivision Regulations, Chapter 16.05 Improvements Required, Section 16.06.060 Utilities, to encourage the use of electric utilities and make natural gas optional.

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Chair

Attest:

_____
Jessica Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 18, 2022, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council 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: Solar Requirements, mandating new residential developments of single-family homes, townhomes, and substantial remodels install metal clad cable or conduit for future solar electricity generation and consumption capabilities.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 10, 2021 and mailed to public agencies on December 10, 2021.

FINDINGS OF FACT

Background: City Planning Staff has identified the modernization of Hailey Municipal Code to meet sustainability standards as a priority for 2022 and moving forward. As such, Staff is proposing to add a section to Chapter 15.20: Green Building Standards, Section 15.20.012, entitled Solar Requirements, mandating new residential developments of single-family homes, townhomes, and substantial remodels be solar ready by installing the wiring necessary for solar energy generating systems.

Solar energy is a sustainable and renewable resource. Generating electricity via solar power can dramatically reduce greenhouse gas emissions, improve air quality, and result in energy cost savings. To meet Hailey's clean energy goals of 2045, and to create a more sustainable community for current and future generations, solar energy development must be encouraged. The requirement of new residential developments to be solar ready will be crucial to establishing a foundation for the long-term growth of the solar market in Hailey. Solar ready code requirements will help make future solar installations easier and cost effective, as they aim to cut the costs associated with retrofitting homes for solar and to encourage homeowners to consider solar as a real possibility. Solar ready code will act as a catalyst for future solar installations and market expansion.

The concept of solar ready means planning and building with the intention of installing solar photovoltaic (PV) energy generating systems in the future. Moreover, it's the installation of wiring from the future location of solar panels to the existing subpanel or where the electric meter will be placed to make the later installation of solar easy. The cost for solar wiring during construction ranges from $500 to $1200. This cost would be significantly higher if a home were to be retrofitted as solar ready, due to cost of removing and repairing walls to run the wiring through. Additionally, it is less expensive to install the wiring as opposed to a conduit. Wiring with a metal clad (MC) cable is easier to install, as the installation of a conduit is labor intensive. The requirement of installing a MC cable in new residential developments is an appropriate first step for expanding solar energy in Hailey.

Staff recognizes that not all new developments of single-family homes, townhomes, or substantial remodels will be suitable for future solar energy generating systems. Therefore, within the solar requirements code, a clause will be added of a case-by-case exception where a unique solution can be proposed in lieu of solar ready. Staff hopes to encourage solar energy development in the community by requiring new residential developments to have the wiring in place for the future installation of solar generating systems. Solar ready requirements aim to eliminate barriers to local solar adoption and expand market growth.

After the staff report was written, new knowledge had surfaced on a different approach for the solar ready requirement and staff recommends modifying the proposed language of the text amendment. As it currently reads, new single-family homes, townhomes, and substantial remodels are required to install metal clad cable wired from the future location of solar panels to the electrical panel. To offer more flexibility in compliance with the solar ready requirement, staff recommends providing the option of installing either MC cable **or** conduit from the future location of solar panels to the existing subpanel or where the electric meter will be placed to allow for the installation of a solar energy system at a later date. By providing the option of either MC cable or conduit, it allows the contractor to make the most cost-effective decision. The cost associated with the installation of MC cable or conduit will vary significantly per structure; therefore, staff finds it important to allow flexibility in compliance.

Commission Discussion: The Commission concurred with the importance of the installation of solar ready requirements during construction to cut costs associated with retrofitting a building for solar.

The Commission discussed the need to include how a structure is determined as feasible or not for future solar energy systems. The Commission stated the importance of including general criteria of what limiting factors would be for compliance with the solar ready requirement. The Commission also suggested other renewables, such as wind energy, in lieu of the solar ready requirement for structures where solar is not suitable. The commission acknowledged the need for flexibility for cases, however, the commission agreed that compliance with solar ready requirements is the path of least resistance and will likely be utilized by developers more often than not.

The commission recommended clarifying in the code that the solar ready requirement refers to solar photovoltaic systems, so as not to be confused with solar thermal power systems. Moreover, making clear that the installation of a conduit is just a pathway and does not involve any wires.

Lastly, the commission recommended the insertion of a clause for when structures are determined not feasible for solar systems, the planning department, city engineer, and building official are responsible for approving of a unique solution in lieu of the solar ready requirement.

At this time, the Commission decided to move forward with solar requirements for new developments of residential units, including single-family homes and townhomes, as well as for substantial remodels, with the option of MC cable or metal conduit.

The text amendment for Title 15: Buildings and Construction, Chapter 15.20 Green Building Standards, Section 15.20.012 Solar Requirements could read as follows:

> *All new residential developments of single-family homes, townhomes, and substantial remodels shall install metal clad (MC) cable or metal conduit from the future location of solar panels to the existing subpanel or where the electric meter will be placed. The MC cable or conduit shall be identified as "Solar Ready" in the service panel or subpanel directory. Installation shall comply with the applicable provisions of the National Electrical Code. Solar Ready is defined as the structures' readiness for the future installation of a solar photovoltaic system. If staff approves that solar energy generation is not feasible for the parcel, a unique solution shall be proposed in lieu of the solar ready requirement.*

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 does not go in to the specificity that this code section contemplates; however, it is anticipated that the city will annually update their Capital Improvement Plan to guide necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

Section 1: Natural Resources, Energy, and Air Quality
Goal 1.4: Promote Energy Conservation

Section 9: Public Facilities, Utilities, and Services
Goal 9.1: Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

Solar energy is a clean and renewable resource that improves air quality and reduces greenhouse gas emissions in the community. By requiring new single-family homes, townhomes, and substantial remodels to be solar ready, the city incentivizes solar energy development, which will result in reduced environmental impacts.

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 amendments are intended to encourage solar market expansion in the community, and developers will be responsible for the MC cable or conduit installation cost.

3. The proposed uses are compatible with the surrounding area; and
The Commission found that the proposed text amendments will not impact compatibility and found that this standard has been met.

4. The proposed amendment will promote the public health, safety and general welfare.
The Commission found that the proposed amendments are consistent with the Hailey Comprehensive Plan, that they will not result in a change in allowed uses, and that this standard has been met.

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 augmented notice, pursuant Title 15, Chapter 15.20, Section 15.20.020 was given, and is proper. The Commission makes the following recommendations:

a) An Ordinance amending 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 of single-family homes, townhomes, and substantial remodels to install metal clad (MC) cable or metal conduit from the future location of solar panels to the existing subpanel or where the electric meter will be placed. The MC cable or metal conduit shall be identified as "Solar Ready" in the service panel or subpanel directory. Installation shall comply with the applicable provisions of the National Electrical Code. Solar Ready is defined as the structures' readiness for the future installation of a solar energy generating system. If staff approves that solar energy generation is not feasible for the parcel, a unique solution shall be proposed in lieu of the solar ready requirement.

The Commission thereby recommends approval to the Hailey City Council an Ordinance, Ordinance No. _____, amending Title 15: Buildings and Construction, Chapter 15.20 Green Building Standards, to add Section 15.020.012 Solar Requirements, mandating new developments of single-family homes, townhomes, and substantial remodels to install metal clad cable or metal conduit for future solar electricity generation and consumption capabilities.

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Chair

Attest:

_____
Jessica Parker, Community Development Assistant

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, February 7, 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#
Dial in by phone: United States: +1 (571) 317-3122 **Access Code:** 506-287-589

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

5:30:01 PM **Chair Fugate called to order.**

5:30:16 PM **Public Comment for items not on the agenda.** No comment.

5:30:57 PM **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.**

5:31:08 PM Davis pulled CA 1.

5:31:41 PM **Pogue motioned to approve CA 2. Stone seconded. Smith abstained.**

5:31:57 PM **Stone motioned to approve CA 3. Pogue seconded. All in Favor.**

5:32:23 PM Davis explained correction to Findings using on table listed on page 3 of 5 regarding lots larger than 4500.

5:33:45 PM Pogue motioned to approve CA 1 as amended. Stone seconded. Smith abstained. All in Favor.

Public Hearing

PH 1 *5:34:44 PM 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.***

5:35:24 PM Davis introduced the project and turned floor over to applicant team. Andrew Bick introduced himself and the applicant team. 5:36:25 PM Bick explained proposing phase 3 of storage units next to phase 1 and 2 that are already existing. Bick stated there is a high demand for storage units in area. Bick summarized the project consisting of 4 buildings total and that building No. 1 will contain a 1160 sq. ft. residential unit. Building 1 is the only two story building, with total height of 24' 8". Bick went on to summarize approximate square footage of each building. Bick stated in process of building permit submittal, will combine two lots together. Bick stated this is similar to what was done in phase 2. Bick stated proposing continuation of landscaping done in phase 1, the trees seen on the landscaping plan are already in place. Bick went on to discuss exterior materials to be used with metal roofing containing snow clips and gutters. Bick stated materials to be used are exactly the same as used in phase 1 and 2.

5:40:41 PM Stone asked about parking. Davis stated approximately 12.5 spaces are required, that was delignated between residential and warehouse components. Stone asked if parking has been met. Bick confirmed parking has been met, explaining parking for warehouse and two spaces dedicated towards the residential unit. Davis confirmed parking was approved as part of the storage unit in phase 2. Bick does not see any long term parking other than the residential unit.

5:43:44 PM Pogue asked if will only have one living unit. Bick confirmed. Unit will be owner or employee occupied. No further questions.

5:44:23 PM Smith complimented project.

5:45:09 PM Chair Fugate complimented project, thinks great there will be employee housing. Chair Fugate is glad to know there is a goal for access from Aviation and Broadford and that that has been allowed for with this design. Chair Fugate asked about trash service and bins. Bick explained that no will not have trash service or bins. Chair Fugate asked if have had issues with phase 1 and 2. Bick confirmed applicant has not had any issues at this time. Chair Fugate asked if there were any energy savings measurements with the residential unit. Bick stated discussed with staff, that it was difficult and to add the extra burden of that was enough to cause the applicant to consider removing the unit. Bick expressed concern about requesting codes above and beyond state code and potential legal risk. Bick stated will probably have an electric plug in for a vehicle but would most likely not have any solar panels. 5:48:27 PM Horowitz confirmed applicant is using double glazed windows, which means applicant is meeting two of the three standards. Smith asked if will use low e glass. Applicant would be happy to do that, if the commission requires it. All agreed.

5:49:29 PM **Chair Fugate opened public comment.**

5:50:01 PM **Chair Fugate closed public comment.**

5:50:14 PM Pogue asked staff if any discussion has been had with the Airport regarding FAA. Davis stated airport has seen this application and as of right now, this project is in the lateral buffer zone per current zoning and is able to proceed. Davis noted the Airport is working to amend the zoning map. Staff and commission discussed Airport zoning.

5:52:31 PM Stone asked about bicycle spots. Davis confirmed applicant is proposing bicycle spots.

5:53:18 PM Smith thinks logical extension of what's already in place and housing is a bonus. Pogue and Chair Fugate agree with the housing being a bonus.

5:54:25 PM **Smith motioned 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. Pogue seconded. All in Favor.**

PH 2 *5:55:44 PM 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.***

5:56:18 PM Nied introduced the project and turned floor over to applicant team, making Errin Bliss presenter. 5:57:03 PM Bliss introduced himself and applicant team. Bliss described project site on corner of River Street and Spruce Street. Bliss summarized proposed project including new sidewalk and pathway with bulb out connecting into existing sidewalks. Bliss explained lot line adjustment, creating two lots. Bliss explained unit access to all units, and that open landscape is proposed to be shared with all units with a shared covered trellis space. Bliss went through the floor plans – 1st floor is garage with only differences being the access point, 2nd floor includes living room, outdoor decks, kitchen, and dining room, and 3rd floor includes three bedrooms, bathroom and laundry room. Bliss provided roof plan showing slope, noting no mechanical proposed on roof. Bliss provided exterior renderings showing proposed colors of units.

6:05:52 PM Chair Fugate asked about texture that appears to be on the renderings. Bliss explained it will be a lap siding. Bliss continued to explain types of materials to be used.

6:09:56 PM Bliss turned floor to Moghan Lyon to discuss landscape plan. Lyon summarized landscape plan for texture, screening and seasonal colors. Lyon discussed idea for low

maintenance landscape plan for outdoor space area, using landscape plans submitted. Lyon noted proposing fence along north and west of property and bike rack on either side of the drive entry access to units.

6:15:13 PM Chair Fugate asked if crab apple and choke cherry trees are non-producing. Lyon noted trees do have small fruit. Chair Fugate suggested potential issue if dropped onto sidewalks. Lyon noted his experience is that birds enjoy them and will add to wildlife on site. Bliss added that installing new wood fence along northern property line adjacent to Les Schwab property; color will be stained to match building. Bliss stated proposing to leave existing fence on west property line in place and just finish the face that faces the proposed development matching new fence color. Bliss asked Sean Flynn if he had any comments.

6:17:41 PM Flynn stated does not have much to add, design is very similar to Silver River project. Flynn stated did receive comments from Streets Department that they are revising to meeting those requests now. Changes include relocation of fire hydrant.

6:19:19 PM Stone asked if applicant would be opposed to swapping the buildings believes red coloring would match better facing east. Stone still likes teal but thinks the red would look better facing River. Bliss confirmed applicant team would be open to putting more thought into that.

6:21:05 PM Pogue likes the use of the wood siding, thinks that will offer a lot. Pogue does have some concerns about the red adjoin the house; he is assuming there is a residence to the west of the project. Bliss confirmed. Pogue likes the use of the fences. Pogue asked how the project will be managed, if someone will be available to come by on the daily basis. 6:24:11 PM Leonard McIntosh stated there will not be a manager living onsite.

6:24:30 PM Smith asked if these will be rental units. McIntosh confirmed. Smith asked if will need to repair existing fence to the west. Bliss confirmed in relatively good condition, but that some repairs that will need to be done. Smith is happy to see applicant using artificial turf. Smith suggested taking a look at having one large garage door instead of two single doors. This would make it easier for someone to pull in without damaging the structure.

6:26:47 PM Horowitz noted that brown, red, forest green tends to create more of the same. Horowitz personally likes the teal facing River Street.

6:27:26 PM Chair Fugate agrees with Horowitz, that there is color and it is used as an accent. Chair Fugate is also glad to see the artificial turf. Chair Fugate complimented Bliss, thankfully for additional perspectives presented. Chair Fugate asked if the covered trellis space will have a table. Bliss may look at furniture to go underneath. Chair Fugate asked if the Douglas fir will hold up in the sun. Bliss confirmed, that will be stained and sealed. Chair Fugate expressed concern about the fruit producing trees. Chair Fugate is curious how trash pickup will work along Spruce Street –where will residents wheel their trash too and where will it be picked up. Bliss understands where Chair Fugate is coming from regarding the Crab Apple Tree, but that what's nice about both trees is the colors they produce and he thinks that is beneficial. Bliss stated one idea is relocating the ADA space from Spruce Street and use that area for the trash. Bliss explained intent is to wheel bins out to edge of street just like other residential units. Chair Fugate confirmed to edge of parking spaces. Bliss confirmed. Chair Fugate asked if discussed with

Clear Creek. Bliss stated has not yet, but will. Horowitz added will include as a condition of approval. Chair Fugate complimented project.

6:34:12 PM **Chair Fugate opened public comment.**

6:34:35 PM Ben Varner, 520 Calumet Way, property abuts this property by 1/3. He is just west of this development. Drivers of clear creek work wonders in their neighborhood each week. Varner is confident developer can work something out with the Clear Creek Crew. Varner agrees with Lisa, wants the red to be facing his property. His house is similar to the proposed blue. He loves the blue on River Street side. Varner really appreciates architects work, that fits in really well with neighbor. Varner is excited about the proposed trees and buffer on west side. Varner thanked applicant team. Varner appreciates staining and upgrade to existing fence. Varner stated would make offer to have fence team contact him and he may stain his side of the fence as well, possible that developer and him could get a two for 1. Hopes maintenance is done as needed for dog area. Thanked applicant team and staff.

6:37:59 PM Elizabeth Jeffery, 203 N 3rd, understands Chair Fugate's concern but she really appreciated Lyon putting in pollinating treescape, looks like there may be some pollinating drought tolerant plants as well. She thinks making this town more sterile with wildlife is a mistake. She has a question, would love to know how they are looking at dealing with noise from Les Schwab, wonders what they are doing in the walls facing Les Schwab to offset jackhammer that s crews tire on.

6:39:37 PM **Chair Fugate closed public comment.**

6:39:54 PM Chair Fugate stated Bliss should be proud, that the public comment were 100% positive. Smith noted that the artificial turn was easy to rinse off and maintain, did not have to worry about other issues run into with natural grass. Smith noted he has spring crab apples on his property but they really do not drop much in way of fruit. Smith noted other areas with similar trees and that does not see dropping of fruits there. Chair Fugate appreicat3es and also agrees with Jeffery's concern about pollinating. Chair Fugate asked if a vegetation buffer with fence. Bliss confirmed.

6:43:00 PM Smith asked what the applicant timeline for this build. McIntosh hopes to start this summer.

6:44:26 PM Commission and staff discussed new condition – letter shall be provided by Clear Creek Disposal confirming location of trash disposal, all agreed to new condition.

6:45:59 PM **Stone motioned 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 (k) are met, as amended. Smith seconded. All in Favor.**

PH 3 *6:47:29 PM 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.***

6:47:58 PM Horowitz introduced project, referencing at least two projects in last year that came through that did not use city code related to housing but used other category. Horowitz explained this is just a first stab to try to provide something that would be closer to what they are seeing related to housing. Horowitz referred to median area income for county, noting it has decreased. Horowitz expressed need for housing in area. Horowitz number of vacant units has been on a slow rise. 6:51:07 PM Horowitz explained in 17.10.030 General Requirements proposing to amend is number 7 and to add a new number 8 and new number 11 as written on page 3 of published staff report. Horowitz went on to explain reasoning behind each proposed change.

6:56:24 PM Nathan Harvill complimented Horowitz on her explanation. Harvill stated ordinance as it is written now is not being utilized. Harvill referenced collaboration done between City of Hailey, his team and ARCH and how it could be something very workable for local residents of Hailey.

6:57:06 PM Chair Fugate asked Harvill if he has any concerns about creating a bubble that it will impact what they are doing here. Harvill asked for clarification on bubble. Chair Fugate clarified using example of places paying $50k over asking price that that has to stop at some point. Harvill thinks what is exciting about this idea of restricting ownership of unit is that when it goes for sale only those who qualify are eligible for purchase. That this essentially sets your market to a local market. Chair Fugate reiterated, that what doing is preventive of her concern. 7:00:20 PM Horowitz summarized a conversation she had previously, that if rental pricing does come down it doesn't matter.

7:01:33 PM Stone asked for local deed restricted could only buy house in Hailey if only live in Hailey. Horowitz stated worded that if live in Blaine County. Chair Fugate asked if person is moving here for new job, do they qualify. Stone stated only if they live here for an undisclosed time. Chair Fugate asked what that time would be. Harvill noted this has been addressed within Blaine County housing authority guidelines, that a person moving in to work full time would be considered a local resident.

7:04:47 PM Stone asked if there had been any discussion about addressing housing for first responders. Horowitz believes that is a slippery slope, and would need to discuss with city attorney. Harvill explained he believes adding something into to ordinance could be a slippery slope, Harvill suggested leave the flexibility as developers approach staff individually. Horowitz provided example similar – ARCH Parcel O project. Commission and staff continued to discuss potential of essential workers and definition.

7:08:52 PM Stone asked about rumor of issues with filling Blaine Manor Family. Neither Horowitz nor Harvill have heard that rumor. Harvill stated he is not in a position to address it, but that he understood that property was in high demand.

7:11:16 PM Chair Fugate asked how developer would provide 10%, if project is less than 10 units. Horowitz cannot think of project that was less than 10 units.

7:13:01 PM Pogue is stunned by the 22% of housing stock is vacant.

7:14:58 PM Smith believes all of these sound good, but saying each PUD shall provide 1 or more. Horwitz explained getting very few PUD applications. Staff confirmed typo – shall be January 2022 not 2021.

7:16:16 PM Pogue questioned underground parking. Horowitz stated it has not been used at this time.

7:18:40 PM **Chair Fugate opened public comment.**

7:19:11 PM **Chair Fugate closed public comment.**

7:19:35 PM Commissioners reviewed changes. Horowitz explained proposed addition of new number 8 within 17.10.010.01.

7:22:00 PM **Smith motioned 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. 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: **February 22, 2022.**

- DR: Lindahl Residences, DR Pre-App: 1551 Aviation Dr Mixed Use

Smith requested staff feedback on energy conservation comment made earlier. Horowitz confirmed. Smith asked for an update on crosswalk at Blaine Manor. Horowitz summarized current situation with ITD. Commission has safety concern of people crossing Main Street there. Horowitz will connect with Public Works Director this week on it.

Nied updated commission with staff recommendation to amend language on EV Ready amendment going to City Council, the PZ previously approved project early in 2022. Amendment will be heard by City Council with new change regarding 110 or 120 charging station and include ADUs. Staff and Stone summarized their conversation regarding voltage and EV charging.

Horowitz summarized upcoming projects for next hearing, noting she will be absent that meeting.

7:34:01 PM **Pogue motioned to adjourn. Smith seconded. All in Favor.**

Return to Agenda

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815

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#
Dial in by phone: United States: +1 (571) 317-3122 **Access Code:** 506-287-589

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.***

5:31:16 PM Scanlon motioned to approve ca1-3. Smith seconded. Stone abstained. Smith, Scanlon, Fugate, and Pogue in favor.

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.

5:33:35 PM 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.

5:34:52 PM 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. 5:37:10 PM 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.

5:38:11 PM 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. 5:40:56 PM 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 firescape. Baledge confirmed.

5:45:55 PM 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.

5:46:43 PM Chair Fugate asked if understood correct that may adjust the ADU. Hoffman clarified; thought was a possibility but no.

5:47:43 PM **Chair Fugate opened public comment.**

5:50:16 PM **Chair Fugate closed public comment.**

Stone agrees with decision on firescape. 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.

5:54:02 PM 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 Mc Hugh. 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 new3" 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 explained plan A11 shows idea of where the restrict housing will be located. 6:15:35 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.

6:36:33 PM Cynthia Shearstone, Copper Ranch Owner, requested slide to show her unit location, she is very concerned about this development. 1 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 decern. 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.

6:40:53 PM 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.

6:42:46 PM 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.

6:45:41 PM 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?

6:47:35 PM 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?

6:49:58 PM Thomas, asked if can see the snow removal plan.

6:50:42 PM **Chair Fugate closed public comment.**

6:50:50 PM 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. 6:52:31 PM Stahlnecker stated condition d.6. under the design review staff report, she requests the condition read that the connection not be made if possible so that way they have some ability. Stahlnecker stated they will work with staff. Stahlnecker explained would prefer to connect to Woodside Blvd. instead of installing a lift station.

6:55:02 PM 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. 6:58:43 PM 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.

7:01:40 PM 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.

7:03:19 PM Horowitz confirmed setback from Copper Ranch is 10'.

7:03:32 PM 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.

7:06:32 PM Chair Fugate called for 5-minute break.

7:12:22 PM Chair Fugate called meeting back to order.

7:12:30 PM 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.

7:13:56 PM Scanlon agrees.

7:14:25 PM 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

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of February 22, 2022

To: Planning and Zoning Commission

From: Paige Nied, Community Development City Planner

Proposal: Consideration of a Design Review Preapplication by William Pierpoint, represented by Architect Peter Stuhlreyer, for construction of a self-storage facility, to be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District on approximately 2.6 acres. This project will consist of a two-story climate controlled self-storage structure, 92,358 square feet in size, containing a café, retail area, and event space demised into four (4) separate buildings, and four (4) residential units, intended to be employee occupied.

Hearing: February 22, 2022

Applicant: William Pierpoint, represented by architect Peter Stuhlreyer

Location: Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive)

Zoning: SCI – Industrial (SCI-I); 2.6 acres (113,120 square feet)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 2, 2022 and mailed to property owners on February 1, 2022.

Background and Project Overview. The Applicant is proposing to build a two-story climate controlled self-storage facility containing a café, retail area, and event/"VIP" space and four (4) residential units, intended to be employee occupied. The mixed-use structure is proposed to be 92,358 square feet in size. The project is demised with fire walls into four (4) separate buildings as per the Building Code, which stipulates that separation by a two-hour fire wall constitutes separation of a principal building. Mixed use is a permitted use in the SCI-I Zone District.

The project site is located on approximately 2.59-acre site (113,120 square feet). The project falls under the SCI Industrial (SCI-I) Standards outlined in the Hailey Municipal Code. As such, only one (1) accessory dwelling unit is permitted per principal building. They are proposing four (4) principal buildings, and therefore would be allowed to have four (4) residential units.

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.

The Applicant has submitted a Site Plan, Floor Plan, and Renderings, as mandatory by the Preapplication Design Review submittal requirements.

Chapter 17.06: Design Review. Section 17.06.050: Application:

C. Design Review Pre-Application:

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

The proposed Site Plan shows one (1) new building with fifty (50) exterior onsite parking spaces and six (6) interior RV parking spaces. See discussion elsewhere in this report regarding parking.

On the site plans, two (2) of the parking spaces have been identified as handicap accessible spaces. The Applicant is proposing a six (6) foot gate with a keypad for entry into the rear storage drive-up units along the western side of the parcel. The Site Plan also proposes a black metal decorative fence and a trash enclosure location. The Landscape Plan proposes various trees and landscaping, and shows existing vegetation on the parcel.

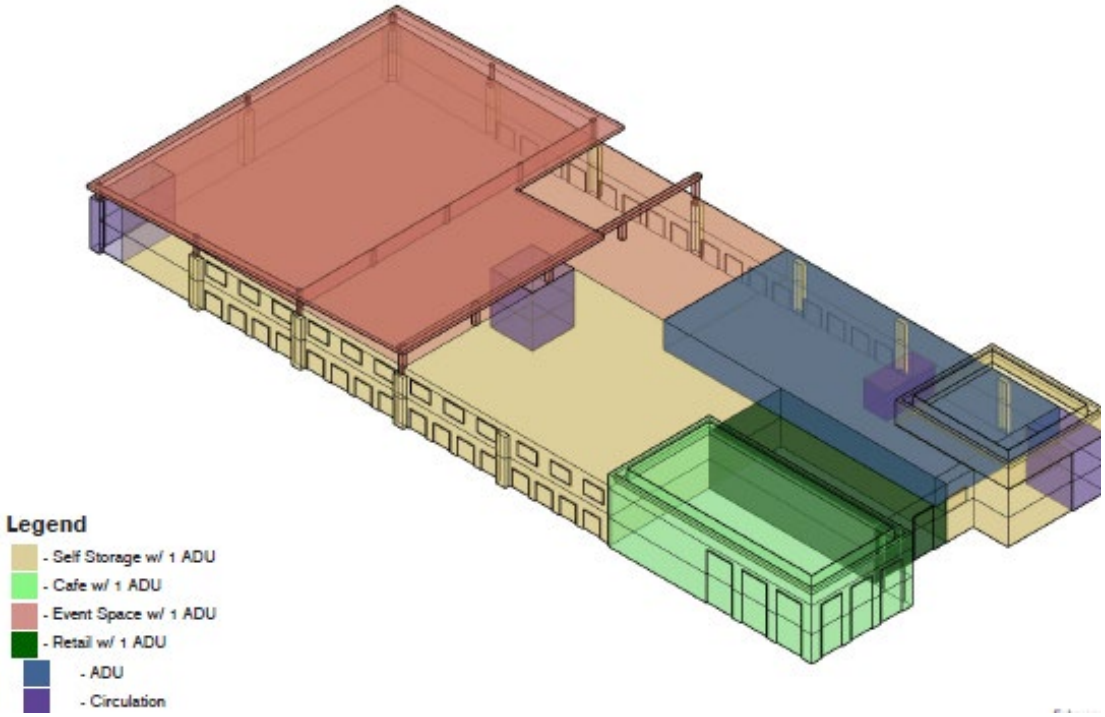
The structure utilizes the exterior setback requirements of the SCI-I zoning district, with a front yard setback of thirty-three feet (33’) to the east (10’ required), a rear yard setback of fifty-one feet and five inches (51”’-5”) to the west (10’ required), a side yard setback of eighty-four feet (84’) to the north (10’ required), and a side yard setback of sixty feet and three inches (60’-3”) to the south (10’ required).

Items for Discussion and/or Other Items of Note:

1. **Overall Land Use.** The Applicant believes there is a need in the Hailey area for this type of climate-controlled self-storage. Staff supports the proposed employee housing as described elsewhere in this report. Staff suggests that a café is appropriate in this area of Airport West, as little to no food options are available. The project is considered mixed-use, and as per Municipal Code, is defined as:

   "A building that has more than one use that is typically a combination of residential units with retail, office, institutional or industrial use within the same structure."

   Under the mixed-use definition, restaurants are typically considered retail; therefore, the café is compliant with Code.



The square footage of the various components within the structure are as follows:

Self-Storage	71,347
Café	2,643
Residential Units	5,876
Retail Area*	10,920
Event Space**	1,572

* As per municipal Code, retail is only permitted incidental to nonretail principal use. The Applicant will further describe the usage of the retail space.

** The Applicant has been informed that event space is not permitted in this zoning district and intends to utilize the space as a VIP storage area, which the applicant describes as, "VIP

storage, with more fine-tuned temperature and humidity for finer items including wine, delicate items, cigars, etc. It will be accompanied by a lounge area for these particular customers as a transactional space (example: wine distributors may allow restaurateurs to sample before placing an order”).

2. **Building Design, Materials and Colors:** The building design and materials are varied: utilizing brick around the building and off-white-colored exterior walls surrounding the café. Undulation is created by varied roof features, pop outs, awnings, and a combination of exterior materials. See image below for details:

3. **Water, Sewer and Fire:** This is a Pre-Application Design Review. Final drawings that show connection details will be required for Design Review (to be determined), no comments have been made by Staff at this time.

4. **Streets, Right-of-Ways, Sidewalks, Parking:** The Airport West Subdivision was designed with specific ingress and egress on Aviation Drive. The Public Works Department is not in favor of the proposed curb cut on Aviation Drive and suggests utilizing the common access easement typically located on the on the property boundaries. The site plans also propose an additional entrance off the northern private drive adjacent to the property. Further comments will be brought to the meeting regarding Fire and Public Works preferred secondary access.

   The Applicant is proposing a six (6) foot gated fence with a keypad for entry into the rear storage drive-up units along the western side of the parcel. Staff suggests removing this gate, as it is not a commonality amongst storage facilities in the area.

   The Applicant is proposing fifty (50) onsite parking spaces. The site plan also displays two (2) handicap accessible parking spaces. The Applicant stated that eight (8) to twelve (12) employees will be onsite at any given time.

   The building consists of 86,482 square feet of self-storage/event space/café/retail space and 5,876 square feet of residential space. The four (4) residential units are approximately 1,200

square feet each. The Applicant has been informed that per municipal code, the maximum square footage for ADUs on this parcel is 1,000 square feet. For the Design Review, the square footage of the ADU units will be compliant with this requirement. A technical interpretation of Section 17.09.040 could indicate the need for 86 parking spaces calculated at the ratio of 1 parking space per 1,000 square feet of nonresidential space and one (1) parking space for each residential unit under 1,000 square feet for a total of 90 spaces.

However, the use of storage is unique, as most customers are arriving, unloading and leaving and are not parking for the day or for extended periods of time. The Commission found at their last review of a mini-storage project that parking requirements are less for storge facilities than for other uses such as office/retail, and that some of the interior storage area within a storage project should be counted towards required parking. Staff suggests that a similar approach be used on this project. There is sufficient room on the ground floor of the storage facility to equal the remaining 38 parking spaces. Additionally, there are load/unload areas exterior to the building that could count towards required parking. Staff recommends that the fifty (50) exterior parking spaces are more than adequate to accommodate the self-storage, café, event space, and retail area. When the project returns for Design Review, the residential parking shall be delineated on the plans, and reserved for that use.

5. **Landscaping and Street Trees:** A preliminary Landscape Plan has been submitted and shows a variety of plantings, as well as utilizing existing vegetation.

   The Applicant is proposing new landscaping of trees, the size and species will be determined at the Design Review.

   The Hailey Tree Committee will review the proposed street tree locations, species, and sizes at the next available hearing, tentatively scheduled for March 10, 2022.

6. **Useable Open/Park Space.** The site plan proposes an outdoor patio area adjacent to the proposed café.

   A landscape buffer between the existing sidewalk along Hailey Drive and the private drive is proposed. The Applicant intends to retain existing vegetation, as well as add new bushes and trees around the property. The Applicant is also proposing a decorative black metal fence around the property.

7. **Accessory Dwelling Units:**
   - Staff recommends that the project meets the Municipal Code requirement of one (1) residential unit per principal building, for a total of four (4) residential units. The entrances for the units will be located next to an internal stairwell and lead to a private entrance outside to the rear of the structure, which connects to circulation areas around the property.
   - Storage shall be delineated for each residential unit in the full Design Review drawing set
   - The Applicant indicated that the four (4) residential units will all be occupied by employees of the project

- The Design Review approval will stipulate that the residential units shall not be sold separately
- **Recycling for Residents.** If not already proposed, Planning Staff suggests that the Applicant consider adding onsite recycling to all units.

8. **Other Considerations:** The attached plans are preliminary and at this time Staff has no further comments or considerations.

Action: No formal action is required at this time as this is a Preapplication Design Review. The Commission should give feedback on the above items, and any others that may arise, so that the Applicant can incorporate said feedback into their Design Review submittal.

Aviation Drive Mixed Use

February 16, 2022

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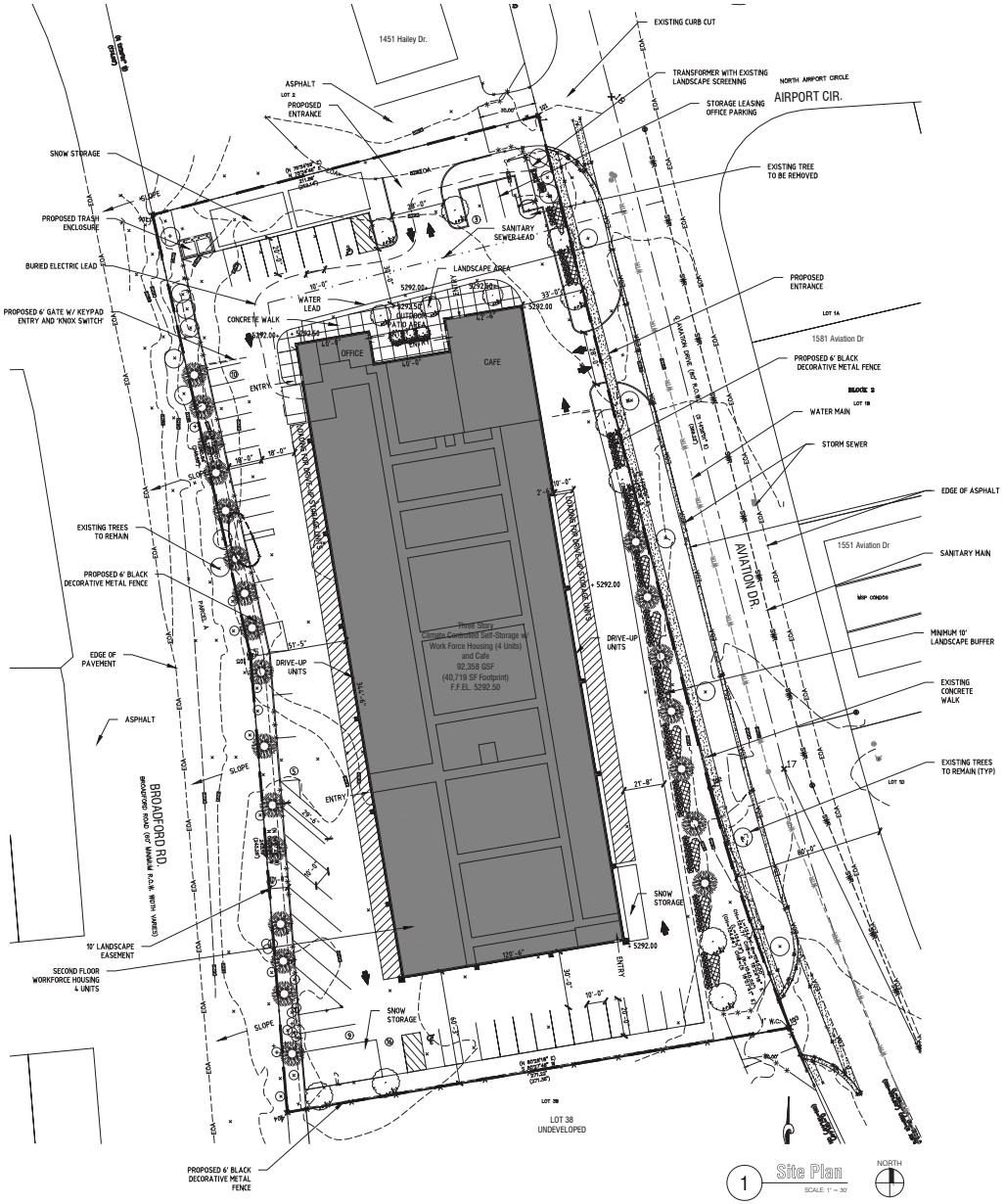


1 Site Plan
SCALE: 1" = 30'

SITE DATA

Regulation	Information
Parcel I.D.	# RPH040000403A0
Address	1581 Aviation Dr. Hailey, ID 83333
Zoning	A-Airport Airport Zoning District
Parcel Area	(113,256 Sq.Ft.) +/- 2.6 Acres

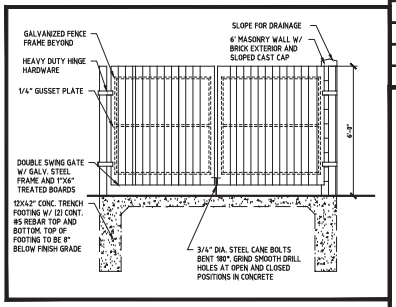
ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided
Setbacks	Front: 0' Sides: 0' Rear: 10'	Front: 84' Sides: 33' & 51'-5" Rear: 60'-3"
Building Height	40'	35' /Three Stories
Building Coverage	Max. N/A% of Total Lot Area (138,085 SF)	29% (40,719 SF)

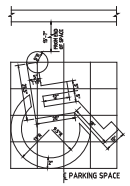
BUILDING AREAS

	Area
Cafe	2,643 SF
Retail	1,572 SF
Gross Storage	71,347 SF
Gross Residential	5,876 SF
Interior Event Space	10,920 SF

DUMPSTER ENCLOSURE DETAIL



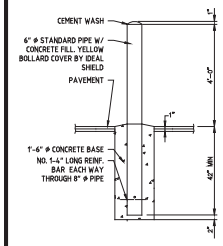
PARKING SPACE PAINT DETAIL



NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT WITHIN OUTLINE SHOWN

HANDICAP SIGN DETAIL

BOLLARD DETAIL



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Revision/Issue	Date
SPA Submission	1.5.22

Aviation Self Storage

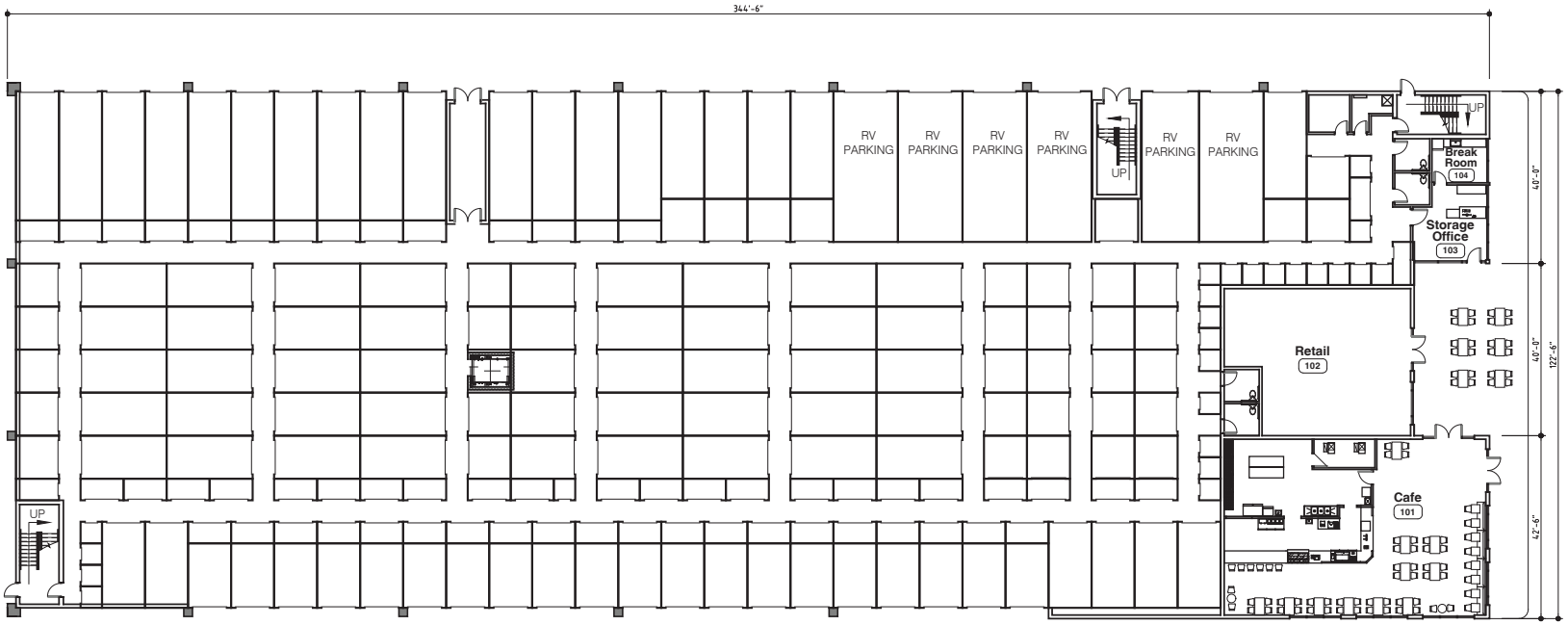
1551 Avaition Dr.
Hailey, Id 83333

Site Plan

021291

S100

S100 Site Plan.dwg 2/17/2022 Mike Pizzola



Floor 1

February 16, 2022

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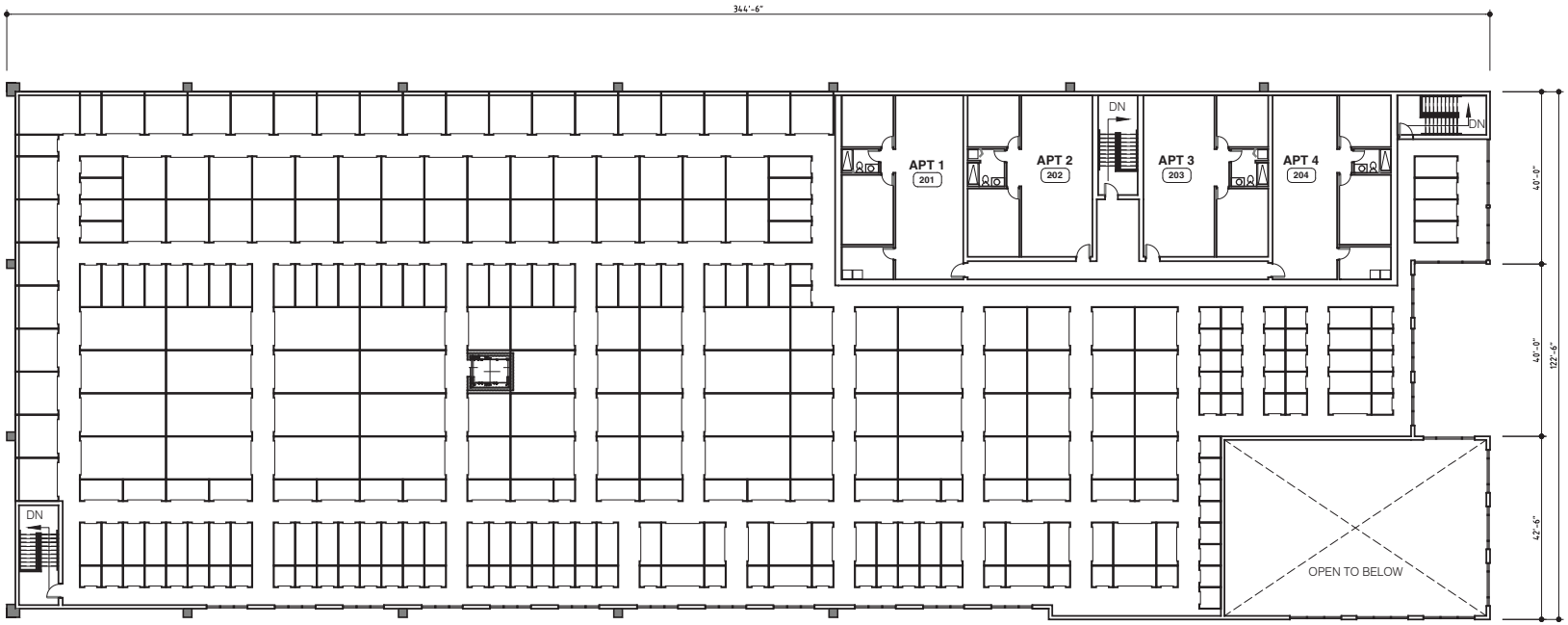

Floor 2

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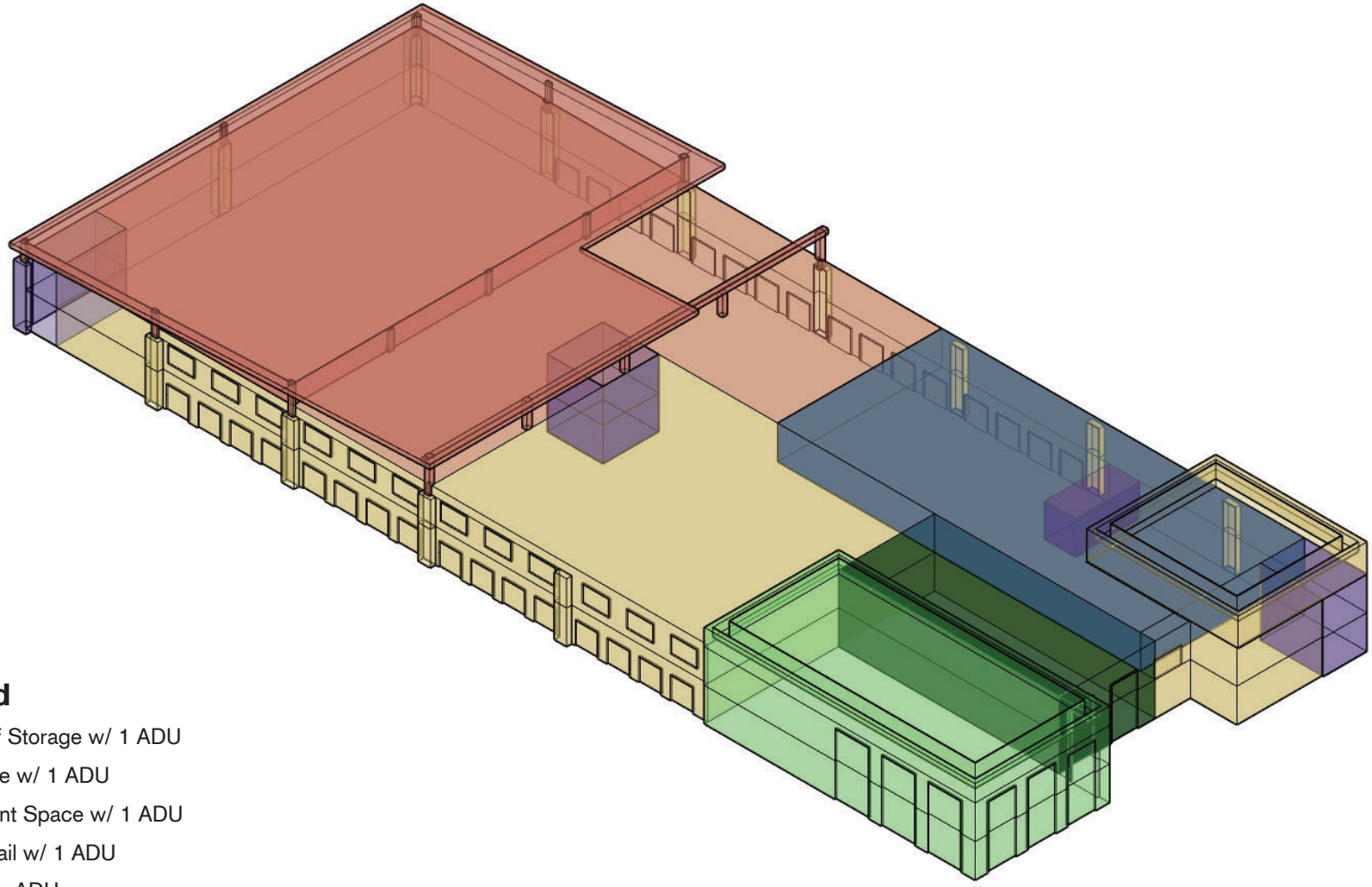

Legend

- Self Storage w/ 1 ADU
- Cafe w/ 1 ADU
- Event Space w/ 1 ADU
- Retail w/ 1 ADU
- ADU
- Circulation

Use Diagram

February 16, 2022

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DRAFT

NO.	REVISIONS	DATE

E-FILENAME
DESIGNED
DRAWN
CHECKED
APPROVED

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
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PHONE: (208) 323-2288
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COEUR D'ALENE, IDAHO
NAMPA, IDAHO
SPOKANE, WA
BOISE, IDAHO

FRIEDMAN MEMORIAL AIRPORT
HAILEY, ID
LAND USE ZONING EXHIBIT

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: DEC 2021
PROJECT: MISC SERVICES

SHEET 1 OF

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Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of February 22, 2022

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Design Review Application by Patrick and Pilar Lindahl, for construction of a new 1,046 square foot single-family residence to be built in front of the existing garage and Accessory Dwelling Unit. The proposed project is located at 302 South 4th Avenue (Lots 13, 14 and N. 10' of 15, Block 105, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

Hearing: February 22, 2022

Applicant: Patrick and Pilar Lindahl

Location: 302 South 4th Avenue (Lots 13, 14 and N. 10 of 15, Block 105, Hailey Townsite)

Zoning & Size: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts; 7,200 square feet

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 9, 2022, and mailed to property owners within 300 feet on February 9, 2022.

Application: The Applicant is proposing to construct a new 1,046 square foot single-family residence on a lot that has an existing 1,112 square foot garage and located above the garage, an 895 square foot Accessory Dwelling Unit. The Commission reviewed and approved a Design Review Application for the ADU and garage in March 2017.

The new single-family residence is broken into three (3) levels. The basement is approximately 1,000 square feet in size, the first floor is approximately 1,046 square feet in size and the second floor is 996 square feet in size. The design of the new single-family residence complements that of the existing ADU/garage while retaining the traditional character of 'Old Hailey'. A covered entry porch and siding reduces the mass of the proposed residence, and a courtyard naturally separates the two structures.

Current vehicular access for the proposed residence will remain off of the alley. Parking will remain within the public right-of-way of Walnut Street, and pedestrian access will remain off of Fourth Avenue and Walnut Street.

Procedural History: The Design Review Application was submitted on January 12, 2022 and certified complete on January 14, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on February 22, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *The Water and Wastewater Departments recommend that the existing water and sewer services be utilized. This has been made a Condition of Approval.*
				Building: *No comments*
				Streets: *No comments*
☐	☐	☒	**17.08A Signs**	**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.**
			Staff Comments	*N/A, as signage is prohibited in residential zones.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum**
			Staff Comments	*The Hailey Municipal Code requires a minimum of two (2) parking spaces for single-family residential dwellings. The existing garage space includes a two (2) car garage, and one (1) parking space to the south of the garage, which become parking for the existing ADU. Additionally, it appears that the driveway off of Walnut Street can accommodate two (2) cars, for a total of five (5) parking spaces.* *Parking requirements for the proposed residence are met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **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.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. 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.**

			Staff Comments	*The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures.*
☒	☐	☐	**Bulk Requirements**	**Zoning District:** *Limited Residential (LR-1) and Townsite Overlay (TO)* **Maximum Height:** *30'* **Setbacks:** • *Street R.O.W. Adjacent: 12'; 20' to Garage Door* • *Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min.* • *1' for every 2.5' of building height* • *Alley: 6' minimum* **Lot Coverage:** *30%*
			Staff Comments	*Proposed Building Height:* ○ *Proposed Building Height: 26'-10'5/8"* *Proposed Setbacks:* ○ *Front Yard (West): 12'* ○ *Side Yard (North): 12'* ○ *Side Yard (South): 11'* ○ *Rear Yard (East): 12' (existing)* *Proposed Lot Coverage:* ○ *2,158 square feet (Proposed Footprint + Existing Footprint) / 7,200 square foot lot = 30%* *The proposed lot coverage of 30% is tight for the parcel. Lot coverage and building calculations will be examined carefully on the Building Permit submittal and throughout construction to ensure compliance of the code.* *All setback, building height, and lot coverage requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The installation of sidewalks or a sidewalk in-lieu payment were required by the Applicant during the March 2017 Design Review hearing. The Applicant paid the sidewalk in-lieu fees in 2019 for 180' of sidewalk along the property frontage of Fourth Avenue and Walnut Street. At this time, no additional fees and/or improvements are needed, and this standard has been met.*
☒	☐	☐	**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 feet (6') 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. (Ord. 1191, 2015)**
			Staff Comments	*This standard shall be met.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			17.06.090(C)1	**1) Site Planning**

☒	☐	☐		**Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.**
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. A Lot Line Adjustment Application removing the interior lot lines will be needed prior to issuance of a Building Permit. This has been made a Condition of Approval.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood.* • *The lot is existing and respects the Old Hailey Townsite grid pattern. The front façade and entrance are clearly visible, and will face Fourth Avenue.* • *The proposed residence and existing garage/ADU building are accessed via the existing alley. No recreational vehicle storage has been delineated onsite; however, parking could be achieved via the existing driveway.* • *The proposed residence will span the entire lot. Ample yard and open space exist around the home, and a courtyard between the two buildings is proposed.* • *Snow storage has been identified on the site plan and is sufficient for the site.* • *Utilities are existing and are located underground. Any and all new utilities to service the proposed residence will be located underground.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The design intent of the proposed residence was to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed design takes advantage of sun exposure from the west: large entry patio, and several windows, of various sizes and shapes, are proposed throughout. Other energy-conserving design utilized are as follows:* - *Windows are double-paned with Argon to lower U-Value* - *Wall are R-24* - *Basement slab will be fully insulated at R-10* - *Roof will have an 18" minimum energy heel allows for an R-60 roof* *If needed, the Applicant can further describe the energy-conserving methods listed above, or additional requests made by the Commission.*

				City Staff are also currently developing language and standards for Electric Vehicle infrastructure. At this time, Staff are proposing that all new developments of residential units, including single-family dwellings, townhomes, and Accessory Dwelling Units, and substantial remodels, install the necessary infrastructure to comply with the EV Capable requirements. EV Capable requires that Developers install either a one hundred and twenty (120) volt twenty (20) ampere branch circuit or one two hundred and forty (240) volt forty (40) ampere branch circuit to be compliant with the EV Capable requirement. Given the scope of the proposed project, and also considering that the garage/ADU are complete, Staff does not believe it is necessary to require the Applicant to retrofit the existing garage space with the EV requirements as noted above, as such a retrofit would cost the Applicant an additional $2,000 to $4,000 to complete. *Additionally, if the EV Capable requirements are approved and in effect prior to issuance of the Building Permit for the single-family addition, Staff believes the proposed project would fall under the exemption clause. This will be further evaluated at the time of Building Permit submittal and prior to its issuance.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The use of step roofs and dormered roof structure, covered entry porch and raised patio, stone wainscot, and classic siding reduces the perceived mass of the primary residence. The utilization of various exterior materials and undulations in the building design make the residence appear smaller in scale.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*The architectural style of the proposed residence uses step roofs and a dormered roof structure. A covered entry porch and raised patio, and traditional exterior materials/colors nicely integrate into the surrounding area.*
☒	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*The front entry of the proposed residence is located facing Fourth Avenue. A covered porch along the front façade and over the front entry is proposed, which is prominent, visible and inviting from Fourth Avenue.*
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. A covered porch along the front façade, and over the front entry is proposed, which is prominent and inviting from Fourth Avenue.*
☒	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*The use of step roofs and a dormered roof structure, a covered front porch, and various-sized windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.*

				The proposed residence will complement that of the surrounding neighborhood. The proposed siding will be Board and Batt Siding in White. There will be a stone wainscot installed and the roof will be asphalt shingles in Black. Exterior materials of the proposed residence will complement that of the existing residence/garage. Clean lines and classic hues are proposed, which are consistent with styles and forms found in the surrounding area.
☒	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*The roof undulations and front entry porch will minimize the perceived mass of the residence. The covered porch will also help define the entry to the building.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	*The roof pitch proposed is 5.75:12. Shingles will be utilized to limit the shedding of snow. It doesn't appear that snow retention devices are proposed. Snow storage calculations can be found on the site plan.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The proposed roof style utilizes step roofs and a dormered roof structure. The proposed roof pitch is 5.75:12, which matches that of the existing garage/ADU building, and complements other homes in the surrounding area. Black Architectural Composite Shingles will be installed and the floor will have an 18" minimum energy heel allowing for an R-60 roof.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The proposed roof pitch is 5.75:12, which complements other roof pitches in the area, and matches that of the existing garage/ADU building.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*Primary wall planes, or the front wall plane of the proposed residence, is parallel to the front property line.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The proposed residence is proportional to the site and respects the scale of the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The covered entry and raised patio, exterior entrances and various-sized windows create wall plane variation to break up the long wall planes and reduce mass of the proposed residence.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The proposed windows are traditional in size, scale, and are appropriate for the neighborhood. The windows facing the street are mostly of vertical orientation and are multi-paned.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**

			Staff Comments	*The windows on side lot lines adjacent to other buildings have been framed in such a matter to be consistent with neighborhood design, and do not appear to affect neighborhood privacy.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*No decks and/or balconies are proposed on the second story. A covered front porch and raised patio are proposed along the front façade, and over the front entry, which are in scale and complement the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*No decks and/or balconies are proposed on the second story. A covered front porch and raised patio are proposed along the front façade, and over the front entry, which are in scale and complement the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The proposed residence will complement that of the surrounding neighborhood. The Applicant is proposing Black Architectural Composite Shingles, Tuxedo-Gray-Thin Veneer for the wainscot, Board and Batt Siding in Benjamin Moore White, and a raised covered entry made of Oakley Stone in Greys and Browns (see image for further details).* West Perspective | Colored
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The largest wall plane is broken up by a covered front entry and raised patio. Siding breaks at the floor line and a stone wainscot reduces the mass of the building. The roof form and exterior colors encourage human scale and are complementary to the surrounding area. The Applicant is proposing Black Architectural Composite Shingles, Tuxedo-Gray-Thin Veneer for the wainscot, Board and Batt Siding in Benjamin Moore White, and a raised covered entry made of Oakley Stone in Greys and Browns (see image below for further details).*

☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*Simple detailing is proposed: covered front entry and porch, beams and stone veneer.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The proposed residence aligns with the nature and character of 'Old Hailey'. The proposed residence utilizes step roofs and a dormered roof structure. The scale of the residence complements the surrounding area with a covered entry porch and siding breaks. The roof of the proposed residence will be a slope of 5.75:12, which is consistent with the existing garage/ADU, and other residences in the area. The proposed exterior colors absorb a classic theme, bringing consistency and coherence to the existing garage/ADU and area.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*Please refer to Section 17.06.090(C)3i for further information.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Adequate parking has been provided. Pedestrian access has been provided with the existing sidewalk to the front entry of the residence. Pedestrian access between the two buildings has also been provided and appears to be safe for pedestrian circulation. Snow storage areas are adjacent to the driveway, which does not restrict pedestrian access.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*Adequate parking has been provided and is located primarily off of the existing alley. Pedestrian access is provided with the existing walkway to the front entry of the proposed residence. An open courtyard is also proposed between the primary residence and existing garage/ADU building.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The existing garage and primary parking for the proposed residence and existing garage/ADU are accessed from the existing alley. Additional parking can be*

				found off of Walnut Street; parking within the public right-of-way within the Townsite Overlay (TO) Zoning District is permitted.
☒	☐	☐	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*The existing garage is detached and is accessed from the existing alley.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*N/A, as the garage is existing and gains access from the existing alley.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*The existing garage gains access off of the alley. Parking can be found off of the alley and the public street, Walnut Street.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*Seasonal, off-street parking for recreational vehicles could occur in the driveway; however, no parking for recreational vehicles have been delineated.*
☒	☐	☐	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*An alley is existing and will service the proposed residence, as well as the existing ADU/garage.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*Utilities are located underground within the existing alley. Any additional utilities and/or building infrastructure will be located within the existing alley.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The parcel is located within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. The existing alley that services the residence is of a dust-free gravel, and if noxious weeds are present on the site, the Developer shall control according to State Law.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*N/A, as it doesn't appear landscaping or other design elements are proposed adjacent to the alley.*
☐	☐	☒	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*N/A, as no additional accessory buildings are proposed. A detached garage/ADU building exists onsite and appears subordinate to the primary residence.*
☐	☐	☒	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*N/A, as no additional accessory buildings are proposed. A detached garage/ADU building exists onsite, and to the rear of the lot and located behind the proposed residence. The detached garage/ADU appears subordinate to the primary residence and is located off of the existing alley.*
			17.06.090(C)7	**7. Snow Storage**

☒	☐	☐		**Guideline: All projects shall be required to provide 25% snow storage on the site.**
			Staff Comments	*The site plan proposes approximately 1,538 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (398 square feet) is required for snow storage. The Applicant is proposing a total of 450 square feet of snow storage.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage areas are adjacent to the driveway and garage/ADU building. Snow storage areas do not restrict pedestrian access, and pedestrian access is unrestricted and visible from the public streets, Fourth Avenue and Walnut Street.*
☒	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*Existing trees are identified onsite and are proposed to be retained. No additional trees or landscaping are proposed to be removed, nor are any proposed to be added at this time.*
☐?	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*There is an existing Blue Spruce Fir tree that is located at the southwestern corner of the site. The Applicant intends to retain the tree, which shall be protected throughout the construction process. This has been made a Condition of Approval.* *The Applicant is further proposing to keep the site how it is, which includes grass, gravel and bark material for landscaping. No other additional landscaping is proposed at this time. The Commission may wish to discuss the proposed plan and whether additional landscaping is needed to soften and complete the site.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*If noxious weeds are present on the site, the Developer shall control according to State Law.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*There is an existing perimeter fence in place. No additions or renovations to this fence are proposed.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A, as none are proposed.*
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.**

				• **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*N/A, as the existing structures onsite are not historic and will remain.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*N/A, as the existing structures onsite are not historic and will remain.*

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 for 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. The following shall be met:
    i. Existing water and sewer services shall be utilized.
d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
f) 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) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
j) The Applicant shall submit a Lot Line Adjustment Application to remove the interior lot lines, which shall be reviewed and approved prior to issuance of a Building Permit.

k) Any and all existing trees and mature landscaping shall be protected throughout the construction process.

Motion Language:

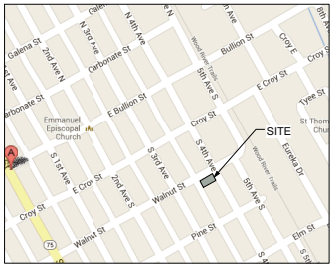
Approval: Motion to approve the Design Review Application by Patrick and Pilar Lindahl, for construction of a new 3,042 square foot single-family residence, to be located at 302 South 4th Avenue (Lots 13, 14 and N. 10' of 15, Block 105, Hailey Townsite), finding that the project does not jeopardize the 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 Zoning Title, and City Standards, provided conditions (a) through (k) are met.

Denial: Motion to deny the Design Review Application by Patrick and Pilar Lindahl, for construction of a new 3,042 square foot single-family residence, to be located at 302 South 4th Avenue (Lots 13, 14 and N. 10' of 15, Block 105, 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].

Lindahl Residence

VICINITY MAP



GENERAL PROJECT INFORMATION

PROPERTY ADDRESS
302 S. 4th AVE. HAILEY ID 83333

OWNER:
Patrick & Pilar Lindahl
PO Box 3354
Ketchum, ID. 83340
P. 208.720.5806

TAX ASSESSOR PARCEL NO.
RPH0000105013A

LEGAL DESCRIPTION
LOTS 13,14, N10' OF 15 BLK 105

LAND USE CODE SUMMARY:
ZONING: LIMITED RESIDENTIAL 1 (LR-1)TOWN SITE OVERLAY

BUILDING HT.
ALLOWED: 30'-0"
PROPOSED: 26'-10 ¾"

FRONT SETBACK: WEST
12'-0"MIN- PROPOSED= 12'-0"

SIDE SETBACKS: SOUTH
PROPOSED 11'-0" & NORTH
12'-0"

REAR SETBACKS: 6'-0" MIN-
EXISTING=12'-0"

BUILDING SQUARE FOOTAGE:
NEW RESIDENCE

BASEMENT:	1,000 S.F.
FIRST FLOOR:	1,046 S.F.
SECOND FLOOR:	996 S.F.
SUBTOTAL :	3,042 S.F.
EXISTING ADU:	895 S.F.
EXISTING GARAGE:	1,112 S.F.
TOTAL :	5,049 S.F.

PROPOSED LOT COVERAGE AREA:

NEW RESIDENCE FOOTPRINT:	1,046 S.F.
EXISTING GARAGE FOOTPRINT:	1,112 S.F.
TOTAL LOT COVERAGE :	2,158 S.F.
LOT AREA:	7,200S.F.
TOTAL LOT COVERAGE:	30%
ALLOWED:	30% 2,160 S.F.

BUILDING CODE SUMMARY

2018 IRC

BUILDING OCCUPANCY:	SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-N
STORIES:	2 STORIES
NEW RESIDENCE	3,042 S.F.
(N) FRONT RAISED PATIO	278 S.F.
(N) REAR ENTRY DECK	207 S.F.
(E) ADU:	895 S.F.
(E)GARAGE:	1,112 S.F.
(E)COVERED PORCH	183 S.F.
(E)DECK	161 S.F.

ESCAPE OR RESCUE WINDOWS:
NET CLEAR OPENINGS SIZES FOR EMERGENCY WINDOWS ARE A MIN OF 20" IN WIDTH, A MIN OF 24" IN HEIGHT. A MIN OPENING SIZE OF 5.7 SF AND A MAX FINISHED SILL HEIGHT OF 44".
SMOKE CO2 COMBINATION DETECTORS:
SHALL BE LOCATED IN ALL SLEEPING ROOMS, & AT A POINT CENTRALLY LOCATED IN THE CORRIDOR. SMOKE DETECTORS TO BE SUPPLIED WITH BUILDING POWER AND TO HAVE BATTERY BACK UP. SEE PLAN SHEETS.
DRAFT STOPS:
COMPONENTS OF DRAFT STOP CONSTRUCTION ARE TO BE A MIN OF 1/2" GWB OR A MIN OF 3/8" PLYWOOD OR A MIN OF 3/8" TYPE 2-M PARTICLE BOARD

ENERGY SUMMARY

VAPOR BARRIER @ CEILINGS:	6 MIL
VAPOR BARRIER UNDER SLABS:	10 MIL BLACK POLY SHEET
BUILDING PAPER:	60 MIN JUMBO TEX
TOTAL GLAZING AREA:	
TOTAL HEATED AREA:	2,007 S.F.
GLAZING % AREA:	

INSULATION VALUES

WALLS	R-27 blown in Foam/Cellulose
TRUSS CEILINGS	R-60 Blown in Cellulose
VAULTED CEILINGS	R-60 Blown in Cellulose
CRAWL SPACE WALLS	N/A
FLOORS	R-38 Blown in Cellulose
SLAB	2" XPS R-10 -PREFER-R-20 4" EPS
DOORS	U-.28 MAX
WINDOWS	U-.28 MAX

SOURCE SPECIFIC VENTILATION

WHOLE HOUSE EXHAUST VENTILATION: (24hr timer @ 8hr per day)	Bathrooms = 50 CFM min
SPOT EXHAUST FANS:	Kitchen = 100 CFM min

ATTIC VENTILATION
RIDGE - CONTINUES RIDGE VENTS
EAVES- (3) 3"DIA. HOLES PER TRUSS SPACE
ALLOW 1" MIN AIR SPACE BETWEEN INSULATION & ROOF SHEATHING

GRAPHIC SYMBOLS

Building Section Indicator
section number
sheet number

Detail Indicator
detail number
sheet number

Interior Elevation Indicator
elevation number
sheet number

Hose Bib

Exhaust Fan

Combination Smoke & Carbon Monoxide Detectors

Hidden/Overhead
(other meaning as noted)

Existing Wall

New 2x4 Insulated Wall

New 2x6 Insulated wall

GENERAL NOTES
1. ALL WORK SHALL COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND WITH STATE, COUNTY AND LOCAL BUILDING CODES.
2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY CITY OF HAILEY FIRE DEPARTMENTS, HUD, FHA, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES AS NECESSARY
3. ALL DIMENSIONS ARE TO FACE OF STUD = FACE OF CONCRETE UNLESS OTHERWISE NOTED
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
5. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AT THE JOB SITE PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.
7. HEIGHT OF DOOR & WINDOW AT HEADS SHALL ALIGN UNLESS SHOWN OTHERWISE
8. ALL SUBSTITUTIONS ARE TO BE APPROVED BY DESIGNER. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
9. ALL UTILITIES SHALL BE UNDERGROUND
10. SOLID WOOD BLOCKING, INSULATION OR OTHER FIRESTOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRESTOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
11. "T" INDICATES TEMPERED GLASS
12. GUARDRAILS: Stairs, landings, ramps, balconies or porches which are more than 30" above grade require guardrails not less than 36" high, to 42" (not required, but desirable at hazardous locations), or 44" maximum at mezzanines (to maintain definition of a mezzanine), open guardrails shall be designed so a sphere 4" in diameter cannot pass through.
13. HANDRAILS: All stairways with 4 or more risers shall have at least one handrail, placed not less than 34" nor more than 38" above the nosing of treads. Handgrips shall not be less than 1 1/4" or more than 2" in cross-section. Handrails may project into the required stair width a distance of 3 1/2". There shall be a space of not less than 1 1/2" between the wall and the handrail. Railings shall be built to withstand a minimum horizontal load of 20# per lineal foot applied at the top rail.
14. ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL. WHICH SHALL BE DONE AT THE LANDFILL OR RECYCLING FACILITY ONLY.
15. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
16. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.

ABBREVIATIONS:

@	AT	N.T.S.	NOT TO SCALE
ALT	ALTERNATE	O.C.	ON CENTER
C	CENTER LINE	OPP	OPPOSITE
DIA	DIAMETER	R.O.	ROUGH OPENING
DIM	DIMENSION	SAF	SELF-ADHERING FLASHING
(E)	EXISTING	SCHED	SCHEDULE
EL	ELEVATION	SIM	SIMILAR
EXP	EXPOSED	TYP	TYPICAL
EXT	EXTERIOR	UC	UNDERCUT
FF	FINISHED FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	V.I.F.	VERIFY IN FIELD
INT	INTERIOR	w/	WITH
LOC	LOCATION		
MAX	MAXIMUM		
MFR'S	MANUFACTURES		
MIN	MINIMUM		
MTL	METAL		

PROJECT TEAM:

DESIGNER
M.O.D.E. LLC.
416 N. 3rd Ave.
Hailey, Idaho 83333
CONTACT: Chip Maguire
208.720.7996
chip@mode-llc.com

CONTRACTOR
LINDAHL CONSTRUCTION
CONTACT: Patrick Lindahl
208.720.5806
patrick@lindahlco.net

STRUCTURAL ENGINEER
K&S ENGINEERING
614 S. Main st.
Bellevue Idaho, 83313
CONTACT: Dave Konrad
208.928.7810
kse@ksengr.net

ELECTRICAL
Design/Build

MECHANICAL/ PLUMBING
Design/Build

DRAWING INDEX

DR-1	COVER SHEET
DR-2	SITE & CONSTRUCTION PLAN
DR-3	BASEMENT PLAN & FIRST FLOOR PLAN
DR-4	SECOND FLOOR & LOWER ROOF PLAN & UPPER ROOF PLAN
DR-5	MATERIAL BOARD
DR-6	EXTERIOR PERSPECTIVES
DR-7	EXTERIOR ELEVATIONS

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Lindahl Residence
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HAILEY IDAHO

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Design Review

DATE: JANUARY 11 2022

REVISIONS

NO.	DATE	DESCRIPTION

LEGEND	
	PROPERTY LINE
	SETBACK LINE
W W W	WATER LINE
	SEWER LINE
P P	POWER LINE
	PARAMETER DRAIN LINE
	FENCE
G G G	GAS LINE
	EXTERIOR LIGHT- DARK SKY COMPLIANT
SS	SNOW STORAGE

PLANT LEGEND	
	GRASSES: Idaho Fescue, Blue Bunch Wheat Grass
	BARK: LOCAL NATURAL BARK W/ WEED BARRIER 2" UNDER
	GRAVEL:
	SHRUBS: Common Lilac, Snowberry, Red Current, Dogwood
	FRUIT TREES: Apricot, Pear, Plum
	DECIDUOUS: Norway Maples, Aspen Trees, Aspen
	CONIFEROUS: BLUE SPRUCE, PINE

CONSRUCTION ACTIVITY LEGEND	
B	TEMPORARY BATHROOM
JT	JOB TRAILER
D	WASTE DUMPSTER
RD	RECYCLING DUMPSTER
CP	CONTRACTOR PARKING
	CONSTRUCTION MATERIAL STORAGE
	PROTECTION FENCING

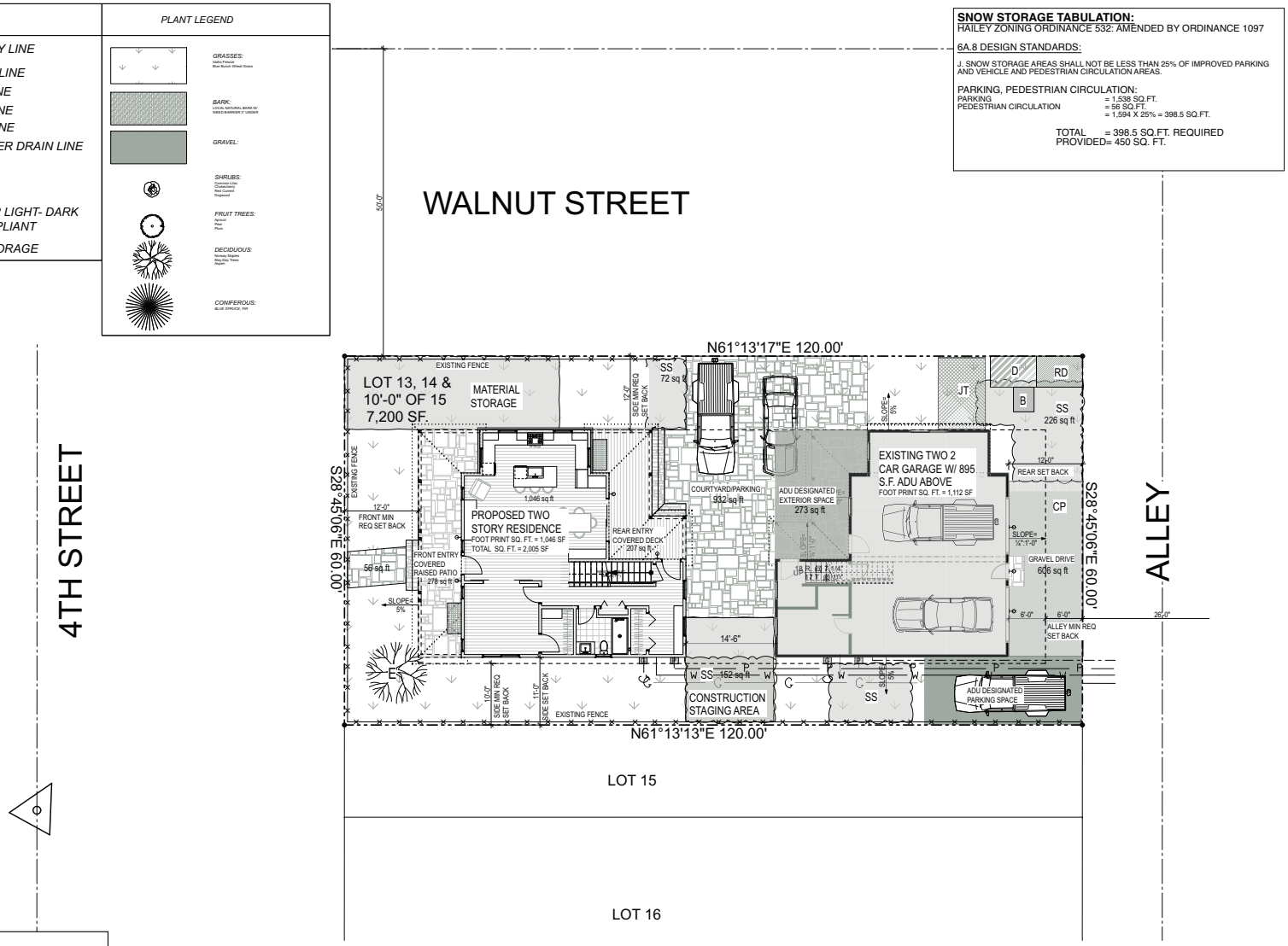
SNOW STORAGE TABULATION:
HAILEY ZONING ORDINANCE 532: AMENDED BY ORDINANCE 1097

6A.8 DESIGN STANDARDS:

J. SNOW STORAGE AREAS SHALL NOT BE LESS THAN 25% OF IMPROVED PARKING AND VEHICLE AND PEDESTRIAN CIRCULATION AREAS.

PARKING, PEDESTRIAN CIRCULATION:
PARKING = 1,538 SQ.FT.
PEDESTRIAN CIRCULATION = 56 SQ.FT.
= 1,594 X 25% = 398.5 SQ.FT.

TOTAL = 398.5 SQ.FT. REQUIRED
PROVIDED= 450 SQ. FT.



NOTES:

1. ALL UTILITIES ARE LOCATED IN THE ADJACENT STREET OR IN THE ALLEY ALL SERVICES ARE TO BE RUN UNDERGROUND.
2. ALL PLUMBING, MECH VENTS TO BE ON BACK SIDE(AWAY FROM STREET VIEW) OF ROOFS IF POSSIBLE.
3. ALL FINISH GRADE TO BE 6" BELOW TOP OF STEM WALLS AND SHALL SLOPE AWAY FROM HOUSE PER CODE.
4. SITE IS PREDOMINATELY FLAT

SCALE: ⅛" =1'-0"

NORTH

SITE & CONSTRUCTION PLAN

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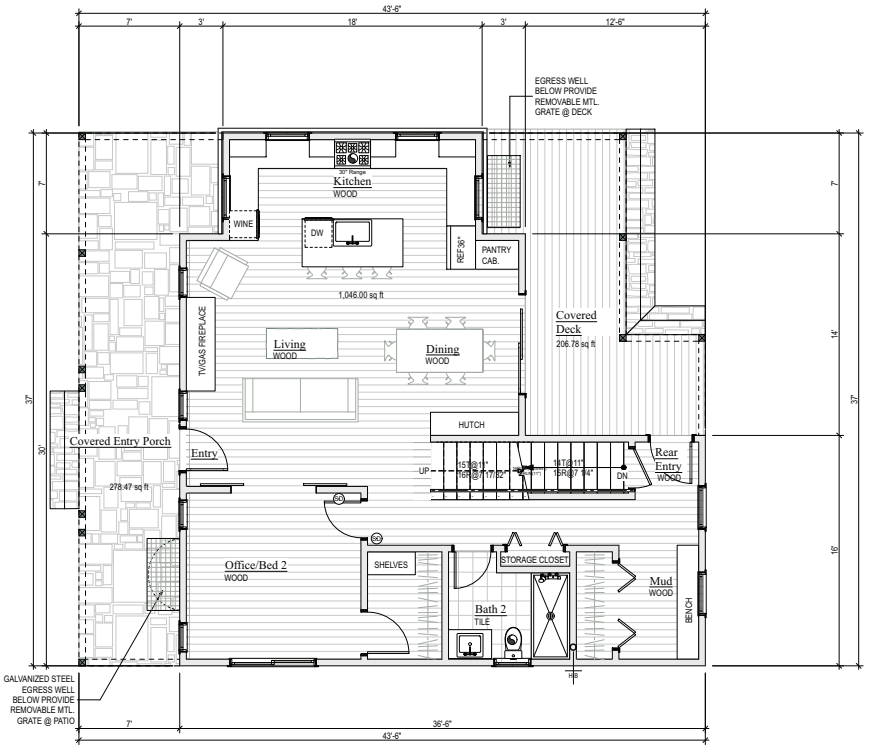
Design Review

DATE: JANUARY 11 2022

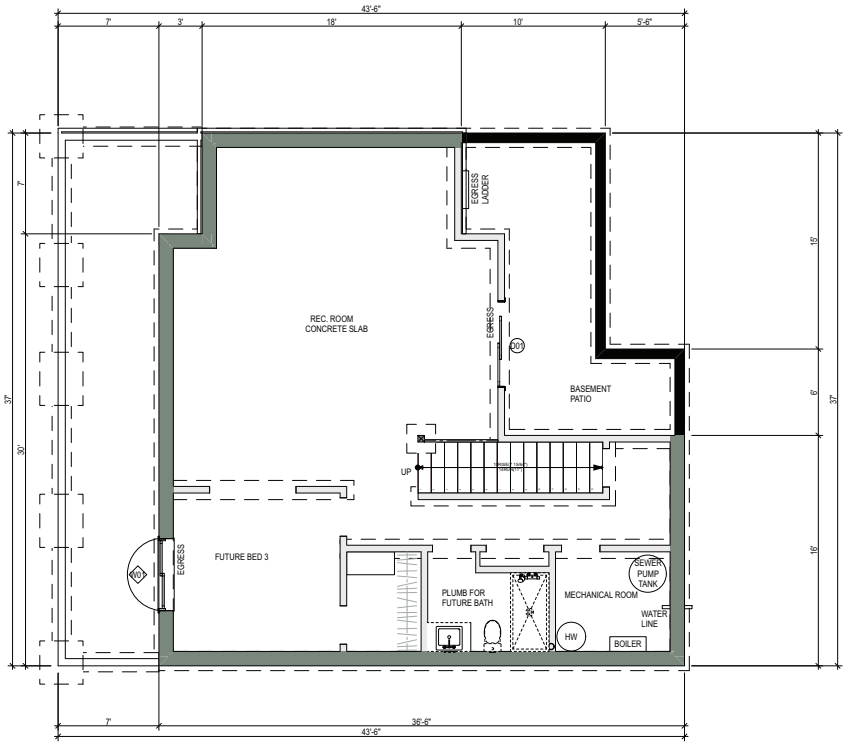
REVISIONS

NO.	DATE	DESCRIPTION

DR-2



2 FIRST FLOOR



1 BASEMENT PLAN

NORTH

SCALE: ¼" =1'-0"

BASEMENT PLAN & FIRST FLOOR PLAN

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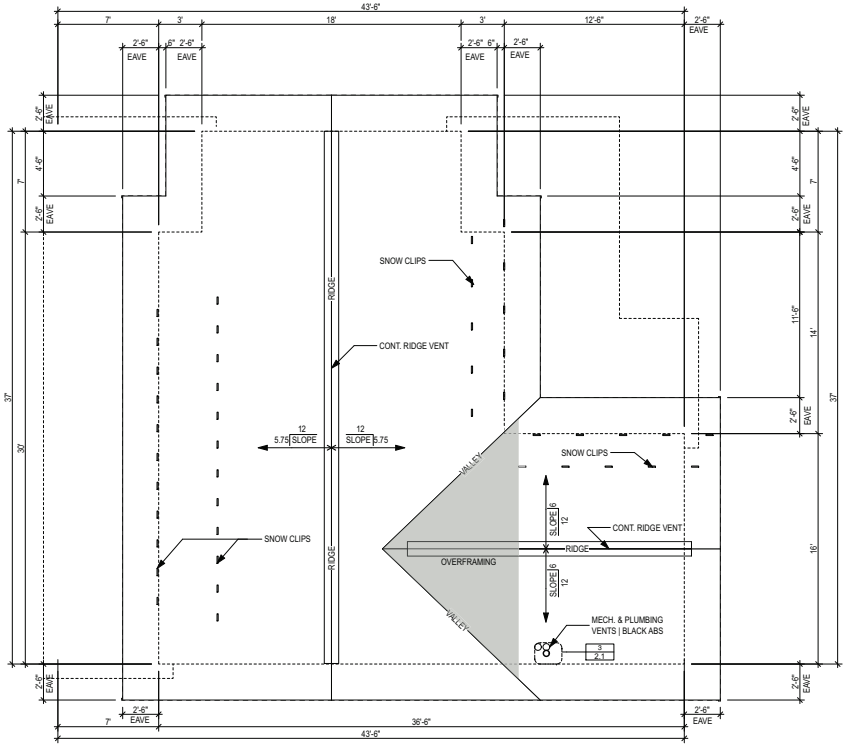
Design Review

DATE: JANUARY 11 2022

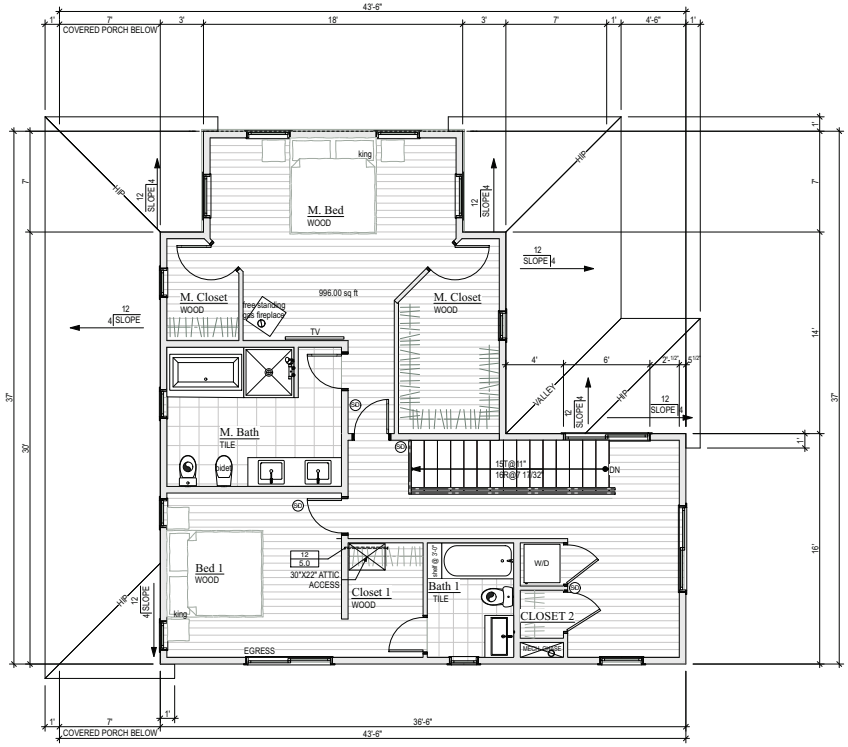
REVISIONS

NO.	DATE	DESCRIPTION

DR-3



2 UPPER ROOF PLAN



1 SECOND FLOOR/LOWER ROOF PLAN

NORTH

SCALE: ¼" =1'-0"

SECOND FLOOR & LOWER ROOF PLAN & UPPER ROOF PLAN

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Design Review

DATE: JANUARY 11 2022

REVISIONS

NO.	DATE	DESCRIPTION

DR-4

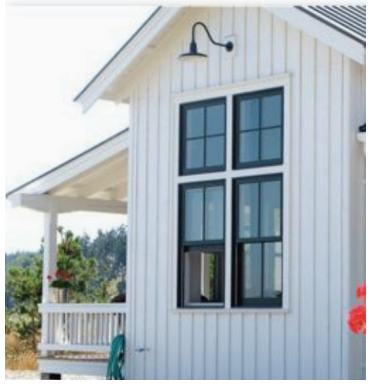
EXAMPLE | BLACK ARCHITECTURAL COMP. ROOFING

2 North/East Perspective | Colored

Benjamin-Moore-White-OC-151

Tuxedo-Gray-thin-veneer

1 West Perspective | Colored



Board & Batt White Siding With Black Windows

MATERIAL BOARD

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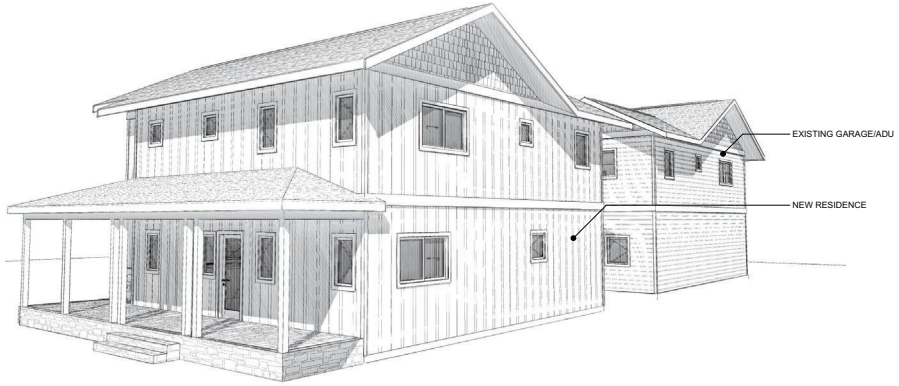
Design Review

DATE: JANUARY 11 2022

REVISIONS

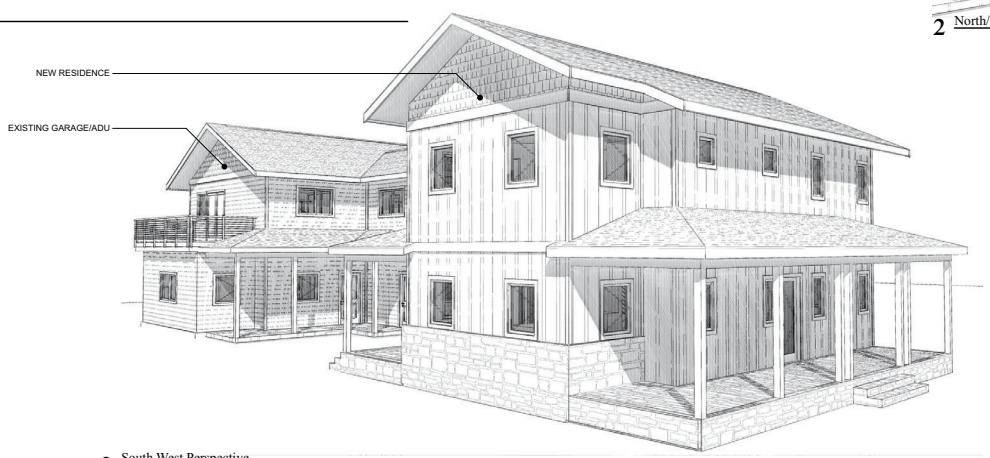
NO.	DATE	DESCRIPTION

DR-5

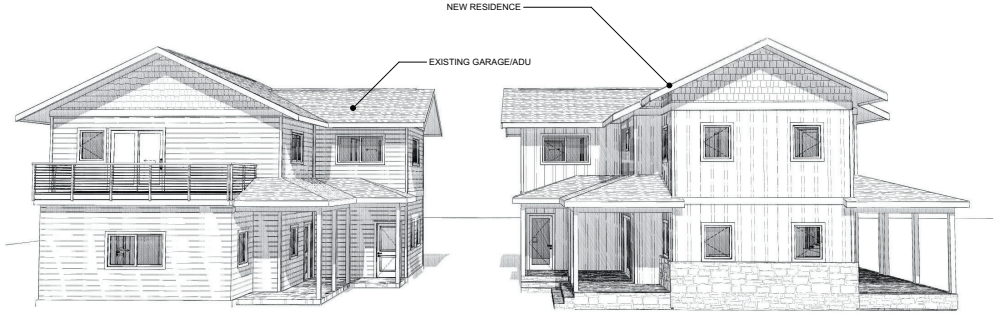


5 South/West Perspective

2 North/East Perspective



3 South West Perspective



4 North Perspective

1 West Perspective

EXTERIOR PERSPECTIVES

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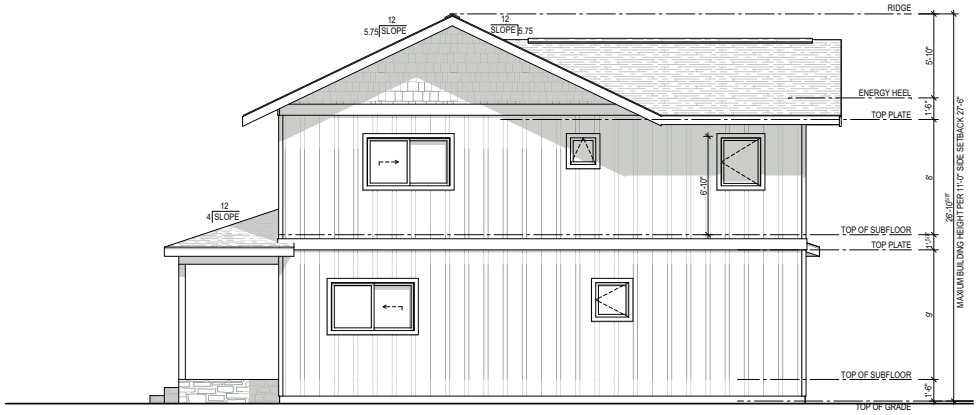
Design Review

DATE: JANUARY 11 2022

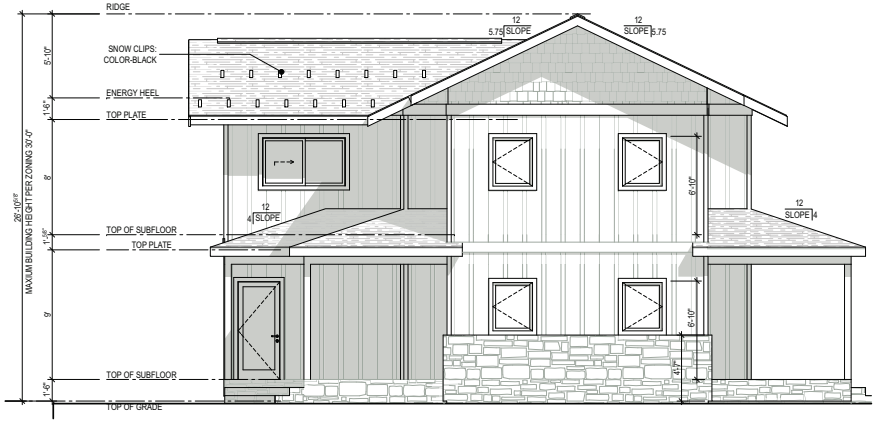
REVISIONS

NO.	DATE	DESCRIPTION

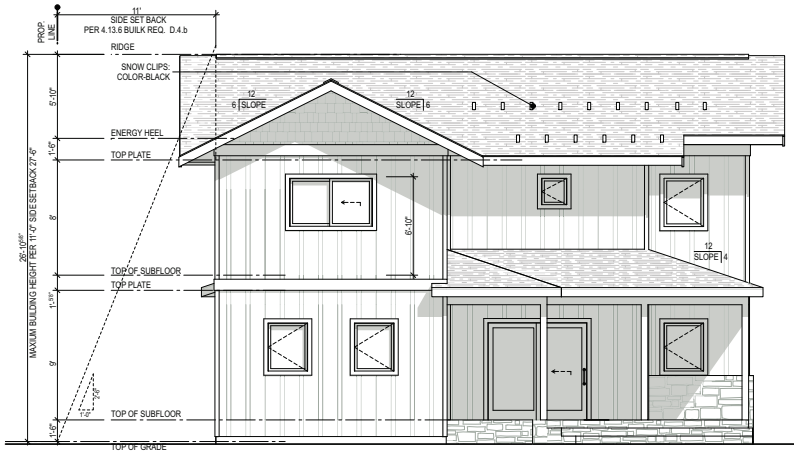
DR-6



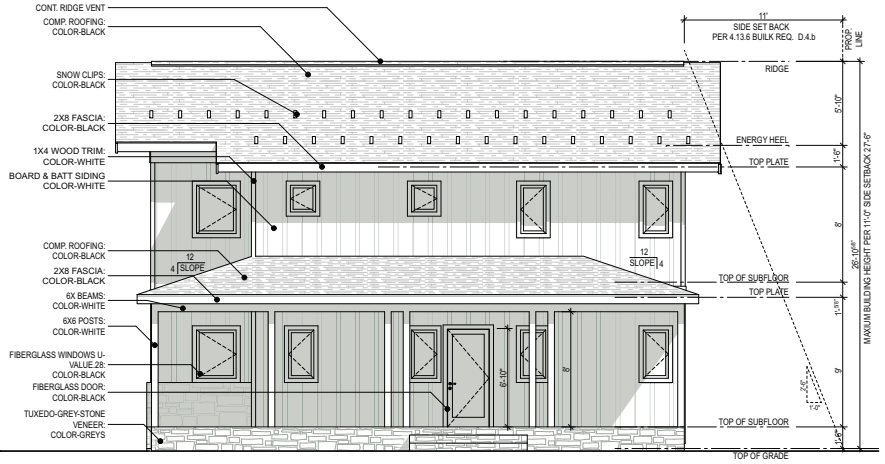
4 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION



1 WEST ELEVATION

SCALE: ¼" =1'-0"

EXTERIOR ELEVATIONS

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Design Review

DATE: JANUARY 11 2022

REVISIONS

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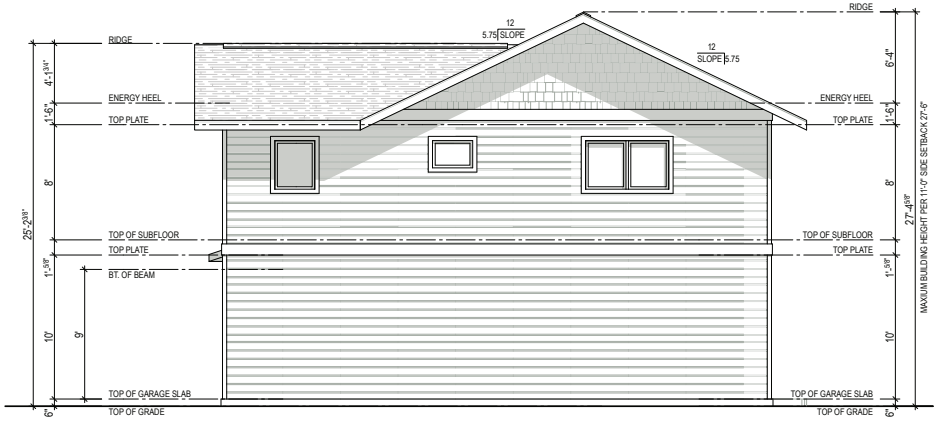
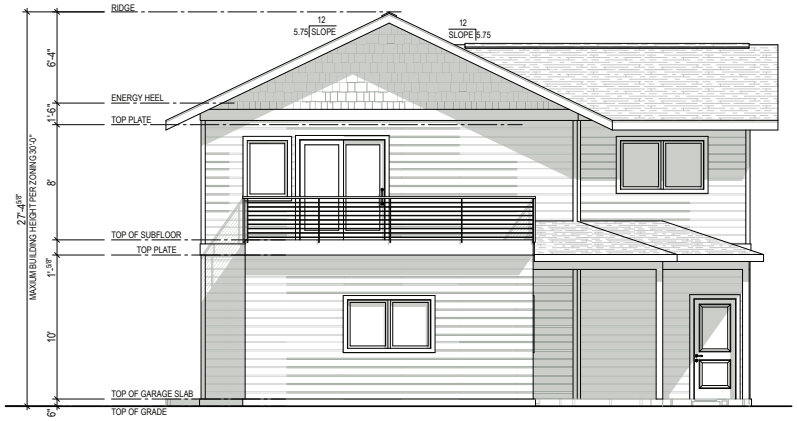
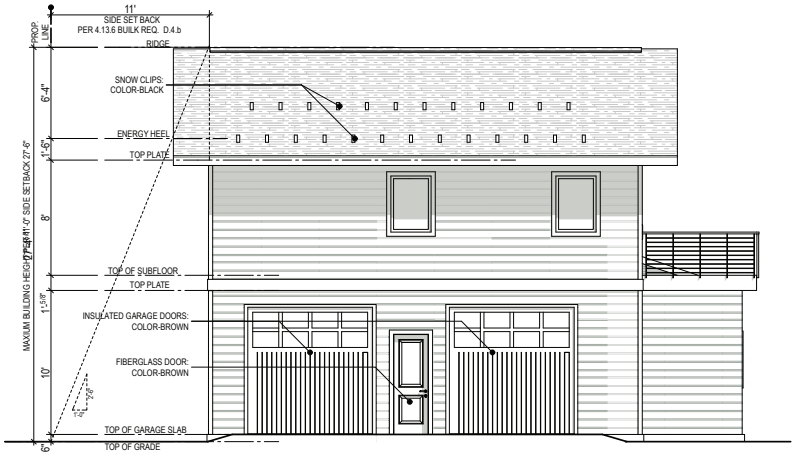
DR-7



4 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION

1 WEST ELEVATION

Lindahl Residence

HAILEY 4th AVE. IDAHO

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SCALE:

DATE: January 30 2017

DESIGN REVIEW | EXTERIOR ELEVATIONS

A3.0

PRINT DATE: Monday, January 30, 2017

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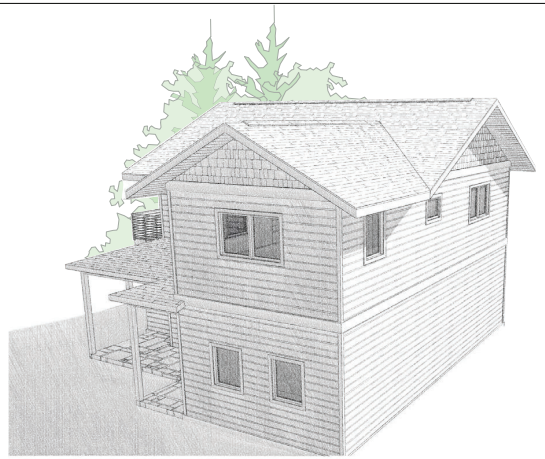
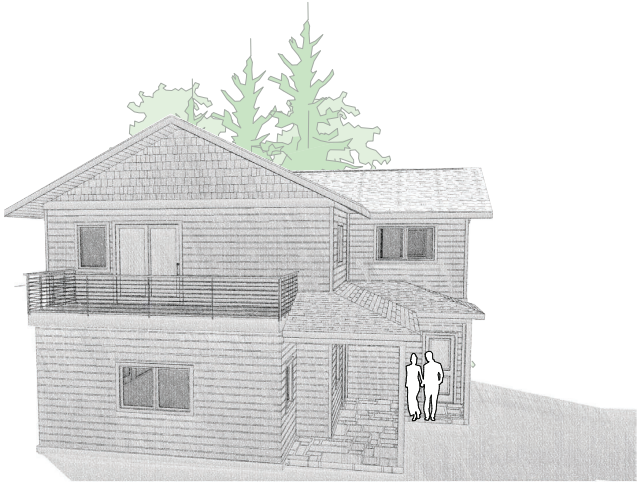
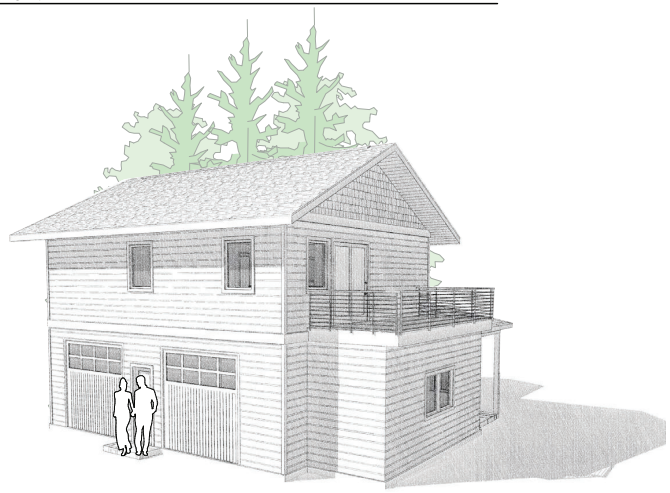


4 SOUTH PERPECTIVE



2 NORTH PERSPECTIVE



3 EAST PERSPECTIVE

1 WEST PERSPECTIVE

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SCALE:

DATE: January 30 2017

Lindahl Residence

HAILEY 4th AVE. IDAHO

DESIGN REVIEW | PERSPECTIVES

A3.1

PRINT DATE: Monday, January 30, 2017

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Return to Agenda