AGENDA
HAILEY PLANNING & ZONING COMMISSION
May 2, 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#

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 Kruger Industrial Smoothing, LLC, for construction of a new 2,400 square foot commercial building, to be located at Lot 11 and Lot 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) Zoning District. ACTION ITEM.

Public Hearing

PH 1  Continuation of a Design Review by Virginia Holly McCloud, for construction of 2,400 square foot single-family residence to be located at Lots 19-20, Block 104, Hailey Townsite (216 South 4th Avenue) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

PH 2  Consideration of Preliminary Plat Application by Bullion Square, LLC, to subdivide the existing Bullion Square Condominium Unit 1 into three (3) units: Units 1A, 2A, and 3A. This project is located at 111 North Main Street (Bullion Square Condominiums) within the Business (B) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.

PH 3  Consideration of a Planned Unit Development Application by West of First, LLC, represented by Opal Engineering, for construction of new multifamily apartment building consisting of 48 residential units. This project is located at 40 McKercher Blvd (Lot 1B, Block 2, Northridge X Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting a waiver to the maximum building height. The increase in building height to 42.5 feet would allow for covered parking at ground level. ACTION ITEM.

The application also includes:
- A Design Review Pre-Application.

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: May 16, 2022 at 5:00pm.
• Title 17 Text Amendment: RVs, Park Model Homes, Tiny Homes on Wheels
• Title 18 Text Amendment: McKercher Blvd curb line & Sidewalk Modifications
• DR: Arbor Care Resources ADU

Other Discussion Items:
• Cancellation of July 5, 2022 PZ Hearing
On April 18, 2022, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Kruger Industrial Smoothing, LLC, for construction of a new 2,400 square foot commercial building, to be located at Lot 11 and 12, Block 43, Woodside Subdivision, within the Light Industrial (Li) Zoning District.

**FINDINGS OF FACT**

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on March 30, 2022 and mailed to property owners within 300 feet on March 29, 2022.

**Application:** The Applicant requested approval to construct a new 2,400 square foot commercial building to be known as Idaho Equipment. The proposal includes an office/counter space, warehouse and display area on the ground floor, and an office area and breakroom above.

The programming of the proposed building is as follows:
- Three (3) roll-up doors in various sizes
- Restroom to be code compliant and accessible
- Breakroom
- Office, Display and Warehouse Area
- Three (3) onsite parking spaces, one (1) of which is accessible

Access to the site will be from Glenbrook Drive. A fence is proposed along the perimeter of existing Lot 11. Two (2) gates will be installed to access the area within the fence. These gates support the loading and unloading of equipment to and from the site. The dumpster will also be located within the fenced area and screened from view of the street/pedestrian areas.

**Procedural History:** The Application was submitted on March 10, 2022, and certified complete on March 11, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 18, 2022, in the Council Chamber and virtually via GoTo Meeting.

### General Requirements for all Design Review Applications

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
- The existing drywell shall be replaced or the drainage field shall be expanded to accommodate the additional hard surface area draining into this drywell.
- The Applicant shall provide the percentage of drainage in the barrow pit adjacent to the fence along the road.
- Given the location of the loading area and access to the building at the north/northwest corner of the site, this area shall be paved to the property line to help protect the existing edge of Black Oak Drive from damage.
- An IDWR shall be submitted for all proposed drywells.
- It appears that roof drainage may be directed onto the ground on the back side of the building within the City’s right-of-way. The Applicant shall clarify and remedy where necessary. Another drywell may be needed to sufficiently drain the site.

The items above have been made Conditions of Approval.

**Life/Safety:** No comments

**Water and Sewer:** The Water Division does not believe there will be a meter vault at this location, as it will most likely be a curb stop. If no meter vault is in place, the Applicant shall install a meter vault at the owner’s expense. If a curb stop cannot be located, the Applicant shall install a water service from the main line to the lot, which includes a meter vault at the owner’s expense. This has been made a Condition of Approval.

The Wastewater Division recommends that if floor drains are located within the building and maintenance of equipment will be conducted onsite, a 1,000 gallon grease interceptor shall be installed. This has been made a Condition of Approval.

**Building:** 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

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

No signage is proposed at this time. If signage is added or proposed at a later date, a Sign Permit Application shall be submitted and 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.

Required: 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.

**Staff Comments**

The Civil Plan shows a total of three (3) onsite parking spaces, which includes one (1) accessible space. These spaces are head-in spaces accessed off of the public street, Glenbrook Drive. City Regulations require that two (2) parking spaces be provided.

Additional areas are available onsite for parking loading and warehouse activities. Pursuant Section 17.09.020.02, one (1) loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor areas in excess of 4,000 square feet, except grocery and convenience stores. While the proposed warehouse building is not in excess of 4,000 square feet, the Applicant has provided two (2) loading zones. Given the nature of the use (loading and unloading of construction equipment), the Applicant has provided ample space within the fence enclosure and along the northwestern property line for loading and unloading activities.

The Commission found that the project meets the number of parking spaces required by the Hailey Municipal Code and that this standard has been met.

**17.08C.040 Outdoor Lighting Standards**

- All exterior lighting shall be designed, located and lamped in order to prevent:
  - Overlighting;
  - Energy waste;
  - Glare;
  - Light Trespass;
  - Skyglow.

- 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.

- 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.

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

- 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 is proposing light fixtures that are downcast and low in wattage. All proposed fixtures will be Dark Sky Compliant. Cut sheets are attached to this report. The Commission found that this standard has been met.

- Maximum Building Height: 35 feet
- Front Yard Setback: 10 feet
- Side Yard Setbacks: 10 feet
- Rear Yard Setback: 10 feet
- Lot Coverage: 75%
Design Review: Idaho Equipment
4190 Glenbrook Dr./Black Oak Dr. (Lots 11 and 12, Block 43, Woodside Subdivision #10)
Hailey Planning Zoning Commission – May 2, 2022
Findings of Fact – Page 4 of 16

The Applicant is proposing:
- Building Height: 21’-4”
- Front Yard Setback: 20.78’
- Side Yard Setbacks: 10.08’ (west), +10’ (east) after removal of interior lot line via Lot Line Adjustment Application
- Rear Yard Setback: 10.08’
- Lot Coverage: 35%

The Commission found that 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

No sidewalks exist in the area. Sidewalks are required along Black Oak Drive and Glenbrook Drive, or a payment in-lieu fee shall be collected, as outlined by the Hailey Municipal Code. Given the industrial nature of the LI Zoning District and lack of existing sidewalks in the area, an in lieu payment is recommended by Staff. The sidewalk in-lieu payment will be collected for a property frontages (Black Oak Drive and Glenbrook Drive), and shall be paid prior to issuance of a Certificate of Occupancy. This has been made a Condition of Approval.

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 parcel is not located within the Townsite Overlay (TO) Zoning 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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>17.06.080(A)1a</td>
<td>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</td>
</tr>
</tbody>
</table>

Staff Comments

The orientation of the building provides for southern and western solar exposure to the parking and loading areas, as well as to the primary pedestrian entrance of the building, which will assist in snow removal and maintenance of drivable spaces and pedestrian walkways, creating safe access to/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 | N/A, as no existing plant material, trees and landscaping exists on the site. |

| 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 | The primary pedestrian access is from the south side of the proposed building. A second man-door is also located in the shop yard on the east side. Three (3) roll-up doors are proposed to ensure ample access and clearance for the loading and unloading of equipment. These doors provide safe access and through the site and building. 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 | Per the Applicant, a small dumpster will be located within the screened yard. The screened yard appears to have adequate access for Clear Creek Disposal to navigate the site/empty dumpsters; however, to ensure the adequacy, the Applicant shall submit a letter from Clear Creek Disposal commenting on the adequacy of the enclosure/area. This has been made a Condition of Approval. Two (2) Loading areas are also proposed. One Loading area is located within the screened service yard and the second area is located along the property line abutting Black Oak Drive. 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 no alley exists and none is proposed. 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. 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.) |

| Staff Comments | The project is located within the Light Industrial (LI) Zoning District. The site plan shows a total of three (3) onsite spaces, which are head-in spaces off of Glennbrook Drive. A similar layout was approved several years ago by the Commission for the Espinoza Building and Concrete Construction Supply. A useable prominent entrance is located off of Glenbrook Drive and parking appears to be located to the side of this entrance. |
The proposed design and parking area seem practical and consistent with the neighborhood, particularly if this parking is used for customer parking. Since Staff recommends a sidewalk in-lieu payment, the parking location will not impede sidewalk use. The Commission found that this standard has been met.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.080(A)1h h.</td>
<td>Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>Primary entrance to the shop yard is accessed from a single entry point off of Glenbrook Drive. Access to the proposed parking and second access point to the shop yard can also be achieved via Glenbrook Drive. Little to no pedestrian traffic exists in the area. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)1i i.</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>A 10’-wide Drainage and Snow Storage Easement along the perimeter of the lots is existing. The Applicant intends to utilize this easement for snow storage purposes; however, may also haul snow from the site where necessary. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)1j j.</td>
<td>Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>See Standard (i) above. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)1k k.</td>
<td>A designated snow storage area shall not have any dimension less than 10 feet.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>A 10’-wide Drainage and Snow Storage Easement along the perimeter of the lots is existing. The Applicant intends to utilize this easement for snow storage purposes; however, may also haul snow from the site where necessary. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)1l l.</td>
<td>Hauling of snow from downtown areas is permissible where other options are not practical.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>There appears to be adequate snow storage areas onsite for the storing of snow; however, given the use of the building (loading and unloading of construction equipment), the Applicant may haul snow from the site where necessary to</td>
</tr>
</tbody>
</table>
ensure adequate and safe circulation of the site. The Commission found that this standard has been met.

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒  ☐  ☐</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>Snow storage areas do not impede parking or pedestrian areas. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>☒  ☐  ☐</td>
<td>17.06.080(A)1n n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>Snow storage areas are proposed within the perimeter snow storage easement. No landscaping or vegetation are existing and/or proposed. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒  ☐  ☐</td>
<td>17.06.080(A)2a a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The proportion, size and shape of the roof profile of the proposed building is compatible with the surrounding area and complements various elements of the surrounding buildings.</td>
</tr>
<tr>
<td>☒  ☐  ☐</td>
<td>17.06.080(A)2b a. Standardized corporate building designs are prohibited.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The building is a very functional building and is not a standardized corporate design. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>☒  ☐  ☐</td>
<td>17.06.080(A)2c b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>The proposed building is pedestrian in scale with front and side entries at the ground level. The primary door to the building faces the street, is prominent and encourages human activity. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td></td>
<td>☒</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>☒</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>☒</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>☒</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
|   | ☒ | ☐ | ☐ | 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. |
The proposed building will minimize energy consumption by utilizing/installing the following:
- All windows will have Low Emissivity glazing
- Installation of EV wiring (220)
- Installation of wiring for rooftop solar

The Commission did not agree that the installation of EV wiring and wiring for rooftop solar was sufficient in minimizing energy consumption. The Commission requested that in addition to the items noted above, the Applicant consider increasing the R-Value in roof insulation to an R-60. The Applicant agreed and intends to utilize the following to minimize energy consumption:
- All windows will have Low Emissivity glazing
- All windows will be Double Glazed Windows
- R-Value for roof insulation will be at R-60 or greater

In addition, the Applicant will also:
- Installation of EV wiring (220)
- Installation of wiring for rooftop solar

The Commission found that this standard has been met.

The proposed roof is slightly sloped and metal awnings cover the primary entrances to the building. Gutters run the length of the low end of the sloped roof. Drainage is directed toward drywells located within the shop yard. Snow clips will be installed where necessary. The Commission found that this standard has been met.

Drainage is directed toward drywells located within the shop yard, away from pedestrian areas so as not create pedestrian hazards. The Commission found that this standard has been met.

N/A, as no vehicle canopies are proposed. The Commission found that this standard has been met.

Building signage has been shown on the elevations. Prior to installation, the Applicant shall submit a Sign Permit Application and receive approval for all building signage. This has been made a Condition of Approval. 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)

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>N/A, as no vehicle canopies are proposed. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>No</td>
<td>N/A</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>City Code</td>
<td>N/A</td>
</tr>
<tr>
<td>City Standards and Staff Comments</td>
<td>N/A</td>
</tr>
<tr>
<td>17.06.080(A)3a</td>
<td>Accessory structures shall be designed to be compatible with the principal building(s).</td>
</tr>
<tr>
<td>Section</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>---------</td>
<td>----------------</td>
</tr>
<tr>
<td>17.06.080(A)3b</td>
<td>N/A, as no accessory structures are proposed at this time. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)3c</td>
<td>N/A, as no accessory structures are proposed at this time. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)3d</td>
<td>N/A, as no accessory structures are proposed at this time. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)3e</td>
<td>N/A, as no roof-mounted equipment is proposed at this time. If any mechanical equipment, roof or ground-mounted, is installed, it shall be located at the rear of the building and/or screened from view at ground level. This has been made a Condition of Approval. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)3f</td>
<td>N/A. The Commission found that this standard has been met.</td>
</tr>
<tr>
<td>17.06.080(A)3g</td>
<td>N/A. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

- **b.** Accessory structures shall be located at the rear of the property.
- **c.** Walls and fences shall be constructed of materials compatible with other materials used on the site.
- **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.
- **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.
- **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.
- **g.** All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately

---

The Commission discussed the proposed fencing and found that pursuant Section 17.08A.010.02. D, chain link fence material is prohibited. The Commission requested that the Applicant reconsider fencing options and do away with installing a chain link fence. This will be further reviewed by City Staff at the time of Building Permit/Fence Permit submittal. The Commission found that this standard has been met.
Design Review: Idaho Equipment
4190 Glenbrook Dr./Black Oak Dr. (Lots 11 and 12, Block 43, Woodside Subdivision #10)
Hailey Planning Zoning Commission – May 2, 2022
Findings of Fact – Page 11 of 16

screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.

**Staff Comments**
N/A, as ground-mounted equipment is not proposed at this time. If any mechanical equipment, roof or ground-mounted, is installed, it shall be located at the rear of the building and/or screened from view at ground level. This has been made a Condition of Approval.

The dumpster will be located within the shop yard and screened from view by the perimeter fence.

The Commission found that this standard has been met.

<table>
<thead>
<tr>
<th>Item</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.080(A)3h</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td><strong>h. All service lines into the subject property shall be installed underground.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td></td>
<td></td>
<td></td>
<td>All services lines will be installed underground. The Commission found that this standard has been met.</td>
<td></td>
</tr>
<tr>
<td>17.06.080(A)3i</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td><strong>i. Additional appurtenances shall not be located on existing utility poles.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td></td>
<td></td>
<td></td>
<td>None proposed. The Commission found that this standard has been met.</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td></td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>
### Staff Comments

This project is located within the Light Industrial (LI) Zoning District; therefore, seasonal plantings are required. No seasonal plantings have been shown on the plan set. This has been made a Condition of Approval. The Commission found that this standard has been met.

<table>
<thead>
<tr>
<th>17.06.080(A)4f</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as this project is located within the Light Industrial (LI) Zoning District and landscaping of this scale is not required. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4g</th>
<th>Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>Runoff is directed toward drywells located within the shop yard. No landscaping is proposed or required at this time. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4h</th>
<th>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).</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as no landscaping areas are proposed nor required at this time. Seasonal planters are required and shall be permanently irrigated or watered by the Applicant. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4i</th>
<th>Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4j</th>
<th>Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4k</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4l</th>
<th>Landscaping should be provided within or in front of extensive retaining walls.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as no retaining walls are proposed, nor is landscaping proposed or required. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4m</th>
<th>Retaining walls over 24” high may require railings or planting buffers for safety.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>17.06.080(A)4n</th>
<th>Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</td>
</tr>
</tbody>
</table>

### Additional Design Review Requirements for all Non-Residential Buildings located within the LI, SCI, TI or A Zoning Districts
### 1. Site Planning: 17.06.080 (C) 1, items (a) thru (c)

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
</table>
| ☒         | ☐   |    | ☐   | 17.06.080(C) 1a | a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.  
            |      |    |     | Staff Comments | Adjoining parcels include other light industrial buildings and storage. The proposed design, circulation, access, parking and drainage do not conflict with the adjoining parcels. 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 | Vehicular access can be accessed primarily from Glenbrook Drive. Ingress, egress and parking arrangements facilitate circulation within the site. The Commission found that this standard has been met. |
| ☒         | ☐   |    | ☐   | 17.06.080(C) 1b | c. Vehicle circulation, parking and loading shall not block pedestrian access ways.  
            |      |    |     | Staff Comments | All circulation and loading are kept either within the screened service yard, or within a parking – away from pedestrian access areas. 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 Hailey Municipal CodeZoning Ordinance, and City Standards.

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

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

**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. If 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 Kruger Industrial Smoothing, LLC, for construction of a new 2,400 square foot commercial building, to be located at Lot 11 and 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) Zoning District, was 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 (m) are met:

a) All applicable Fire Department and Building Department requirements shall be met.

b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey Municipal Code at the time of the new use.

c) All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Infrastructure plans shall be stamped by a licensed engineer. 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.
completed at the Applicant’s sole expense includes, but will not be limited to, the following improvements:

i. A sidewalk in-lieu payment shall be made for the required sidewalk along Black Oak Drive and Glenbrook Drive. Sidewalk in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy.

ii. The Glenbrook Drive street sign, located at the corner of the parcel, shall be relocated to the opposite side of the street.

iii. The existing drywell shall be replaced or the drainage field shall be expanded to accommodate the additional hard surface area draining into this drywell.

iv. The Applicant shall provide the percentage of drainage in the barrow pit adjacent to the fence along the road.

v. Given the location of the loading area and access to the building at the north/northwest corner of the site, this area shall be paved to the property line to help protect the existing edge of Black Oak Drive from damage.

vi. An IDWR shall be submitted for all proposed drywells.

vii. It appears that roof drainage may be directed onto the ground on the back side of the building within the City’s right-of-way. The Applicant shall clarify and remedy where necessary. An additional dry well may be needed to sufficiently drain the site.

viii. If no water meter vault is in place, the Applicant shall install a water meter vault at the owner’s expense. If a curb stop cannot be located, the Applicant shall install a water service from the main line to the lot, which includes a meter vault at the owner’s expense.

ix. If floor drains are located within the building and maintenance of equipment will be conducted onsite, a 1,000 gallon grease interceptor shall be installed.

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 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) A Lot Line Adjustment Application, a request to eliminate the interior lots lines of the parcel, shall be applied for concurrently with the Building Permit.

i) Seasonal planters/plantings shall be added to the site plan and shown on the Building Permit submittal. These planters/plantings shall be watered or permanently irrigated.

j) A Fence Permit shall be applied for prior to issuance of a Building Permit.

k) All utilities shall be located underground, consistent with 17.06.080(A)3h, and shall be shown on the Building Permit submittal.

l) A Sign Permit Application shall be submitted and approved prior to installation of building signage.

m) All roof and ground-mounted equipment shall be located to the rear of the building and/or screen from view at ground level.
Signed this _____ day of ______________, 2022.

_____________________________
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____________________________
Jessie Parker, Community Development Assistant
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Paige Nied, Community Development City Planner

Overview: Continuation of a Design Review Application by Virginia McCloud, represented by Ben Young BYLA, for construction of a new 2,400 square foot single-family residence to be built on the vacant lot. The proposed project is located at 216 S 4th Avenue (Lots 19 and 20, Block 104, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

Hearing: May 2, 2022

Applicant: Virginia McCloud

Location: 216 S 4th Avenue (Lots 19 and 20, Block 104, Hailey Townsite)

Zoning & Size: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts; 6,000 square feet (1.38 acres)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 11, 2022 and mailed to property owners within 300 feet on March 16, 2022.

Application: The Applicant has submitted a Design Review Application to construct a new 2,400 square foot single-family residence on a vacant lot located at 216 S 4th Ave.

The proposed single-family residence is single story, consisting of an open floor plan with two (2) bedrooms. The site plan incorporates a stucco site wall and steel mesh fence around the southern and northern property boundaries and a wooden gate to access the alley on the eastern property boundary. A covered front entryway and porch, and flat roof reduces the mass of the proposed residence.

Vehicular access for the proposed residence is via a driveway located on S. 4th Avenue, which is contrary to the Townsite Overlay Design Review guidelines. These guidelines direct vehicular access off of the alley. Since the Guidelines were adopted in 2006, this standard has been adhered to, with the exception of unique and specific circumstances, such as the retention of historic structures in the alley which prevented a garage from having alley access, or challenging topography which prohibits safe access to the structure. Alley access for vehicles in Old Hailey is a key component of Old Hailey character, and the allowance of new construction to bypass this standard would create a significant precedence.

Additional parking is located in the City Right-of-Way of S. 4th Avenue, and pedestrian access will remain off S. 4th Avenue and E Walnut Street. Staff strongly recommends relocating the driveway to access off
the alley, as it is a listed guideline for the Townsite Overlay (TO) Zoning District, per Hailey Municipal Code 17.06.090:

4. Parking and Circulation

Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

Commission Feedback: On April 4, 2022, the Planning and Zoning Commission reviewed the Design Review Application for the McCloud 4th Avenue Residence. The Commission neither approved nor denied the proposal, but suggested the following:

- **Relocate the garage to access off the alley.** The Applicant has submitted two new site plans. The first site plan retains the driveway and garage but is setback farther from the Fourth Avenue Right-of-Way. The second alternative site plan eliminates the garage but retains the driveway and vehicular access to the site off Fourth Avenue.
- **Relocate the proposed solar panels.** The Applicant intends to retain the solar panels in the proposed location in the rear yard, as displayed in the newly submitted drawing set.

Submitted Documents: The Applicant conducted and submitted a survey of homes located in the Townsite Overlay Zoning District, from Silver Street to Elm Street, to dispute the notion that the majority of homes in ‘Old Hailey’ have garages accessed from the alley. The findings from the Applicant are as follows:

- 46% of homes have no garage
- 31% of homes have garages on the right-of-way
- 18.5% of homes have garages on the alley
- 4.5% of homes have new garages on alley

In compiling data, City Staff found that there have been approximately 25 garage additions constructed since 2017. Of these, all but two (2) garages were constructed to have vehicular access come off of the alley. For various reasons, the two (2) garages constructed to achieve access off of the street were considered infeasible by the Commission.

The Applicant additionally submitted a site survey to display potential snow removal challenges. The Applicant identified how the owner of the proposed project, and its adjacent neighbor to the north, would be responsible for snow removal of the entire alley, as the Applicant believes the neighboring properties, being ARCH housing, do not utilize the alley in the winter months.

The Applicant submitted two alternative plans, the first proposes the garage to be farther setback off Fourth Avenue and the second proposes to remove the garage. However, both plans retain vehicular access off Fourth Avenue, which still does not follow the Townsite Overlay Design Review Guidelines outlined in the Hailey Municipal Code, and in fact, contradicts the Old Hailey Guidelines which were put in place for pedestrian safety. Staff finds there to be no obstructions preventing vehicular access of the alley and finds it to be functional. Therefore, Staff recommends the removal of all vehicular infrastructure off Fourth Avenue and relocation to the alley.
Procedural History: A Design Review Application public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 4, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting. The Commission reviewed the project and provided suggestions, as noted herein. No decision was made. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on May 2, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Complete Application</td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

17.06.050

Department Comments

<table>
<thead>
<tr>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.050</td>
<td>Engineering: No comments</td>
</tr>
<tr>
<td></td>
<td>Life/Safety: No comments</td>
</tr>
<tr>
<td></td>
<td>Water and Sewer: No comments</td>
</tr>
<tr>
<td></td>
<td>Building: No comments</td>
</tr>
</tbody>
</table>

Streets: The proposed trees located in the Fourth Avenue Right-of-Way are consistent with the neighborhood and may remain, however, the Owner shall be responsible for their maintenance. This has been made a Condition of Approval.

The snow storage located in the Right-of-Way on Fourth Avenue will need to be relocated, as snow storage is not permitted in the City Right-of-Way. This has been made a Condition of Approval.

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 proposed structure includes a one (1) car garage, and one (1) parking space in the concrete driveway. The concrete driveway is connected to a crush gravel driveway located off the Fourth Avenue Right-of-Way, providing an additional one (1) parking space.

The Applicant is proposing to locate the driveway off the Fourth Avenue Right-of-Way. Staff recommends relocating the driveway to the existing and functional alley, as per City Standards.

The Commission unanimously supported the relocation of the driveway and garage to the alley.

The Applicant submitted two alternative site plans: first plan proposes that the garage be farther set back from Fourth Avenue and the second proposes the removal of the garage. Both plans retain vehicular access off Fourth Avenue. Staff finds there to be no obstructions preventing vehicular access off the alley and
finds it to be functional. Staff recommends the relocation of all vehicular infrastructure to the alley.

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th>17.08C.040 Outdoor Lighting Standards</th>
<th>17.08C.040 General Standards</th>
</tr>
</thead>
</table>
|  |  |  | a. All exterior lighting shall be designed, located and lamped in order to prevent: | a. Overlighting;  
|  |  |  | 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. | b. 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.  
|  |  |  | c. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. | c. 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.  
|  |  |  | d. |  
|  |  |  | e. |  
|  |  |  |  |  

**Staff Comments**

The Applicant intends to install Dark Sky compliant fixtures, downcast and low wattage fixtures.

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO)</th>
<th>Maximum Height: 30’</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Setbacks:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Street R.O.W. Adjacent: 12’; 20’ to Garage Door</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Private Property Abutment: 15% of lot width or 10’, whichever is less; 6’ min.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• 1’ for every 2.5’ of building height</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Alley: 6’ minimum</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lot Coverage: 40%</td>
<td></td>
</tr>
</tbody>
</table>

**Staff Comments**

Proposed Building Height:
- Proposed Building Height: 15’

Alternative Plan 1 Proposed Setbacks (with garage):
- Front Yard (West): 17’
- Side Yard (North): 8’-3 1/8”
- Side Yard (South): 7’-6”
- Rear Yard (East): 12’-7 5/8”
- Garage: 27’

Proposed Lot Coverage:
- 2,400 square feet / 6,000 square foot lot = 40%

The proposed lot coverage of 40% 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.

Alternative Plan 2 Proposed Setbacks (without garage):
- Front Yard (West): 12’
- Side Yard (North): 8’-3 1/8”

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th>Bulk Requirements</th>
<th>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Maximum Height: 30’</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Setbacks:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Street R.O.W. Adjacent: 12’; 20’ to Garage Door</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Private Property Abutment: 15% of lot width or 10’, whichever is less; 6’ min.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• 1’ for every 2.5’ of building height</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Alley: 6’ minimum</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Lot Coverage: 40%</td>
<td></td>
</tr>
</tbody>
</table>

**Staff Comments**

Proposed Building Height:
- Proposed Building Height: 15’

Alternative Plan 1 Proposed Setbacks (with garage):
- Front Yard (West): 17’
- Side Yard (North): 8’-3 1/8”
- Side Yard (South): 7’-6”
- Rear Yard (East): 12’-7 5/8”
- Garage: 27’

Proposed Lot Coverage:
- 2,400 square feet / 6,000 square foot lot = 40%

The proposed lot coverage of 40% 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.

Alternative Plan 2 Proposed Setbacks (without garage):
- Front Yard (West): 12’
- Side Yard (North): 8’-3 1/8”
### Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The site plans for the proposed residence display a driveway accessed off Fourth Avenue. The above guideline stipulates that alleys are the preferred access for automobiles: this guideline has not been met. Staff recommends relocating the driveway to the alley, as per City Standards. The Applicant submitted alternative site plans, both of which retain vehicular access off Fourth Avenue. Staff recommends the relocation of all vehicular infrastructure to the alley. No recreational vehicle storage has been delineated onsite; however, parking could be achieved via driveway.

The proposed residence will span majority of the lot. Ample yard and open space exist around the home.

Snow storage has been identified on the site plan and is sufficient for the site. The snow storage located in the City Right-of-Way will need to be relocated, this has been made a Condition of Approval.

All 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.

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
</table>
| The design intent of the proposed residence is to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed energy-conserving design techniques are as follows:

- Solar collector system, roof-mounted
- Double and triple pane windows
- Core structure built of Nexcem block material (Nexcem block material is made up of cement bonded recycled waste wood)

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

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. The Applicant intends to wire the garage for electric vehicles.

The Commission questioned the benefits of the Nexcem block. The Applicant explained how Nexcem was an ethical product that provides more insulation and has a thermal mass effect.

The Commission discussed the efficiency of the solar panels in their proposed location in the yard and suggested relocating them. The Applicant explained how the site gets light from the East in the morning and that the panels are located in
### 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 flat roofs, covered entryway and porch reduces the perceived mass of the proposed residence. Generally speaking, garages on the front of house increase perceived mass, which is another reason why the Townsite Overlay Standards direct garages to the rear of properties off of alleys. The utilization of various exterior materials in the building design also makes the residence appear smaller in scale.

<table>
<thead>
<tr>
<th>☒</th>
<th>☐</th>
<th>☐</th>
<th>17.06.090(C)2</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</td>
</tr>
</tbody>
</table>

### 3. Architectural Character

**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 utilizes flat roofs. A covered front entryway and porch, dormer windows, and traditional exterior materials/colors nicely integrate into the surrounding area. Garages to the front are not a design characteristic found in any new developments located in Old Hailey.

<table>
<thead>
<tr>
<th>☐</th>
<th>☐</th>
<th>☐</th>
<th>17.06.090(C)3</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>3. Architectural Character</td>
</tr>
</tbody>
</table>

#### 3a. 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 utilizes flat roofs. A covered front entryway and porch, dormer windows, and traditional exterior materials/colors nicely integrate into the surrounding area. Garages to the front are not a design characteristic found in any new developments located in Old Hailey.

<table>
<thead>
<tr>
<th>☐</th>
<th>☐</th>
<th>☐</th>
<th>17.06.090(C)3a</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>3. Architectural Character</td>
</tr>
</tbody>
</table>

#### 3b. 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 faces Fourth Avenue. A porch and covered entryway along the front façade are proposed, which is prominent, visible, and inviting from Fourth Avenue. Staff finds that garages in front diminish front entries.

<table>
<thead>
<tr>
<th>☐</th>
<th>☐</th>
<th>☐</th>
<th>17.06.090(C)3b</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>3. Architectural Character</td>
</tr>
</tbody>
</table>

#### 3c. 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 flat roofs, dormer windows, covered front entryway and porch, and various-sized windows reduces the massing of the building and breaks up the roofline. The various exterior materials in the building design and changes in plane break up the linear elements and make the residence appear smaller in scale.

Since the adoption of the Design Review Guidelines, garages facing streets have not been a building form traditionally found in Old Hailey. At the April 4, 2022 public hearing, the Commission unanimously requested that the garage gain vehicular access from the alley and not the primary street, Fourth Avenue.

The proposed siding will be a smooth finish stucco in gray. Metal flashing will surround the residence in a Lunar color. 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 flat roof and covered front entryway will minimize the perceived mass of the residence. The porch will also help define the entry to the building. The garage is not diminished, as it is on the street. Staff recommends the garage be relocated to the alley to avoid setting an undesirable new precedent in Old Hailey.

The Commission unanimously concurred that by allowing the garage to be accessed from the street, it would set a precedent in Old Hailey, and requested that the Applicant redesign the garage to gain access off of the alley.

The Applicant submitted two alternative site plans, the first proposes the garage to be farther setback from Fourth Avenue and the second proposes the removal of the garage. Both plans retain vehicular access off Fourth Avenue. Staff recommends the relocation of all vehicular infrastructure to the functional alley.

### 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 proposed structure has a series of flat roofs to break up the building mass and will retain snow naturally on the flat surface. 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 flat roofs, which complements the surrounding area nicely.

### 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 structure utilizes flat roofs, which is compatible with other homes in the neighborhood.

### 17.06.090(C)3e  
e. Wall Planes

**Guideline:** Primary wall planes should be parallel to the front lot line.

**Staff Comments**  
The front wall plane of the proposed residence is parallel to the front property line. Longer wall planes on the side run parallel to the parcel’s rectangular shape.

### 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, with the exception of the front-facing garage.

### 17.06.090(C)3e

**Guideline:** The use of pop-outs to break up longer wall planes is encouraged.

**Staff Comments**  
The covered front entry and porch, set back garage, 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.
<table>
<thead>
<tr>
<th>Guideline</th>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.090(C)3f</td>
<td>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.</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td></td>
</tr>
<tr>
<td>17.06.090(C)3g</td>
<td>Staff Comments: The windows on the side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td></td>
</tr>
<tr>
<td>17.06.090(C)3g</td>
<td>Staff Comments: Guideline: Decks and balconies shall be in scale with the building and the neighborhood. No decks and/or balconies are proposed. A covered front entryway and porch are proposed along the front façade, which are in scale and complement the surrounding neighborhood. A back patio is proposed in the rear of the proposed structure.</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td></td>
</tr>
<tr>
<td>17.06.090(C)3h</td>
<td>Staff Comments: Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible. No decks and/or balconies are proposed. A covered front entry and porch are proposed along the front façade and a patio is proposed to the rear of the structure, which are in scale and complement the surrounding neighborhood.</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td></td>
</tr>
<tr>
<td>17.06.090(C)3h</td>
<td>Staff Comments: 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. The proposed residence will complement that of the surrounding neighborhood. The Applicant is proposing stucco smooth finish gray siding, metal flashing windows in Lunar, and door and window trim in white (see updated image below for further details).</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td></td>
</tr>
<tr>
<td>17.06.090(C)3h</td>
<td>Staff Comments: Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</td>
</tr>
<tr>
<td>☒ ☐ ☐</td>
<td></td>
</tr>
</tbody>
</table>
### Staff Comments

**The largest wall planes along the sides are broken up by various sized windows. Roof form and exterior colors encourage human scale and are complementary to the surrounding area. The Applicant is proposing the exterior color to be a smooth finish stucco in gray, metal flashing windows in Lunar, and door and window trim white (see image above for 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, use of metal trellising and shade structures above windows adds detail and interest. Contrasting color trim breaks up wall planes and divided light windows offer detailing and smaller scale. |
| ☒ | ☐ | ☐ | | 
| 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 flat roofs and front facing dormer windows. The scale of the residence complements the surrounding area with a covered entry porch and siding breaks. The proposed exterior colors absorb a simple theme, bringing consistency and coherence to the surrounding 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. The addition of a permanent street access for vehicles in Old Hailey is discouraged, and use of the alley is preferred. Keeping vehicular access to the alley will further ensure the safety of pedestrians traveling along Fourth Avenue. |
| ☐ | ☐ | ☐ | | 
| 17.06.090(C)4 | Guideline: The visual impacts of on-site parking visible from the street shall be minimized. |
| | | Staff Comments | The project does not minimize on-site parking. The proposed driveway is clearly visible from the street and does not take advantage of the existing, functional alley. Hailey Municipal Code 17.06.090, alleys are the preferred location for vehicular access to garages. The proposed driveway is located off Fourth Avenue. This standard has not been met. |

Pedestrian access is provided off the driveway to the patio and the front entry of the proposed residence. Hedge landscaping along the front of the parcel will help to hide parking, although the proposed driveway located off Fourth Avenue is discouraged.

The Applicant believes there to be flexibility in Municipal Code language for the Townsite Overlay Guidelines for a garage and driveway off the 4th Avenue Right-of-Way. The Applicant regards the Code terminology as a recommendation, not
a mandate. At the April 4, 2022, public hearing, the Commission was firm in their unanimous position that the driveway should be relocated to the alley, in accordance with Townsite Overlay Guidelines.

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 proposed structure’s garage and parking are accessed from the property frontage located on Fourth Avenue. Staff has recommended to the Applicant that the driveway be relocated to the alley. Staff does not find any unique circumstances, such as the protection of historic structures, that would direct this deviation from the norm. This standard has not been met.

Additional parking can be found off Fourth Avenue; parking within the City Right-of-Way within the Townsite Overlay (TO) Zoning District is permitted year-round.

The Applicant stated that there are financial and physical hardships which prevent the garage from being located in the alley. The Commission found the alley to be useable; therefore, the Applicant shall follow the Townsite Overlay Guidelines, which state garages should be accessed from the alley side of the property.

17.06.090(C)4 Guideline: Detached garages accessed from alleys are strongly encouraged.

Staff Comments
The proposed garage is attached to the primary structure, and access from the street. This standard has not been met.

The Commission explained how, in prior hearings, when the alley has been found to be functional, no Applicant has been permitted to locate the garage off the Right-of-Way. The Applicant stated that the owner of the project is elderly and that an attached garage is important for their safety. The Commission agreed that the garage may be attached, however, as a best practice, it should be located off the alley in accordance with the Old Hailey Guidelines.

The Applicant submitted two alternative site plans. The first proposes a further setback of the home off Fourth Avenue and the second removes the garage. However, both plans retain vehicular access off Fourth Avenue. Staff recommends all vehicular infrastructure be relocated to the functioning alley. Retaining vehicular access off Fourth Avenue contradicts the guidelines which were put in place for pedestrian safety.

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
While the proposed garage door is set back and subordinate to the front wall plane, staff finds no reason why the garage “must” be planned from the street side. This standard has not been met.

The Commission found that the alley is functioning and unanimously supports the relocation of the garage to the alley.

The Applicant submitted alternative site plans, one proposes a further setback of the garage off Fourth Avenue and the other proposes the removal of the garage. Both plans retain vehicular access off the Fourth Avenue Right-of-Way. Staff recommends the relocation of all vehicular infrastructure to the functioning alley.
<table>
<thead>
<tr>
<th>Guideline</th>
<th>Staff Comments</th>
</tr>
</thead>
</table>
| 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:** Staff finds no reason why the garage “must” be planned from the street side. The proposed garage and driveway along the property’s frontage off Fourth Avenue are one car in width. Staff recommends relocating the driveway to the alley, as per City Standards. This standard has not been met.  

The Commission found the alley to be functional and is the preferred location for the garage.  

*In both of the new plans submitted by the Applicant, vehicular access is retained off Fourth Avenue. Staff finds no obstructions to be in place to prevent vehicular access from the alley. Therefore, Staff recommends all vehicular access be relocated to the alley.*  

| 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. Recreational vehicles are preferred off of alleys.  

| 17.06.090(C)5 | **Guideline:** Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.  

**Staff Comments:** An alley is existing and functional but is not being utilized for its primary purpose: service and vehicular access. Staff does not find the alley to be retained in this site plan. Lot lines are not and will not be modified to eliminate alley access. The Applicant shall submit a Lot Line Application to eliminate the interior lot lines prior to issuance of a building permit. This has been made a Condition of Approval.  

| 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:** The alley is not used as the preferred location for vehicular access to the garage. Utilities will be located underground within the existing alley. This standard has not been met.  

*The Applicant submitted alternative plans which retain vehicular access off Fourth Avenue. As the Guideline 17.06.090(C)5 stipulates, alleys are the preferred location for vehicular access in Old Hailey. Staff recommends all vehicular infrastructure be relocated to the 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. The alley is entirely functioning.  

| 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

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.08.010(C)6</td>
<td>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function. N/A, as no additional accessory buildings are proposed.</td>
</tr>
<tr>
<td>1.08.010(C)6</td>
<td>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical. No additional accessory buildings are proposed, but the alley is not being used as intended.</td>
</tr>
<tr>
<td>1.08.010(C)7</td>
<td>Guideline: Snow Storage. All projects shall be required to provide 25% snow storage on the site. The site plan proposes approximately 650 square feet of hardscape (parking, vehicle, and pedestrian areas). 25% of this (163 square feet) is required for snow storage. The Applicant is proposing a total of 325 square feet of snow storage (50%). However, the proposed snow storage area located adjacent to the gravel driveway located off Fourth Avenue will need to be relocated, as snow storage is not permitted in the City Right-of-Way. One of the proposed snow storage areas is located to the south of the concrete driveway. The other snow storage area on the site plans is located to the north of the gravel portion of the driveway in the City Right-of-Way. The snow storage located in the Right-of-Way will need to be relocated, as it is not permitted.</td>
</tr>
<tr>
<td>1.08.010(C)8</td>
<td>Guideline: Existing Mature Trees and Landscaping. 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. The Applicant obtained a letter from a certified arborist regarding the existing Boxelder tree onsite which notes that the tree is healthy and should be retained. There are two adolescent trees onsite that the Applicant is proposing to remove. The Applicant intends to retain the one (1) middle aged Boxelder tree that exists onsite, which is displayed in the new site drawings submitted.</td>
</tr>
<tr>
<td>1.08.010(C)8</td>
<td>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. Noxious weeds shall be controlled according to State Law. If noxious weeds are present on the site, the Developer shall control according to State Law.</td>
</tr>
<tr>
<td>1.08.010(C)9</td>
<td>Guideline: Fences and Walls. 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. N/A, as no fence is proposed along the public street of Fourth Avenue.</td>
</tr>
</tbody>
</table>
A mix of a mesh metal fence and stucco site wall is proposed along the sides and rear of the parcel.

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 there are no existing structures onsite. The Applicant applied for a Demolition Permit to remove the existing single-family residence from the lot in 2020. Per the Blaine County GIS database, this residence was not historical (constructed in 1975); therefore, a Historic Demolition Permit was not needed.

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 no structures exist onsite.

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.

d) In both of the new plans submitted by the Applicant, vehicular access is retained off Fourth Avenue. Additional parking is permitted in the Right-of-Way; however, all vehicular infrastructure shall be relocated to the alley, as per City Standards.
e) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
i) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
j) All utilities shall be located underground, consistent with 17.06.080(A)3h.
k) 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.
l) The Applicant is proposing to retain the mature Boxelder Tree. This tree, and any other mature landscaping shall be protected throughout the construction process.
m) Trees located in the Right-of-Way shall be maintained by the property owner.
n) Snow storage shall be relocated out of the City Right-of-Way.

Motion Language:
Approval: Motion to approve the Design Review Application by Virginia McCloud, represented by Ben Young BYLA, for construction of a new 2,400 square foot single-family residence, to be located at 216 South 4th Avenue (Lots 19 and 20, Block 104, 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 (n) are met.

Denial: Motion to deny the Design Review Application by Virginia McCloud, represented by Ben Young BYLA, for construction of a new 2,400 square foot single-family residence, to be located at 216 South 4th Avenue (Lots 19 and 20, Block 104, 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].
4TH AVE RESIDENCE
216 S 4TH AVE | HAILEY

Alternative 1
Alternative 2

4TH AVE RESIDENCE
216 S 4TH AVE | HAILEY

LOT USE CALCULATIONS:
TOTAL LOT AREA: +/- 5,990 SQ FT
TOTAL PROPOSED RESIDENCE: +/- 2,082 SQ FT
PERCENTAGE OF LOT USED ALLOWED: 35%

TOTAL PERCENTAGE LOT USE CALCULATION:
2,082 / 5,990 = .347 X 100 = 34.7%

Alternative 2
ISSUE:
REVISIONS:
© copyright 2020
BYLA Landscape Architects
GARAGE REMOVED
4/26/2022

APPROX. EXISTING RESIDENCE

4' HIGH FENCE,
WOOD POST W/ WIRE MESH
TIE IN TO EXISTING
4' HIGH FENCE,
WOOD POST W/ WIRE MESH
CAR CHARGING

8'-6" GRATE
7'-6"
23'-0" TIE IN TO GAS
DECK ROOF
17'-7 5/8"

HB METER
10'-0" HB

TIE IN TO WATER

GARDEN

1.5 KW SOLAR ARRAY

FNC COR
FNC AP

DN 2(6")

GRAVEL

CRUSHED GRAVEL OVER COMPACTED SUB BASE

GARDEN

LANDSCAPE ARCHITECTS
BYLA
www.byla.us
323 Lewis | Ketchum, ID
(208) 726 5907 • (208) 720 0215

GARAGE.vwx
0.14 Ac.
±0.14 Ac.
5,990 Sq. Ft.
±5,990 Sq. Ft.
VIEW FROM 4TH AVE

VIEW FROM SOUTH W/O PLANTINGS

VIEW FROM ALLEY

METAL FLASHING:
KOLBE WINDOWS 'LUNAR'

DOOR & WINDOW TRIM:
KOLBE WINDOWS 'ULTRA PURE WHITE'

STUCCO:
SMOOTH FINISH

WOOD

216 S. FOURTH AVE
216 S. 4TH ST, HAILEY, IDAHO

RENDERING & MATERIALS

REVIEW

ISSUE: 4/26/2022
REVISIONS: 4/26/2022

GARAGE REMOVED

SCALE: N/A

BYLA LANDSCAPE ARCHITECTS
323 Lewis | Ketchum, ID
(208) 726 5907 • (208) 720 0215
www.byla.us

COPYRIGHT 2020
BYLA landscape architects
Hi Robyn- I just realized I forgot to send this to you-

Best

Ben

-------- Forwarded message --------
From: Bill Josey <billjosey@me.com>
Date: Thu, Mar 31, 2022 at 11:37 AM
Subject: Fwd: Boxelder
To: <ben@byla.us>

Hi Ben,

Per your request I took a look at the Boxelder tree, Acer negundo, at 206 4th Ave South in Hailey, ID.

A older house was recently removed from the site and a new home is planned to be constructed. Building construction will disturb the soil ~7' to the North of the tree.

Boxelder trees are in the Maple family and are hardy for the region. They live ~60-75+ years and can grow to ~70+'. Many people do not like the tree species because Boxelder bugs feed on their seeds and leaves creating good habitat for the insect. Boxelder bugs are considered a serious nuisance to many people. There are treatments to help control the insect but eradication is near impossible with food sources near by. Several other boxelder trees were noted close by.

The tree is young, has good structure, and is approximately half the crown size of what it will grow to. The removal of the old house did not appear to do any significant damages to the root system or stem. No irrigation was noted.

If you decide to retain the tree with the new house a few things need to be considered and done. The tree will need to be watered, starting now and through construction. When installing the temporary and/or permeant irrigation system, care needs to be
taken to minimize disturbance to the root system which can extent well past the trees drip line. During construction minimizing disturbance to the roots, stem, branches, and soil is critical. It is recommended to fence off the tree and as much soil around the tree during the construction to prevent compaction and damages to the roots. It is understood that 7' North of the tree, roots and soil will be disturbed. The tree should be fine with this amount of disturbance just on the one side of the tree. However, if it is 7' to the new house how much room does the contractor need for the foundation forms and work zone? 7' can easily be reduced in half or more which will have bad consequences for the tree.

It is my professional opinion that during construction trees preservation often takes sacrifices. Protective fencing is often not maintained or gets smaller, critical root protective zones get used for storage or trash, watering is forgotten, and soil disturbance distances to the stem get smaller. Tree preservation should be taken serious in a construction project or the tree preservation may fail.

Bill Josey ArborCare Resources, Inc. 208-788-1611 ext. 101 ISA Board Certified Master Arborist #RM-0715BT ASCA Registered Consulting Arborist #566 ISA Tree Risk Assessment Qualified
Return to Agenda
To: Hailey Planning & Zoning Commission

From: Paige Nied, Community Development City Planner

Overview: Consideration of Preliminary Plat Application by Bullion Square, LLC, to subdivide the existing Bullion Square Condominium Unit 1 into three (3) units: Units 1A, 1B, and 1C. This project is located at 111 North Main Street (Bullion Square Condominiums) within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Hearing: May 2

Applicant: Bullion Square, LLC

Location: 111 N Main Street (Bullion Square Condominiums)

Size & Zoning: 0.83 acres (35,966 sq. ft.) – Business (B) and Townsite Overlay (TO) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 13, 2022, and mailed to property owners on April 13, 2022.

Application: Bullion Square, LLC, represented by Sean Flynn of Galena Engineering, has submitted a Preliminary Plat Application requesting approval to subdivide the existing Bullion Square Condominium Unit 1 into three (3) units: Units 1A, 1B, and 1C (111 N Main Street). The existing condominium is situated on a parcel that is 35,966 square feet (0.83 acres) in size. The Applicant is proposing to subdivide the existing Unit 1 condominium into three (3) units, ranging in size from 3,178 square feet to 6,625 square feet. The front area of the building, along Main Street, has been designated as Common Area. A draft Condominium Declaration has been submitted, which addresses all commonly owned areas.

As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to Section 16.04.110 of the Hailey Municipal Code, which addresses parks, pathways, and other green spaces.

Procedural History: The Application was submitted on February 17, 2022, and certified complete on February 22, 2022. A public hearing before the Planning and Zoning Commission will held on May 2, 2022, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

<table>
<thead>
<tr>
<th>Standards of Evaluation for a Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compliant</td>
</tr>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>☒</td>
</tr>
</tbody>
</table>
Department
Comments

Engineering: No Comments

Life/Safety: The conversion and separation of units shall meet IFC and City Standards.

Water and Wastewater: No comments

Planning: It appears that all exterior lighting is Dark Sky compliant; however, any and all exterior lighting that does not meet City Standards shall be replaced with Dark Sky compliant fixtures. This has been made a Condition of Approval.

Building: No comments

Streets: No comments

City Arborist: No comments

16.04.010 Development Standards

Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.

Staff Comments: Please refer to the specific standards as noted herein.

16.04.020 Streets:

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>City Standards and Staff Comments</td>
</tr>
<tr>
<td>✒</td>
<td>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</td>
</tr>
<tr>
<td>☐</td>
<td>16.04.020 Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</td>
</tr>
<tr>
<td>☒</td>
<td>A. Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</td>
</tr>
<tr>
<td>☐</td>
<td>Staff Comments: The parcel is surrounded on three (3) sides by public streets: Main Street, Carbonate Street, and Bullion Street. The rear of the parcel can be accessed from an existing alley. These streets and alley are existing and can safely accommodate existing and anticipated traffic.</td>
</tr>
</tbody>
</table>
All other standards pertaining to Section 16.04.020: Streets, which are not listed below, have been met and/or are not applicable.

16.04.030: Sidewalks and Drainage Improvements

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City Code: City Standards and Staff Comments</td>
</tr>
<tr>
<td>yes</td>
<td>A. Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: There is an existing sidewalk along the front of the building facing the property frontage of Main Street which leads to each entrance. Adjacent to the building there are additional existing sidewalks along the public streets of Carbonate Street and Bullion Street.</td>
</tr>
<tr>
<td>no</td>
<td>B. The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: Please refer to Section 16.04.030(A) for further details.</td>
</tr>
<tr>
<td>no</td>
<td>C. New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: Please refer to Section 16.04.030(A) for further details.</td>
</tr>
<tr>
<td>no</td>
<td>D. Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</td>
</tr>
<tr>
<td>no</td>
<td>E. The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: N/A</td>
</tr>
</tbody>
</table>

16.04.040: Alleys and Easements

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City Code: City Standards and Staff Comments</td>
</tr>
<tr>
<td>yes</td>
<td>A. Alleys:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>
### A. 1.

Alleys shall be provided in all Business District and Limited Business District developments where feasible.

<table>
<thead>
<tr>
<th>Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing public alley to the rear of the parcel, which complies with all standards of Section 16.04.040.</td>
</tr>
<tr>
<td>All other standards pertaining to Section 16.04.040: Alleys and Easements, which are not listed below, have been met and/or are not applicable.</td>
</tr>
</tbody>
</table>

### B.

Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:

N/A, as there are no existing easements on the plat.

### 16.04.050: Blocks

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ ☐ ☐</td>
<td><strong>City Code</strong>&lt;br&gt;16.04.050&lt;br&gt;<strong>City Standards and Staff Comments</strong>&lt;br&gt;Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography. &lt;br&gt;<strong>Staff Comments</strong>&lt;br&gt;The block is existing and no changes to length, width and shape are proposed.</td>
</tr>
</tbody>
</table>

### 16.04.060: Lots

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ ☐ ☒</td>
<td><strong>City Code</strong>&lt;br&gt;16.04.060&lt;br&gt;<strong>City Standards and Staff Comments</strong>&lt;br&gt;Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter. &lt;br&gt;<strong>Staff Comments</strong>&lt;br&gt;The Applicant is proposing to replat the existing condominium Unit 1 into three units: Unit 1A, 1B, and 1C. The proposed square footage for each unit is as follows:&lt;br&gt;- Unit 1A: 6,625 square feet&lt;br&gt;- Unit 1B: 3,700 square feet&lt;br&gt;- Unit 1C: 3,178 square feet&lt;br&gt;No other changes to the lot and/or existing lot configuration are proposed. All other standards pertaining to Section 16.04.060: Lots, which are not listed below, have been met and/or are not applicable.</td>
</tr>
</tbody>
</table>

### 16.04.070: Orderly Development
A. Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.

Staff Comments

N/A, as the building and subdivision are existing. All other standards pertaining to Section 16.04.070: Orderly Development, which are not listed below, have been met and/or are not applicable.

D. When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:

1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.
2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.
3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.
4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
5. Park land shall be most appropriately located on the Contiguous Parcels.
6. Grading and drainage shall be appropriate to the Contiguous Parcels.
7. Development shall avoid easements and hazardous or sensitive natural resource areas.

The commission and council may require that any or all contiguous parcels be included in the subdivision.

Staff Comments

N/A, as the adjacent parcel, Bullion Square Condominium Unit 2, is developed and existing. All other standards pertaining to Section 16.04.070: Orderly Development, which are not listed below, have been met and/or are not applicable.

### 16.04.080: Perimeter Walls, Gates and Berms

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A, as no perimeter walls, gates or landscape berms are proposed. All other standards pertaining to Section 16.04.080: Perimeter Walls, Gates and Berms, which are not listed below, have been met and/or are not applicable.</td>
</tr>
</tbody>
</table>

### 16.04.090: Cuts, Fills, Grading and Drainage

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A, as the building and subdivision are existing. The site is relatively flat and free of vegetation. No floodplain exists.</td>
</tr>
</tbody>
</table>
### 16.04.100: Overlay Districts

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes No N/A</td>
<td>City Code</td>
</tr>
<tr>
<td>□ □ □</td>
<td>A. Flood Hazard Overlay District:</td>
</tr>
<tr>
<td></td>
<td>A. 1. Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: N/A, as the existing parcel is not located within the Flood Hazard Overlay District.</td>
</tr>
</tbody>
</table>

All other standards pertaining to Section 16.04.100: Overlay Districts, which are not listed below, have been met and/or are not applicable.

### 16.04.110: Parks, Pathways and Other Green Spaces

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes No N/A</td>
<td>City Code</td>
</tr>
<tr>
<td>□ □ □</td>
<td>A. Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to the Parks, Pathways and Other Green Spaces standards noted in Section 16.04.110 of the Hailey Municipal Code.</td>
</tr>
</tbody>
</table>

All other standards pertaining to Section 16.04.110: Parks, Pathways and Other Green Spaces, which are not listed below, have been met and/or are not applicable.

### 16.05: Improvements Required

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes No N/A</td>
<td>City Code</td>
</tr>
<tr>
<td>□ □ □</td>
<td>16.05.010 Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.</td>
</tr>
<tr>
<td></td>
<td>Staff Comments: N/A, as the building is existing, and all infrastructure is in place.</td>
</tr>
</tbody>
</table>

All other standards pertaining to Section 16.05: Improvements Required, which are not listed below, have been met and/or are not applicable.

### 16.05.020: Streets, Sidewalks, Lighting, Landscaping

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes No N/A</td>
<td>City Code</td>
</tr>
</tbody>
</table>
| □ □ □     | 16.05.020 Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially
approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A, as all public infrastructure is existing.</th>
</tr>
</thead>
</table>

### 16.05.030: Sewer Connections

- **☐ ☐ ☒ 16.05.030** Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A, as all sewer connections are existing.</th>
</tr>
</thead>
</table>

### 16.05.040: Water Connections

- **☐ ☐ ☒ 16.05.040** Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A, as all water connections are existing.</th>
</tr>
</thead>
</table>

### 16.05.050: Drainage

- **☐ ☐ ☒ 16.05.050** Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A, as the building, subdivision and streets are existing.</th>
</tr>
</thead>
</table>

### 16.05.060: Utilities

- **☐ ☐ ☒ 16.05.060** Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
<table>
<thead>
<tr>
<th>16.05.070: Parks, Green Space</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>16.05.070</td>
<td>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16.05.080: Installation to Specifications; Inspections</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>16.05.080</td>
<td>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16.05.090: Completion; Inspections; Acceptance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>A.</td>
<td>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</td>
</tr>
<tr>
<td>B.</td>
<td>The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16.05.100: As Built Plans and Specifications</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>16.05.100</td>
<td>As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)</td>
</tr>
</tbody>
</table>

### 16.07: Condominiums

<table>
<thead>
<tr>
<th>Compliant Condominiums</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>
Summary and Suggested Conditions of Approval: The Commission shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Preliminary Plat Application will be forwarded to the Hailey City Council.

The following are suggested Conditions of Approval for Bullion Square Subdivision:

a) All Fire Department and Building Department requirements shall be met.

b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required.
c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.

d) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.

e) Any Subdivision Inspection fees due shall be paid prior to recording the Final Plat.

f) All Application Development fees shall be paid prior to recording the Final Plat.

g) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.

h) Billing and utility payment information shall be addressed in the Condominium Declarations.

i) Commonly owned areas shall be addressed in the Condominium Declarations.

j) All provisions of the Hailey Municipal Code, including but not limited to use regulations and parking requirements shall continue to be met. 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.

k) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a Phasing Agreement.

Motion Language:

Approval: Motion to approve the Preliminary Plat Application by Bullion Square, LLC, represented by Galena Engineering, where the existing Bullion Square Condominium Unit 1 (111 N Main Street) is converted into a condominium plat/subdivision. The existing condominium would be subdivided into three (3) units: Units 1A, 1B, and 1C, finding that the application meets all City Standards, and that Conditions (a) through (k) are met.

Denial: Motion to deny the Preliminary Plat Application by Bullion Square, LLC, represented by Galena Engineering, where the existing Bullion Square Condominium Unit 1 (111 N Main Street) is converted into a condominium plat/subdivision. The existing condominium would be subdivided into three (3) units: Units 1A, 1B, and 1C, finding that ________________ [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 ________________ [the Commission should specify a date].
A PLAT SHOWING
A REPLET OF UNIT 1, BULLION SQUARE CONDOMINIUMS
WHEREIN UNIT 1 IS SUBDIVIDED INTO UNITS 1A, 1B & 1C AS SHOWN HEREBY
LOCATED WITHIN THE SE1/4 OF SECTION 9, T.25N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
FEBRUARY 2022

LEGEND
- Property Line
- Additional Lot Line
- Building Exterior
- Unit Line
- Certificates of Right of Way
- Roof Line
- Sewer Main
- Sewer Service
- Water Service
- Found Aluminum Casing, or 6/8" Radiator
- Found 5/8" Radiator
- Found 3/4" Radiator
- Set Magnetic Nail & Marker

NOTES
1. The survey of this area is to show the improvements bound and set during the boundary reenforcement of Unit 1 of Bullion Square Condominiums and subdivisions into Units 1A, 1B & 1C. A layer of Bullion Square Condominiums on above level. Due to the existing pad of the main portion of Bullion Square Condominiums, the notes of the subdivision plans are incorporated into the subdivision plans, and are no longer in use. The survey of the old Bullion Square Condominiums has been updated. The new survey was done by the surveyor and the subdivision was recorded.
2. The distances shown are measured using the referenced documents for previous record data.
3. This survey does not show any of the following which may be applicable to subject real property: easements, encroachments, sanitary sewer, drain, sidewalk, roof line, or other similar structures.
4. Galena Engineering Inc., has not updated the 1997 plat of the area and has not been requested to revise said plat.サプリメンタル information that may be contained within the plat description, and any other information, is not shown on the plat, and is to be verified by the surveyor. The plat description is the plat is to be verified by the surveyor. The plat description is the plat is to be verified by the surveyor. The plat description is the plat is to be verified by the surveyor.
5. All utilities shall be installed underground.
6. Property shown on the plat is to be subject to plat of the recorded under Instrument No. 958620, Records of Blaine County, Idaho.
7. Common areas shall be maintained by Bullion Square, LLC, Condominium Association. Common areas shall be shown on the plat as a property line.
8. All lots in the condominiums or any part thereof shall comply with all governing rules and regulations for the use of the common areas.
9. The description shown herein is to be an assessed status.
10. Horizontal members shown herein are top of concrete slab and existing exterior walls are finished surfaces of exterior walls.
11. The survey was done by the surveyor and is in error.
12. Building lines are to the interior surface of walls.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 15, have been satisfied. Sanitary restrictions may be imposed and enforced with Idaho Code Title 50, Ch. 15, by issuance of a Certificate of Sanitation.

Date

MARK E. PHILLIPS, P.L.S. 16570
GALENA ENGINEERING, INC. HAILEY, IDAHO SHEET

1 OF 4
Job No. 587502

A REPLET OF UNIT 1 BULLION SQUARE CONDOMINIUMS
GALENA ENGINEERING, INC.
HAILEY, IDAHO SHEET

MARK E. PHILLIPS, P.L.S. 16570
GALENA ENGINEERING, INC. HAILEY, IDAHO SHEET

1 OF 4
Job No. 587502
A REPLAT OF UNIT 1, BULLION SQUARE CONDOMINIUMS

WHEREIN UNIT 1 IS SUBDIVIDED INTO UNITS 1A, 1B & 1C AS SHOWN HEREBYN

LOCATED WITHIN THE SE1/4 OF SECTION 9, T.2N., R.18E. B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

FEBRUARY 2022
A PLAT SHOWING
A REPLAT OF UNIT 1, BULLION SQUARE CONDOMINIUMS
WHEREIN UNIT 1 IS SUBDIVIDED INTO UNITS 1A, 1B & 1C AS SHOWN HEREON
LOCATED WITHIN THE SE1/4 OF SECTION 9, T.2N., R.16E. B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
FEBRUARY 2022

UNIT 1B

UNIT 1C
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development Director

Overview: Consideration of a Planned Unit Development Application by West of First, LLC, represented by Opal Engineering, for construction of new multifamily apartment building consisting of 36 studio units, four (4) one-bedroom units, and eight (8) two-bedroom units, for a total of 48 residential units. This project is located at 40 McKercher Blvd (Lot 1B, Block 2, Northridge X Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting a waiver to the maximum building height. The increase in building height to 42.5 feet would allow for covered parking at ground level. The application also includes:
  - A Design Review Pre-Application.

Hearing: May 2, 2022

Applicant: West of First, LLC

Location: 40 McKercher Boulevard (Lots 1B, Block 2, Northridge X Subdivision)

Zoning/Size: Business (B) and Downtown Residential Overlay (DRO) Zoning Districts; 0.73 acres (31,885 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 13, 2022 and mailed to property owners within 300 feet on April 13, 2022. Onsite Notice was posted on April 25, 2022.

Application: The Applicant, West of First, LLC, is proposing a Planned Unit Development (PUD) to construct a new multifamily apartment building consisting of 48 residential units. The project will be located at 40 McKercher Boulevard (Lot 1B, Block 2, Northridge X Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts.

The proposal includes 48 residential units on a 0.73-acre parcel. The unit configuration includes: 36 studio units, four (4) one-bedroom units, and eight (8) two-bedroom units. Sixty-seven (67) percent of the parking will be located underground. The remaining parking spaces (23 spaces) will be located onsite. Three (3) accessible spaces have also been provided onsite. Each unit contains a compact living space: an open floor plan with bedroom(s), kitchen and living area, bathroom and laundry. Some units include deck features and/or balconies, while others do not.
Under the PUD, the Applicant is requesting a waiver to the maximum building, described herein. Pursuant Chapter 17.10.030: General Requirements, Amenities, requires that each PUD Application provide one (1) or more of the described amenities, and that it/they be commensurate with the modifications requested by the Applicant, to ensure public benefit. The Applicant has chosen to provide the following:

- **Underground Parking**: For residential PUDs, at least 50% of the required parking spaces in the PUD must be underground. The project will include a total of 58 parking stalls, two (2) spaces in excess of the required 48 residential stalls and eight (8) guest parking stalls. Thirty-eight (38) of the proposed parking stalls, or 67%, will be covered and/or located under the structure.

- **Other Amenities – Sustainable Building Construction**: Per the Applicant, “...the proposed 40 McKercher building will utilize several sustainable construction techniques, including cross-laminated timber (CLT) and prefabricated modular construction. CLT construction offers a more sustainable alternative to conventional structural materials. In this instance, the CLT will replace concrete as the method for constructing the covered parking deck. Wood is a natural and renewable building material with a smaller carbon footprint than steel and concrete. The wooden housing units themselves will be prefabricated and shipped to the site for installation. This building technique results in material efficiencies, less waste and improved quality. Chapter 17.10.10.E states PUDs shall encourage the use of renewable resources and energy conservation measures. CLT panels and prefabricated modules, can provide higher thermal insulation for energy efficiency”.

- **Other Amenities – Efficient Building Construction**: Per the Applicant, “CLT and modular wood construction are prefabricated products, so components are delivered to the site for efficient, building construction. This construction technique will lessen impacts on neighbors during construction and will also provide much-needed housing units more efficiently than traditional construction techniques”.

As mentioned, the Applicant is requesting a waiver to the maximum building height of the zoning district, and pursuant Section 17.10.040.03: Bulk Requirements Modification, this section allows for the request of overall height modifications in order to provide greater flexibility in the type and design of structures:

- **Waiver of the maximum building height from 35’ to 42.5’**. In order to accommodate for the covered parking at the ground level, as well as provide four (4) larger two-bedroom units accessed on the third floor, the Applicant is requesting a wavier to the maximum building height to allow for the proposed building height to be 42.5’.

The proposed building is three (3) stories tall on the east side of the structure facing the existing residential use in the Northridge Subdivision. The total building height along this frontage and measured from finished floor will be 35’ in height. Short sections of the west side of the structure facing the commercial use (L.L. Green’s Hardware) are proposed to be four (4) stories tall to accommodate for the covered parking and larger units accessed on the third floor. The building height along this frontage is approximately 42’ from the finished floor. With the natural transition in building height from 35’ facing existing residential uses to approximately 42’ facing commercial uses, the Applicant has further considered the visual effect on adjacent sites or other areas in the immediate vicinity, and thereby, has integrated the proposed building with the surrounding buildings and uses. Staff supports the Applicant’s
request to modify the maximum building height, as it provides greater flexibility in the type and design of the structure, while also providing more diverse housing in the area and offering a community benefit of underground parking.

While not offered by the Applicant, rent-restricted units are also desired by the city as a community benefit. Staff feels the amenity of rent-restricted units would strengthen the proposed Planned Unit Development Application, and further support an important need in this community and the greater Wood River Valley.

<table>
<thead>
<tr>
<th>Standards of Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.10.030: General Requirements:</td>
</tr>
<tr>
<td>A.</td>
</tr>
<tr>
<td>Staff Comments</td>
</tr>
<tr>
<td>B.</td>
</tr>
<tr>
<td>Staff Comments</td>
</tr>
<tr>
<td>C.</td>
</tr>
<tr>
<td>C.1</td>
</tr>
<tr>
<td>Staff Comments</td>
</tr>
<tr>
<td>C.1.a</td>
</tr>
<tr>
<td>Staff Comments</td>
</tr>
<tr>
<td>C.1.b</td>
</tr>
<tr>
<td>Staff Comments</td>
</tr>
<tr>
<td>C.1.c</td>
</tr>
<tr>
<td>Staff Comments</td>
</tr>
</tbody>
</table>
### C.1.d
Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.

**Staff Comments**
Water and Sewer services are readily available and will be analyzed in the Design Review Staff Report at a later date.

### C.1.e
Park land shall be most appropriately located on the Contiguous Parcels.

**Staff Comments**
As a requirement within the Downtown Residential Overlay (DRO), useable open space of not less than 10% of the total lot area shall be provided. The subject parcel is 31,885 square feet in size. Ten percent (10%) of this is 3,188.50 square feet. The Applicant is proposing a total of approximately 4,060 square feet of open space, which complies with the DRO standards. Open space can be found along the property frontage of the subject parcel and to the rear of the building. The Applicant is providing outdoor patio areas, drought tolerant landscaping and natural gathering places for the residents of 40 McKercher. These open space areas have good sun exposure and are connected seamlessly within the overall development of the building and grounds.

### C.1.f
Grading and drainage shall be appropriate to the Contiguous Parcels.

**Staff Comments**
A Grading and Drainage Plan has been submitted and is being reviewed by the City Engineer. Grading and Drainage will be further discussed at a later date in the Design Review Staff Report.

### C.1.g
Development shall avoid easements and hazardous or sensitive natural resource areas.

**Staff Comments**
N/A, as no hazardous or sensitive natural resource areas exist onsite.

### C.2
Upon any approval of the PUD Application, the Owner shall be required as a Condition of Approval to record the Area Development Plan or a PUD Agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner’s successors.

**Staff Comments**
The PUD Agreement has been submitted and is currently under review by the City Attorney. This agreement will be recorded as part of the Planned Unit Development Application.

### D.
Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide for solar access to all south roofs and walls to the maximum extent feasible in order to promote energy efficiency.

**Staff Comments**
The Applicant has stated that they plan to minimize energy consumption and take advantage of solar access by incorporating/utilizing the following:

- Double Glazed Windows
- Low Emissivity Glazing
- LED lighting will be utilized throughout the project
- Installation of conduit for future solar installation and breakers/circuits for future EV chargers
- All electric building

Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:

- Drought tolerant and low-water use landscaping is proposed
- Energy efficient appliances will be utilized within each unit

### E.
Access: Access shall be provided in accordance with standards set forth in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.

**Staff Comments**
The subject property is existing and the public street system has been developed. Access to the property can be achieved from the existing public street, McKercher Boulevard. The 26'-wide access easement to the west of the building, which benefits the subject
parcel and Lot 1A, is currently under construction. A 26’-wide fire access lane along the east side of the building is proposed to service the building for emergency purposes. These access lanes have been reviewed by the Fire Chief as to their functioning as access lanes, and have been found acceptable and compliant with the IFC.

<table>
<thead>
<tr>
<th>F.</th>
<th>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments</td>
<td>All utilities will be underground.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>G.</th>
<th>Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public accesses to public lands must be preserved.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments</td>
<td>N/A, as the proposed project is not located adjacent to public lands.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>H.</th>
<th>Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comments</td>
<td>N/A, as no pathways are proposed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I.</th>
<th>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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>I.1</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>For residential PUDs A minimum of .05 acres per residential unit.</td>
</tr>
<tr>
<td></td>
<td>For non-residential PUDs A minimum of 15% of the gross area of the proposed PUD.</td>
</tr>
<tr>
<td>Staff Comment</td>
<td>N/A, as the Applicant shall provide one (1) or more of the listed amenities to benefit the public, and no amenities have been proposed to meet this standard.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I.2</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comment</td>
<td>N/A, as the Applicant shall provide one (1) or more of the listed amenities to benefit the public, and no amenities have been proposed to meet this standard.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I.3</th>
<th>Public Transit Facilities: Public transit facilities include a weather protected transit stop or transit station, and must be located on a designated transit route.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comment</td>
<td>N/A, as the Applicant shall provide one (1) or more of the listed amenities to benefit the public, and no amenities have been proposed to meet this standard.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>I.4</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Comment</td>
<td>N/A, as the Applicant shall provide one (1) or more of the listed amenities to benefit the public, and no amenities have been proposed to meet this standard.</td>
</tr>
</tbody>
</table>
### I.5 Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.

**Staff Comment**
N/A, as the parcel is not located within wetlands.

### I.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.

**Staff Comment**
N/A, as the parcel is not located near the Big Wood River or its tributaries.

### I.7 Community Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between 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.

**Staff Comment**
N/A, as the Applicant shall provide one (1) or more of the listed amenities to benefit the public, and no amenities have been proposed to meet this standard.

While not offered by the Applicant, rent-restricted units are also desired by the city as a community benefit. Staff feels the amenity of rent-restricted units would strengthen the proposed Planned Unit Development Application, and further support an important need in this community and the greater Wood River Valley. The Commission may wish to discuss the addition of this amenity and/or whether the proposed amenities as proposed are sufficient.

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

**Staff Comment**
N/A, as no real property is proposed for dedication.

### I.9 Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:

<table>
<thead>
<tr>
<th></th>
<th>For residential PUDs</th>
<th>A minimum of 100 linear feet per residential unit.</th>
</tr>
</thead>
<tbody>
<tr>
<td>For non-residential or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>mixed-use PUDs</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>A minimum of 100 linear feet per 1000 square feet of gross floor area.</td>
</tr>
</tbody>
</table>

**Staff Comment**
N/A, as the Applicant shall provide one (1) or more of the listed amenities to benefit the public, and no amenities have been proposed to meet this standard. That said, to safely access the building and circulate the site, a paver walkway, heated and/or covered, is proposed around the building. This walkway connects to each of the open space areas, to the entries to the building, and to all parking areas. This interior walkway also connects to the existing multiuse pathway along McKercher Boulevard. As part of the subdivision approval of these parcels, it was made a Condition of Approval that the existing pathway be reconstructed and widened to 10’ in width. This reconstruction and widening will better serve pedestrian traffic in this area.

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

**Staff Comment**
The Applicant has chosen to meet this standard and provide underground parking as an amenity for public benefit. The project will include a total of 58 parking stalls, two (2) spaces in excess of the required 48 residential stalls and eight (8) guest parking stalls. Thirty-eight (38) of the proposed parking stalls, or 67% of the parking, will be covered and located under the structure.
I.11  Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:

<table>
<thead>
<tr>
<th>For residential PUDs</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>For non-residential or mixed-use PUDs</td>
<td>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</td>
</tr>
</tbody>
</table>

Staff Comment  
The proposed building do and will comply with sustainable building practices. Energy conservation design features will be further described in the Design Review Staff Report.

I.12  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.

Staff Comment  
Additional project amenities and/or benefits to the community that the Applicant would like the Commission and Council to consider are the following:

- **Sustainable Building Construction**: Per the Applicant, “...the proposed 40 McKercher building will utilize several sustainable construction techniques, including cross-laminated timber (CLT) and prefabricated modular construction. CLT construction offers a more sustainable alternative to conventional structural materials. In this instance, the CLT will replace concrete as the method for constructing the covered parking deck. Wood is a natural and renewable building material with a smaller carbon footprint than steel and concrete. The wooden housing units themselves will be prefabricated and shipped to the site for installation. This building technique results in material efficiencies, less waste and improved quality. Chapter 17.10.10.E states PUDs shall encourage the use of renewable resources and energy conservation measures. CLT panels and prefabricated modules, can provide higher thermal insulation for energy efficiency”.

- **Efficient Building Construction**: Per the Applicant, “CLT and modular wood construction are prefabricated products, so components are delivered to the site for efficient, building construction. This construction technique will lessen impacts on neighbors during construction and will also provide much-needed housing units more efficiently than traditional construction techniques”.

The Applicant believes the proposed project amenities and/or benefits promote the goals and the objectives of the Comprehensive Plan. The Applicant’s Comprehensive Plan Analysis is attached and a few goals and objectives have been highlighted below:

- **Section 1: Natural Resources, Energy and Air Quality**
  - 1.4: Promote energy conservation and 1.5: Promote air quality protection: The proposed Planned Unit Development (PUD) includes the development of 48 multifamily residential units in the Business (B) District, which is in close proximity to schools and downtown amenities. This reduces driving distances and lends itself to pedestrian transportation, promoting energy conservation and better air quality. This project is also close to public transit and a safe, valley-wide,
multiuse path. Pedestrian and bike transit opportunities – including onsite bike parking - will allow for reduction in reliance on vehicular travel. Additionally, this project is proposing to utilize CLT and modular wood construction, which offers a more sustainable alternative to structural materials. Wood is a natural and renewable building material with a smaller carbon footprint than steel. CLT panels, comprised of multiple layers of wood, can provide higher thermal insulation for energy efficiency. This project will promote energy conservation as part of the Hailey City Build Better Program.

- **Section 3: Special Areas or Sites and Features:**
  - 3.2: Protect the residential character and scale of the original Townsite: The proposed residential use within the Business (B) Zoning District will create a strong transition from adjacent commercial uses, Albertsons, LL Greens (proposed), and the AmericInn. The proposed building will create a transition from commercial use to higher-density residential use, and in-turn, to less-dense residential uses that are evident in the original Townsite.

- **Section 5: Land use, Population and Growth Management:**
  - 5.1: Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas, and characteristics as depicted in the Land Use Map.
    - d. High Density Residential - high density residential infill is encouraged in the area, of which this site is a part, along Main Street and River Street between Downtown and the north and south ends of Main Street. The proposed multifamily housing project will provide high density residential infill within the Land Use Plan with good public transit connectivity along Main Street.
  
  - 5.5: Lessen dependency on the automobile. The proposed PUD includes the development of 48 multifamily residential units in the Business (B) District in close proximity to the school, downtown amenities, and public transit resources. Additionally, access to the bike path allows pedestrian and bike transit opportunities will allow for reduction in reliance on vehicular travel. This project will lessen dependency on the automobile.
  
  - 5.6: Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases. The subject property is an infill site that will provide for needed housing. No density increases are proposed as the height increase will simply allow for four 2-bedroom units in-lieu of four 1-bedroom or smaller units.
  
  - 5.7: Encourage development at the densities allowed in the Zoning Code. The project site lies in the Business (B) Zoning District in the Downtown Residential Overlay (DRO) District, which has no maximum density. The proposed multifamily housing project provides higher density residential use while meeting all but one zoning code requirement. The requested height increase is only the west, commercial facing side of the building and not on the east facing residential side.

17.10.040: Developer Benefits:
The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.

### Staff Comment

The following waiver is requested:

- **Waiver of the maximum building height from 35’ to 42.5’**. In order to accommodate for the covered parking at the ground level, as well as provide four (4) larger two-bedroom units accessed on the third floor, the Applicant is requesting a waiver to the maximum building height to allow for the proposed building height to be approximately 42.5’.

The proposed building is three (3) stories tall on the east side of the structure facing the existing residential use in the Northridge Subdivision. The total building height along this frontage and measured from finished floor will be 35’ in height. Short sections of the west side of the structure facing the commercial use (L.L. Green’s Hardware) are proposed to be four (4) stories tall to accommodate for the covered parking and larger units accessed on the third floor. The building height along this frontage is approximately 42’ from the finished floor. With the natural transition in building height from 35’ facing existing residential uses to approximately 42’ facing commercial uses, the Applicant has further considered the visual effect on adjacent sites or other areas in the immediate vicinity, and thereby, has integrated the proposed building with the surrounding buildings and uses. Staff supports the Applicant’s request to modify the maximum building height, as it provides greater flexibility in the type and design of the structure, while also providing more diverse housing in the area and offering a community benefit of underground parking.

### 17.10.040.01: DENSITY BONUS:

<table>
<thead>
<tr>
<th>A.</th>
<th>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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.1</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>A.2</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>A.3</td>
<td>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).</td>
</tr>
<tr>
<td>Staff Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>A.4</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>A.5</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comment</td>
<td>N/A</td>
</tr>
<tr>
<td>A.6</td>
<td>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.</td>
</tr>
<tr>
<td>Staff Comment</td>
<td>N/A</td>
</tr>
</tbody>
</table>
A.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.

Staff Comment | N/A

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)

Staff Comment | N/A

17.10.040.02: Density Transfer:

Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.

Staff Comment | N/A, as no density transfer is requested.

17.10.040.05: Phased Development Allowed:

The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:

| A. | Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.

Staff Comment | The Applicant is proposing to begin construction in the fall of 2022. Building construction is anticipated to take approximately 48 weeks. Site and building construction completion is expected late summer 2023. Construction details are as follows:
- August 2022 through November 2022: Site work, excavation, utility lines, foundations and slabs
- March 2023 through July 2023: Construction of CLT deck, delivery and installations of modular units; construction of roof, decks and landscaping

| B. | Number of Units: The number of units to be built in each submission.

Staff Comment | It is anticipated that the Applicant will construct the entire building, or 48-units, at one time (within the 48-week construction plan).

| C. | Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.

Staff Comment | N/A

| D. | Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.

Staff Comment | The Applicant is proposing to begin construction in the fall of 2022. Building construction is anticipated to take approximately 48 weeks. Site and building construction completion is expected late summer 2023. Construction details are as follows:
- August 2022 through November 2022: Site work, excavation, utility lines, foundations and slabs
- March 2023 through July 2023: Construction of CLT deck, delivery and installations of modular units; construction of roof, decks and landscaping
  If changes to the anticipated construction schedule occur and phases are needed, each phase shall be able to stand independent of the previous and later phases.

### 17.10.040.06: Modifications to the Subdivision Standards:

Standards in the Subdivision Title for streets, sidewalks, alleys and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.

**Staff Comment**
Lot 1B is existing and was subdivided in 2021. During the subdivision process, it was required by the Applicant to reconstruct the existing, asphalt multiuse path and widen it to 10’ in width. This requirement has been reflected on the attached plan set. This will be further discussed in the Design Review Staff Report at a later date, along with maintenance of the path, street trees and landscaping, and street lights, if applicable.

No sidewalks are planned in this area, as City Staff felt the reconstruction and widening of the asphalt path was sufficient and comparable to the installation of sidewalks in this area.

**Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.**

<table>
<thead>
<tr>
<th>A. Standards of Evaluation</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A.1</strong> The proposed development can be completed within one (1) year of the date of approval or phase according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comment</strong> This standard will be met according to the development schedule of the proposed project.</td>
<td></td>
</tr>
<tr>
<td><strong>A.2</strong> The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comment</strong> The existing public street, McKercher Boulevard, is adequate to carry the residential traffic generated from the proposed units.</td>
<td></td>
</tr>
<tr>
<td><strong>A.3</strong> The PUD will not create excessive additional requirements at public cost for public facilities and services;</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comment</strong> N/A, as no excessive costs are anticipated from this project.</td>
<td></td>
</tr>
<tr>
<td><strong>A.4</strong> The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comment</strong> Utility services are available and are adequate to service the density proposed.</td>
<td></td>
</tr>
<tr>
<td><strong>A.5</strong> The development plan incorporates the site’s significant natural features;</td>
<td></td>
</tr>
<tr>
<td><strong>Staff Comment</strong> The site, relative to proposed Lot 1B, does not contain any natural features worthy of protection.</td>
<td></td>
</tr>
<tr>
<td><strong>A.6</strong> Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;</td>
<td></td>
</tr>
</tbody>
</table>
| **Staff Comment** N/A, as a phased development is not proposed. The Applicant is proposing to begin construction in the fall of 2022. Building construction is anticipated to take approximately 48 weeks. Site and building construction completion is expected late summer 2023. Construction details are as follows:  
  - August 2022 through November 2022: Site work, excavation, utility lines, foundations and slabs  
  - March 2023 through July 2023: Construction of CLT deck, delivery and installations of modular units; construction of roof, decks and landscaping |  |
| **A.7** One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit; |  |
| **Staff Comment** Please refer to Section I of this report for further details. |  |
A.8 All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and

Staff Comment All exterior lighting will be compliant and will be analyzed in the Design Review Staff Report.

A.9 The proposed PUD Agreement is acceptable to the applicant and the City.

Staff Comment A draft PUD Agreement has been submitted and is attached. The City Attorney is currently reviewing the PUD Agreement.

Summary and Suggested Conditions: The Commission shall conduct a public hearing and review the Application, all supporting documents and plans, and recommendations of City Staff, in making their recommendation to the Council. In any public hearing on a PUD Application, the presiding officer may order the hearing to be continued for up to thirty (30) days at the same place, in which case no further published notice shall be required.

1. The project shall receive Planned Unit Development approval subject to the conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:
   i. Waiver to the maximum building height from 35’ to an increase in 42.5’ from record grade.
3. In exchange for the waivers granted, the Applicant shall provide community benefits through the provision of the following:
   i. Underground Parking: For residential PUDs, at least 50% of the required parking spaces in the PUD must be underground. The Applicant is proposing 67% of the required parking spaces to be underground.
   ii. Other Amenities – Sustainable Building Construction: For residential PUDs, 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, may be approved. The Applicant is proposing sustainable building construction as noted herein.
   iii. Other Amenities – Efficient Building Construction: For residential PUDs, 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, may be approved. The Applicant is proposing efficient building construction as noted herein.
4. This approval is subject to Design Review approval by the Hailey Planning and Zoning Commission, and shall be so modified to match that approval.
5. The Landscape Plan shall promote a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional. The irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent. Specifics have been addressed in the Preliminary Plat Conditions of Approval.

Motion Language:
Approval: Motion to recommend for approval by the Hailey City Council the Planned Unit Development (PUD) Application by West of First, LLC, represented by Opal Engineering, for construction of new multifamily apartment building consisting of 48 residential units. This project is located at 40 McKercher Blvd, Lot 1B, Block 2, Northridge X Subdivision (40 McKercher Blvd).
Bvd (Lot 1B, Block 2, Northridge X Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to the Conditions of Approval, 1-5, noted above.

**Denial:** Motion to deny the Planned Unit Development (PUD) Application by West of First, LLC, represented by Opal Engineering, for construction of new multifamily apartment building consisting of 48 residential units. This project is located at 40 McKercher Blvd (Lot 1B, Block 2, Northridge X Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts, finding that the project does not meet the standards under Section 17.10 of the [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 __________ [the Commission should specify a date].
Return to Agenda
To: Planning and Zoning Commission

From: Robyn Davis, Community Development Director

Overview: Consideration of a Preapplication Design Review by West of First, LLC, represented by Opal Engineering, for construction of a new multifamily apartment building consisting of 48 units in total and located at 40 McKercher Boulevard (Lot 1B, Block 2, Northridge Subdivision X). This parcel is located within the Business (B) and Downtown Residential Overlay (DRO) Zoning District.

Hearing: May 2, 2022

Applicant: West of First, LLC

Location: Lot 1B, Block 2, Northridge Subdivision X (40 McKercher Boulevard)

Zoning/Size: Business (B) and Downtown Residential Overlay (DRO); 0.73 acres (31,885 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 13, 2022 and mailed to property owners within 300 feet on April 13, 2022.

Background and Application: In June 2021, Larry Green of L.L. Green’s received approval to rezone the subject parcel from Limited Business (LB) to Business (B) and remain within the Downtown Residential Overlay (DRO) Zoning District. The Final Plat to subdivide the parcel into two (2) lots, Lot 1A and Lot 1B (subject parcel) was also approved by the Hailey City Council in October 2021. Construction for the new L.L. Green’s Hardware Store is currently underway and will be constructed on Lot 1A. The proposed multifamily apartment building is requesting PUD approval, and eventually Design Review approval, to begin construction on Lot 1B.

This project, to be known as 40 McKercher, will comply with the DRO requirements and is proposing the following:

- 58 total parking spaces:
  - 35 covered garage parking spaces
  - 23 uncovered parking spaces
- Shared vehicular access from existing easement between Lot 1A and 1B
- Secondary fire access along east side of building
- Varied unit sizes and number of bedrooms
- Reconstruction of the asphalt multiuse pathway to 10’ in width
- Approximately 4,060 square feet of common useable open space
Parking for the proposed townhomes will be accessed off of an internal shared easement that gains access off of the existing public street, McKercher Boulevard. Eight (8) guest parking stalls are proposed off of this easement and on private property, as well as eight (8) additional parking stalls for tenants of the complex. A 20’-wide entrance to a heated garage is also accessed off of this easement. The garage contains 35 parking stalls. All proposed parking is located on private property, but is accessed via a shared access easement along the western property line.

While the apartment building is located within the Business (B) Zoning District, the Applicant is utilizing the Downtown Residential Overlay (DRO). Requirements within the DRO allow for greater flexibility with regard density, parking, open space, and setbacks. The Applicant is proposing a front yard setback of 25’ (required by the plat), a side yard setback of 10’ and 23’, and a rear yard setback of 10’. These setbacks are generous within the Business (B) District, as a 0’ setback is permitted on all sides.

The Planned Unit Development process is being utilized to allow for a waiver to the maximum building height of the underlying zoning district or a maximum building height of 35’. This waiver request and proposed amenities are described in more detail below, as well as in the attached PUD Staff Report.

The application will also be heard concurrently with a Planned Unit Development (PUD) Application. Under the PUD, the Applicant is requesting a waiver to the maximum building, described below, and as amenities or community benefit, the Applicant is offering the following:

- **Underground Parking:** For residential PUDs, at least 50% of the required parking spaces in the PUD must be underground. The project will include a total of 58 parking stalls, two (2) spaces in excess of the required 48 residential stalls and eight (8) guest parking stalls. Thirty-eight (38) of the proposed parking stalls, or 67%, will be covered and located under the structure.

- **Other Amenities – Sustainable Building Construction:** Per the Applicant, “…the proposed 40 McKercher building will utilize several sustainable construction techniques, including cross-laminated timber (CLT) and prefabricated modular construction. CLT construction offers a more sustainable alternative to conventional structural materials. In this instance, the CLT will replace concrete as the method for constructing the covered parking deck. Wood is a natural and renewable building material with a smaller carbon footprint than steel and concrete. The wooden housing units themselves will be prefabricated and shipped to the site for installation. This building technique results in material efficiencies, less waste and improved quality. Chapter 17.10.10.E states PUDs shall encourage the use of renewable resources and energy conservation measures. CLT panels and prefabricated modules, can provide higher thermal insulation for energy efficiency”.

- **Other Amenities – Efficient Building Construction:** Per the Applicant, “CLT and modular wood construction are prefabricated products, so components are delivered to the site for efficient, building construction. This construction technique will lessen impacts on neighbors during construction and will also provide much-needed housing units more efficiently than traditional construction techniques”.

As mentioned, the Applicant is requesting a waiver to the maximum building height of the zoning district, and pursuant Section 17.10.040.03: Bulk Requirements Modification, this section allows for the request of overall height modifications in order to provide flexibility in the type and design of structures:
• **Waiver of the maximum building height from 35’ to 42.5’**. In order to accommodate for the covered parking at the ground level, as well as provide four (4) larger two-bedroom units accessed on the third floor, the Applicant is requesting a waiver to the maximum building height to allow for the proposed building height to be 42.5’ from record grade.

The proposed building is three (3) stories tall on the east side of the structure facing the existing residential use in the Northridge Subdivision. The total building height along this frontage and measured from finished floor will be 35’ in height. Short sections of the west side of the structure facing the commercial use (L.L. Green’s Hardware) are proposed to be four (4) stories tall to accommodate for the covered parking and larger units accessed on the third floor. The building height along this frontage is approximately 42’ from the finished floor. Staff supports the Applicant’s request to modify the maximum building height, as it provides greater flexibility in the type and design of the structure, while providing more housing in the area and offering the community benefit of underground parking.

With the natural transition in building height from 35’ facing existing residential uses to approximately 42’ facing commercial uses, the Applicant has further considered the visual effect on adjacent sites or other areas in the immediate vicinity, and thereby, has integrated the proposed building with the surrounding buildings and uses.

While not offered by the Applicant, rent-restricted units are also desired by the city as a community benefit. Staff feels the amenity of rent-restricted units would strengthen the proposed Planned Unit Development Application, and further support an important need in this community and the greater Wood River Valley.

**Procedural History:** The Design Review Preapplication was submitted on March 10, 2022 and certified complete on March 11, 2022. A public hearing before the Planning and Zoning Commission will be held on Monday, May 2, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

**Preapplication Design Review:**

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).

The Applicant has submitted a site plan, vicinity/neighborhood plan, colored elevation renderings, preliminary landscape plan, and site geometry/grading plan.

**Items for Discussion and/or Items of Note:**

1. **Building Design:** Undulation is created by the utilization of building pop-outs, balconies, rooftop features and/or parapets. Natural colors and various textures are proposed to further reduce the mass of the proposed buildings.

   The Applicant is also requesting a waiver to the maximum building height from 35’ to approximately 42 feet. This request is to accommodate for the garage parking on the first floor and four (4) larger bedrooms accessed on the third floor. Staff feels the Applicant’s request to waive the maximum building height requirement is cohesive with the surrounding zoning and uses, which consist of commercial, single-family, and multifamily residential uses. Staff supports the natural transition in building height from 35’ facing existing residential uses to the east, to approximately 42’ in height facing existing and/or developing commercial uses to the west. While the Applicant has provided Axonometric Drawings, Staff recommends that the Applicant supply a Sun Study from street level along First Avenue to better understand the impacts of the building, if any.

2. **Water, Sewer and Fire:** This is a Preapplication Design Review. Final drawings that show connection details will be required for Design Review (to be determined). The building will need to be fully sprinklered. Detailed plans showing this shall also be provided. Additionally, the Fire Chief has requested that the two (2) parking spaces, labeled as number 49 and 50 on the site plan, be removed, and this area be utilized for fire truck turnaround purposes. Fire lane signage shall also be installed as approved by the Fire Chief.

   The Public Works Department has requested that a Water Model Study be provided to prove water pressure and flow rate in this area. This shall be supplied for the Commission to review at the Design Review hearing.

3. **Streets/Right-of-Ways:** Planning Staff suggests that the Applicant provide irrigation to all landscaping, including street trees. Electrical shall also be installed (for street tree lights and any street lights) during construction. Streetlight placement will be determined by the Public Works Department, if any are installed.

   The Streets Division recommends that the following be added and/or resolved prior to the Design Review hearing:
   - Installation of an additional drywell/catch basin along McKercher Boulevard between the 26’-wide fire access lane along the east side of the building and the easement between the proposed building and L.L. Green’s Hardware to better address runoff along the roadway.
- Fire access along the east side of the building shall be treated like a private street when it comes to ADA truncated domes and cross slopes between the path and access for safety.
- Overflow parking shall be kept onsite and not along McKercher Boulevard or within the proposed fire access lane along the east side of the building.

4. **Landscaping and Street Trees**: Drought tolerant trees, grasses and groundcover are proposed. The Commission may wish to discuss the preliminary Landscape Plan and offer suggestions regarding planting type, size and location, if necessary. The Hailey Tree Committee will review the proposed street tree locations, species and sizes at the next available hearing (yet to be determined).
NOTES:

18 X STUDIO UNITS
4 X ONE BEDROOM CORNER UNITS
4 X TWO BEDROOM LOFT UNITS

REMARKS:

1. SMOKE & CARBON MONOXIDE DETECTORS. ALARMS SHALL BE INTERCONNECTED & SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.

2. EXHAUST FAN - 50 CFM TO VENT DIRECTLY TO OUTSIDE. EXHAUST SHALL BE CONTROLLED BY HUMIDISTAT.

3. ENERGY STAR RATED.

4. 2x4 FRAMED WALL
5. 2x6 FRAMED WALL
6. 2x8 FRAMED WALL

PROJECT:
8800 Venice Blvd. #303
Los Angeles, CA 90034
678.478.7529
eric@hawkinsmarshall.com

License No. C-36205

PROJECT TEAM
DRAWING NO.
DRAWING NAME

HAWKINS+MARSHALL
ENTITLEMENTS

40 MCKERCHER, NORTHRIDGE
IX SUBDIVISION
HAILEY, ID

02 FLOOR PLAN
SCALE: 1/8" = 1'-0"
STANDING SEAM ROOF
(BLACK/CHARCOAL GREY)

STEEL DOORS & RAILINGS
(BLACK)

WOOD/HARDBOARD SIDING
(SILVER GREY)

CONCRETE/Rock PODIUM WALLS

STANDING SEAM ROOF
(BLACK/CHARCOAL GREY)

STEEL DOORS & RAILINGS
(BLACK)

WOOD/HARDBOARD SIDING
(SILVER GREY)

CONCRETE/Rock PODIUM WALLS

ENLARGED ELEVATION:
OTHER ELEVATIONS

ISSUES AND REVISIONS

ISSUANCE   REVISION   DESCRIPTION   DATE

NORTH ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

A3.01
GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REVISIONS TO THIS ENGINEERING DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING A COPY OF CURRENT SPECIFICATIONS, SECTIONS, DRAWINGS AND ALL OTHER REQUIREMENTS APPROPRIATE TO THE PROJECT.

2. ALL DRAWINGS IN THIS CONTRACT Shall BE CONFORM WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

4. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

5. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

6. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

7. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

8. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

9. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

10. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

11. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

12. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

13. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

14. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

15. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.

16. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION AND SPECIFIC REQUIREMENTS OF THE ENGINEERING DRAWINGS. ALL MATERIALS USED SHALL BE IN CONFORMANCE WITH SPECIFICATIONS, STANDARDS, AND ENGINEERING DRAWINGS.
**VERTICAL SEPARATION REQUIREMENTS**

- **ZONE 1**: A) No special requirements for potable or non-potable water lines.
  
- **ZONE 2**: A) Potable and non-potable water lines separated by at least 6 feet at outside walls.
  
- **ZONE 3**: Same requirements as Zone 2 except the non-potable water line must also be supported above the crossing to prevent settling.
  
- **ZONE 4**: Same requirements as Zone 1 except the non-potable water line must also be supported above the crossing to prevent settling.

**HORIZONTAL SEPARATION REQUIREMENTS**

- **ZONE 1**: A) No special requirements for potable or non-potable water lines.
  
- **ZONE 2**: A) Potable and non-potable water lines separated by at least 18 inches and one full, uncut length of both potable and non-potable water line pipe must be centered on the crossing so that the joints are as far as possible from the crossing.
  
- **ZONE 3**: Same requirements as Zone 2 except the non-potable water line must also be supported above the crossing to prevent settling.
  
**POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**

- **ZONE 1**: A) Water and NPWL must be separated by at least 18 inches and one full, uncut length of both potable and non-potable water line pipe must be centered on the crossing so that the joints are as far as possible from the crossing.
  
- **ZONE 2**: A) Same requirements as Zone 1 except the non-potable water line must also be supported above the crossing to prevent settling.
  
- **ZONE 3**: Same requirements as Zone 2 except the non-potable water line must also be supported above the crossing to prevent settling.

**NOTE:** Sanitary sewer force mains must have min. 10' horizontal separation and 18" vertical separation. Zone 2 and Zone 3 placements are not allowed without a waiver granted by DEQ.
**SEWER CONSTRUCTION NOTE:**

1. **Preliminary Design:** The Preliminary Design is subject to change and approval by the City Engineer. Changes to the Preliminary Design may be necessary to resolve various technical issues. After receipt of City Engineer’s approval, the Preliminary Design shall be used for preparing the Final Design.

2. **Construction Notes:** These notes shall be incorporated into the Final Design and shall be used for the construction of the sewer system. They shall also be used for preparing the Construction Contract.

3. **Materials:** All materials shall be in accordance with the specifications and standards of the City Engineer. Any changes to the materials shall be approved by the City Engineer in writing.

4. **Construction:** All construction work shall be done in accordance with the specifications and standards of the City Engineer. Any changes to the construction method shall be approved by the City Engineer in writing.

5. **Inspection:** All work shall be inspected by the City Engineer before acceptance.

6. **Approval:** All work shall be approved by the City Engineer before acceptance.

7. **Payment:** Payment shall be made in accordance with the terms and conditions of the Construction Contract.

8. **Liability:** The Contractor shall be liable for any damage to the sewer system caused by the Contractor.

9. **Guarantee:** The Contractor shall guarantee the work for a period of one year from the date of acceptance.

10. **Revision:** These notes may be revised at any time during the construction of the sewer system.

**Trench and Surface Repair Details (18.14.010.A.1)**

**Vertical Trench Walls**

- **NOTES:**
  - Surface Repair Width (4’ min)
  - Edges Sawcut Existing
  - Finish Grade 12”
  - Trench Backslope
  - Subgrade
  - 95% Compaction
  - 8” of Type II Crushed
  - 8” Max Backfill

**Surface Repair and Base**

- **NOTES:**
  - Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
  - ISPWC Section 305-Pipe Bedding.
  - ISPWC Section 802-Crushed Aggregate.

**Remarks:**

- CITY OF HAILEY DETAIL NEW DEVELOPMENT TYPICAL TRENCH SECTION (18.14.010.A.2)

**Trench and Surface Repair Details (18.14.010.A.1)**

- **NOTES:**
  - Vertical Trench Walls
  - Subgrade
  - 95% Compaction
  - 8” of Type II Crushed
  - 8” Max Backfill

**Remarks:**

- CITY OF HAILEY DETAIL NEW DEVELOPMENT TYPICAL TRENCH SECTION (18.14.010.A.2)

**Trench and Surface Repair Details (18.14.010.A.1)**

- **NOTES:**
  - Vertical Trench Walls
  - Subgrade
  - 95% Compaction
  - 8” of Type II Crushed
  - 8” Max Backfill

**Remarks:**

- CITY OF HAILEY DETAIL NEW DEVELOPMENT TYPICAL TRENCH SECTION (18.14.010.A.2)

**Trench and Surface Repair Details (18.14.010.A.1)**

- **NOTES:**
  - Vertical Trench Walls
  - Subgrade
  - 95% Compaction
  - 8” of Type II Crushed
  - 8” Max Backfill

**Remarks:**

- CITY OF HAILEY DETAIL NEW DEVELOPMENT TYPICAL TRENCH SECTION (18.14.010.A.2)
NORTHRIDGE IX SUBDIVISION
LOT 1 BLOCK 27

26' TOP

1 STALL @ 22' EA.

18' TOE

8' TOP

27'

2.0%

18.5'

1.75%

Easting

Lot 1B, Block 2

40 MCKERCHER BLVD

Lot 1A

NORTH RIDGE IX SUBDIVISION
LOT 12, BLOCK 2

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

West of First, LLC is applying to develop a 48-unit apartment building within the Business Zone and the Downtown Residential Overlay District in the City of Hailey. The property is currently vacant. The proposed multi-family residential building will be accessed McKercher from a shared road from the proposed LL Greens Hardware Store development (using existing easement) with a secondary fire access east of the building.

The project will include 58 parking stalls, 2 in excess of the required 48 residence stalls and 8 guess parking stalls. 38 of the proposed parking stalls will be covered parking, located under the structure.

The proposed building is three stories tall on the east side of the structure facing existing residential use in Northridge. The total building height along the east frontage measured from finish floor is 35’. Short sections of the west building frontage are proposed to be four stories to accommodate four larger 2-bedroom units accessed on the third floor. The building height along the west frontage measured from finish floor is 42’.

Project Schedule

The applicant is proposing to start building construction Fall of 2022. Building construction is anticipated to take 48 weeks. Site and building construction completion is expected late Summer 2023.

August 2022 through November 2022 – Site Work, Excavation, Utility lines, Foundations and Slab

March 2023 through July 2023 – Construction of CLT deck, delivery and installations of modular units, construction of roof, decks, and landscaping.
ARCH is requesting a Planned Unit Development under Chapter 17.10 of the City of Hailey code in order to offer substantial benefits for the City of Hailey.

Chapter 17.10.030 I7: Community housing amenity is provided as follows.

Underground Parking: For residential PUDs, at least 50% of the required parking spaces in the PUD must be underground. As summarized in the project overview, the proposed project requires 56 parking stalls. 38 of the required stalls are proposed to be underground, or 67%, which is in excess of the required PUD amenity.

Amenities may be recommended by the commission and approved by the council if they are found to promote the purpose of City of Hailey Code Chapter 17.10 (PUDs) and the objectives of the comprehensive plan.

Other Amenities- Sustainable Building Construction: The first Section of the city’s Comprehensive Plan is “Natural Resources, Energy, and Air Quality”. The proposed 40 McKercher building will utilize several sustainable construction techniques, including cross-laminated timber (CLT) and prefabricated modular construction. CLT construction offers a more sustainable alternative to conventional structural materials. In this instance the CLT will replace concrete as the method for constructing the covered parking deck. Wood is a natural and renewable building material with a smaller carbon footprint than steel and concrete. The wooden housing units themselves will be prefabricated and shipped the site for installation. This building technique results in material efficiencies, less waste and improved quality. Chapter 17.10.10 E states PUDs shall encourage the “use of renewable resources and energy conservation measures.” CLT panels and prefabricated modules, can provide higher thermal insulation for energy efficiency.

Other Amenities- Efficient Building Construction: CLT and modular wood construction are prefabricated products, so components are delivered to the site for efficient, building construction. This construction technique will lessen impacts on neighbors during construction and will also provide much-needed housing units more efficiently than traditional construction techniques.

Chapter 17.10.040.06: Developer Benefits allows for the request of modifications to the subdivision standards. The following waiver is requested as a part of this application.

Building Height- Per Zoning Title 17.05.040 of the City of Hailey Code, the maximum building height allowed in the Business (B) zone as measured from record grade is 35 feet. In order to accommodate covered parking at ground level and in addition, provide four larger, two-bedroom units accessed on the third floor, the applicant is requesting a waiver to allow the proposed 42.5’ building height.
Comprehensive Plan Analysis

Section 1 Natural Resources, Energy and Air Quality

1.4 Promote energy conservation and 1.5 Promote air quality protection. The proposed Planned Unit Development (PUD) includes the development of 48 multi-family residential units in the Business (B) district in close proximity to schools and downtown amenities which reduces driving distances and lends itself to pedestrian transportation, promoting energy conservation and better air quality. This project is also close to public transit and a safe, valley-wide, multi-use path. Pedestrian and bike transit opportunities – including onsite bike parking - will allow for reduction in reliance on vehicular travel. Additionally, this project is proposing to utilize CLT and modular wood construction, which offers a more sustainable alternative to structural materials. Wood is a natural and renewable building material with a smaller carbon footprint than steel. CLT panels, comprised of multiple layers of wood, can provide higher thermal insulation for energy efficiency. This project will promote energy conservation as part of the Hailey City Build Better Program.

Section 2 Hazardous Areas and Wildland Fire Hazards- N/A

Section 3 Special Areas or Sites and Features

3.2 Protect the residential character and scale of the original Townsite. The proposed residential use within the Business (B) zoning district will create a strong transition from adjacent commercial uses, Albertsons, LL Greens (proposed), and the AmericInn. The proposed building will create a transition from commercial use to higher-density residential use, and in-turn, to less-dense residential use that is evident in the original Townsite.

Section 4 Recreation, Parks and Lands

4.1 Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ mile to ½ mile of the greatest number of residents. The proposed apartment building provides high density residential development roughly ¼ mile from the Wood River Middle School fields. Additionally, this subject property is located adjacent to a separated asphalt path providing direct connectivity from Main Street to the Wood River Multi-Use Path (bike path).

Section 5 Land Use, Population and Growth Management

5.1 Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas, and characteristics as depicted in the Land Use Map.

d. High Density Residential – high density residential infill is encouraged in the area, of which this site is a part, along Main Street and River Street between Downtown and the north and south ends of Main Street. The proposed multi-family housing project will provide high density residential infill within the Land Use Plan with good public transit connectivity along Main Street on the north end of Main Street.

5.5 Lessen dependency on the automobile. The proposed PUD includes the development of 48 multi-family residential units in the Business (B) district in close proximity to the school, downtown amenities, and public transit resources. Additionally, access to the bike path allows pedestrian and bike transit opportunities will allow for reduction in reliance on vehicular travel. This project will lessen dependency on the automobile.
5.6 Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases. The subject property is an infill site that will provide for needed housing. No density increases are proposed as the height increase will simply allow for four 2-bedroom units in lieu of four 1-bedroom or smaller units.

5.7 Encourage development at the densities allowed in the Zoning Code. The project site lies in the Business (B) zoning district in the Downtown Residential Overlay District, which has no maximum density. The proposed multi-family housing project provides higher density residential use while meeting all but one zoning code requirement. The requested height increase is only the west, commercial facing side of the building and not on the east facing residential side.

**Section 6 Economic Development**

6.1 Encourage a diversity of economic development opportunities within Hailey. Housing availability in the Wood River valley is extremely limited. The proposed apartment building will provide a variety of units and scales to an area in great need of housing.

6.2 Encourage abundant, competitive, and career-oriented opportunities for young workers. Employment opportunities for young workers are abundant in the Wood River Valley currently; however, housing is not. The proposed studio, one, and two-bedroom apartment units will provide housing opportunities for young, career-oriented workers close to downtown amenities.

**Section 7 Demographics, Cultural Vitality, Social Diversity & Well-Being**

7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged. Rental apartment units are in short supply in the Wood River Valley. This project will contribute 48-units to the local rental market.

**Section 8 Housing**

8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals of all socio-economic levels. The proposed multi-family housing development will increase the availability of rental units for individuals of all socio-economic levels. By adding more supply of housing to the market, home affordability should improve.

**Section 9 Public Services, Facilities and Utilities- N/A**

**Section 10 Transportation**

10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey Residents. The proposed Planned Unit Development (PUD) includes the development of 48 multi-family residential units in the Business (B) district in close proximity to downtown amenities, the middle school, and public transit. The project is directly adjacent to pedestrian and bike transit opportunities which provide convenient and efficient multi-modal transportation options for residents.
Section 11 Community Design

11.1 Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods. The proposed building aims to provide a variety of housing options for the local community including studio, one bedroom and two-bedroom units. Each unit is provided with further storage space in the parking area below to provide ample room for a variety of outdoor equipment. The building will have elevator access to all levels, making sure that all units are accessible to all. Constructed primarily of wood and stone, with standing seam and wood siding the building aims to fit within both Hailey and the surrounding landscape. In addition, by providing parking within the building, rather than surface parking, the multifamily building will create an important transition between the commercial and single-family zones of Hailey. With the building set back off McKercher, the frontage of the property will allow for attractive landscaping and social space for residents and the wider community alike. Utilizing parapet conditions of the roof line, all HVAC units and utilities will be hidden from view, while trash and recycling will be integrated within the building.

11.2 Ensure building height and mass respects the scale of the traditional and historic built environment. While the proposed building height is in excess of the allowed 35’ building height, the area exceeding the allowed building height does not face residential development. The 42-foot west elevation faces commercial development. Adjacent to the south is an existing 3-story hotel which is similar in mass and scale to the proposed multi-family residential building.
Return to Agenda