

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, September 6, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyPZ>

Via One-touch dial in by phone: <tel:+15713173122>, 506287589#

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Arch Community Housing Authority, represented by Opal Engineering, for construction of three (3), four-plex multifamily buildings, for a total of twelve (12) additional residential units on proposed Lot 3. When combined, Lots 1-3 will contain a total of 20 residential units. The project is to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. Eight (8) residential units currently exist on Lots 1 and 2. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Eric and Stephanie Wallace, for a new 1,755 square foot single-family residence with an attached garage and a detached 686 square foot one-bedroom Accessory Dwelling Unit. This project is located at 602 North 1st Avenue (Lot 19A, Block 70, Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application by Mountain Athletics, LLC, for approval of a fitness facility/gym (Health and Fitness Facility), to be located in the Airport Tech Center Condos Unit C 18.7161% (1030 Business Park Drive, Unit C), within the Technological Industry (TI) Zoning District. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Zone Change Application by Joan A. Williams Revocable Trust, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B). **ACTION ITEM.**

PH 2 Consideration of a Design Review Application by FAPO Holdings Idaho, LLC, represented by Opal Engineering, for a new parking area on South River Street. This parking area will consist of twenty-seven (27) onsite parking spaces, and public right-of-way improvements along River Street. Ten (10) off-site parking spaces are proposed within

the public right-of-way. This project is located at 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

PH 3 Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17, to incorporate the SolSmart Recommendations, which facilitate best practices for solar development within the City of Hailey. **ACTION ITEM.**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning Meeting: **September 19, 2022**

- **DR: 40 McKercher**
- **Text Amendment: Movie Theater Parking**

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 15, 2022, the Hailey Planning and Zoning Commission considered and approved the Design Review Application by ARCH Community Housing Trust, Inc., for construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. When combined, Lots 1-3 will contain a total of twenty (20) residential units. The project will be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 27, 2022, and mailed to property owners within 300 feet on July 27, 2022.

Background and Application: In June 2017, the Hailey Planning and Zoning Commission approved a Design Review Application for two (2), four-unit, multifamily residential buildings, each 4,698 square feet in size, for a total of eight (8) units, and located on Shenandoah Drive (Lots 1 & 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. The proposal also included the construction of a 24'-wide asphalt paved parking access lane from Shenandoah Drive, which connects to a 26'-wide parking access lane behind the proposed buildings for rear garage access to the units.

On March 7, 2022 the Hailey Planning and Zoning Commission approved a Preliminary Plat Application by ARCH Community Housing Trust, Inc., wherein Lot 1 and 2, Block 21, Woodside Subdivision #6 are reconfigured to form three (3) lots. Lot 1 would be 11,105 square feet in size; Lot 2 would be 11,080 square feet; Lot 3 would be 29,763 square feet in size. A total of twelve (12) additional residential units are proposed on Lot 3; eight (8) residential units are existing and located on Lot 1 and Lot 2. The total number of units located within the proposed 1.2-acre subdivision is twenty (20) units.

On April 25, 2022, the Hailey City Council approved the Planned Unit Development (PUD) Application by ARCH Community Housing Trust, Inc., for construction of three (3), four-plex residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. The proposal included twelve (12) additional residential units with attached, one-car garages, and storage space on the ground floor. Each unit contains a compact living space: one (1) bedroom, kitchen and living area, bathroom and laundry. As a community benefit, the Applicant is proposing to provide deed-restricted Community Housing Units in-lieu of or a waiver to the required park dedication and/or payment in-lieu dedication (Section 16.04.110.A1). The Applicant proposed that four (4) of the twelve (12) units be reserved for hospital employees for which rent will be based on income and will not exceed more than thirty (30) percent of the employee's adjusted gross income. The remaining eight (8) units will be rent-restricted units for other area employers or residents, rented at a maximum rent of 30% of adjusted gross income for that household.

On August 15, 2022, the Applicant proposed a Design Review Application to develop the three (3) four-plex, multifamily buildings for a total of twelve (12) residential units, to be located along the rear property line of Lot 1 and Lot 2, Block 21, Woodside Subdivision #6 (2711 & 2721 Shenandoah Drive), and within Lot 3. The project is located on approximately a 1.2-acre site. The potential density on this subject parcel is 24 units; however, the Applicant is proposing to construct 20 units per acre and offering deed-restricted Community Housing Units as a benefit to the public.

With regard to future development and zoning, City Staff and Friedman Memorial Airport Staff are working formally to create an Overlay Zone that protects the Airport and its activities by regulating development within the Airport Overlays. The subject parcel is located within the Airport Influence Area (AIA) and in the Friedman Memorial Airport Lateral Safety Buffer Zone (as depicted on the proposed December 2021 Land Use Zoning Exhibit, which is attached). This lateral zone allows proposed development, which complies with the current zoning, to continue to be permitted within this buffer zone so long as there is no expansion of uses beyond the current zoning. Despite the fact the project is not located within the Airport's 65DNL noise contour, Staff finds that the project's location is in close proximity to the Airport's runway and that residents will be exposed to airport noise impacts. It is recommended that the development is constructed with sound attenuation materials and techniques. It is also recommended that an Aviation Easement and/or disclosure documentation be required for any development located in the AIA and subject to noise, dust, fumes, and other byproducts of airport operations. Further, any projects located in the AIA are recommended to follow Federal Law, 14 CFR Part 77, and submit Form 7460-1 if the notification criteria to the Federal Aviation Administration is met to ensure the project does not introduce obstruction into the airport airspace or interferences to navigational aids at the airport. These have been made Conditions of Approval.


Commission Feedback. On March 7, 2022, the Planning and Zoning Commission reviewed the Design Review Preapplication for ARCH Community Housing Trust, Inc., for three (3) four-plex multifamily residential buildings, for a total of twelve (12) units, located at 2711 and 2721 Shenandoah Drive. The Commission neither approved nor denied the proposal, but suggested the following:

- **Consider switching the decks from facing west to east.** The site plans display the proposed decks to remain westward facing.
- **Provide options for the design of the buildings.** The Applicant submitted two options for the proposed buildings, Type 1 and Type 2, which utilize varying design features such as roof lines and exterior materials and colors.
- **Consider utilizing artificial turf grass to conserve water.** The Applicant is proposing artificial turf grass to reduce water usage onsite.

Procedural History: A Design Review Preapplication public hearing before the Planning and Zoning Commission of the project was held on March 7, 2022, in the Hailey City Council Chambers. The Commission reviewed the project and provided suggestions, as noted herein. No decision was made. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on August 15, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No comments
				Life/Safety: No comments
				Water & Wastewater: The Water Division recommends that the following be resolved and/or completed prior to issuance of a Building Permit:

				<p>- The meter vault shall have a metal collar installed to protect it from snow removal equipment.</p> <p>The Wastewater Division recommends that the following be resolved and/or completed prior to issuance of a building permit:</p> <p>- At least a 1% slope, preferably a 1.5%-2% slope, between manhole S1-S2.</p> <p>The recommendations above have been made Conditions of Approval.</p> <p>Building: The Fire Department recommends that the following be resolved and/or completed prior to issuance of a Building Permit:</p> <p>- A building sprinkler system and alarm system shall be installed in each of the proposed buildings.</p> <p>The recommendation above has been made a Condition of Approval.</p> <p>Streets: The Streets Division recommends that the following be resolved and/or completed prior to issuance of a Building Permit:</p> <p>- Any landscaping proposed on the west side of the proposed structures shall not block the 10'-wide public utilities easement.</p> <p>- The Applicant shall dedicate a public access easement within the shared internal drive to gain access to/from proposed Lot 3.</p> <p>The recommendations above have been made Conditions of Approval.</p> <p>City Arborist: No comments</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	N/A, as no signage is proposed at this time. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.
			Staff Comments	<p>The proposed and existing units are accessed from a 26'-wide parking access lane. Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 parking spaces per unit. Three (3), fourplex, two-story buildings (12 units in total) are proposed; therefore, at least 18 parking spaces are required. The site plan shows a total of 24 parking spaces: each unit has an attached one (1) car garage and a one (1) car parking space in the driveway, for a total of 24 parking spaces. Any overflow parking would occur within the public street of Shenandoah Drive.</p> <p>The Commission found that the parking requirements for the project have been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.
			Staff Comments	N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <p>a. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow.

				<p>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.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			Staff Comments	<p>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. (See image below for further details.)</p> <div style="text-align: center;">  </div> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Limited Business (LB) Zone District:
			Staff Comments	<p>Building Height:</p> <ul style="list-style-type: none"> - Permitted Building Height: 35' - Proposed Building Height: 28'-½" <p>Building Setbacks:</p> <ul style="list-style-type: none"> - Required Setbacks: <ul style="list-style-type: none"> o Front Yard: 20' o Side Yards: 10' o Rear Yard: 10' - Proposed Setbacks: <ul style="list-style-type: none"> o Front Yard (Shenandoah Drive, east): 26' o Side Yard (north): 10.5' o Side Yard (south): 10.5' o Rear Yard (west): 14.5' <p>The Commission found that all setback and building height requirements have been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	The public street, Shenandoah Drive, and public right-of ways are existing. A five (5) foot wide sidewalk exists along the property frontage of Shenandoah Drive. To

				<p><i>safely access each unit located along Shenandoah Drive, sidewalk connections were made during construction of the first eight (8) residential units on Lots 1 and 2. These sidewalks comply with City Standards and no additional sidewalks are proposed at this time.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	N/A. The Commission found that this standard has been met.

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



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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>
			Staff Comments	<p><i>The size and position of the proposed and existing buildings on the parcel create open space between them, which supports adequate outdoor areas for residents to utilize. The proposed buildings also incorporate 110 square feet of deck space for each unit, which have western facing views.</i></p> <p><i>Within the PUD agreement for the subject parcel, the Applicant requested a Waiver of a Park Dedication or Park Payment in-Lieu Fee (Section 16.04.110.A1) and is providing deed-restricted community housing units as a public benefit. On this 1.2-acre parcel, there is a potential for 24 units. Of those 24 units, eight (8) existing units (33% of total potential units) are financed through Idaho Housing and Finance Association (IHFA) to households earning 60% or less of Area Median Income. While the subject parcel allows for 24 units per acre, only 20 are proposed. The existing units make up 40% of proposed units. Four (4) of the twelve (12) new units will be reserved for hospital employees for which rent will be based on income and will not exceed more than 30% of the employee's adjusted gross income. The remaining eight (8) units will be rent-restricted units for other area employers or residents, rented at a maximum rent of 30% of adjusted gross income for that household.</i></p> <p><i>The Commission questioned whether a solar study had been done to evaluate the heat gain and whether the proposed awnings should be extended. The Applicant stated that no solar study had been done, however, the units will have internal shades, which the Applicant has found to be effective in other projects.</i></p>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> Landscaping within Lots 1 and 2 are existing. Lot 3 is vacant, and no vegetation exists onsite.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> Access to the property can be achieved from the private access lanes off of Shenandoah Drive. The proposed and existing units are serviced by a 26'-wide parking access lane. Site circulation has been designed to keep vehicular access and onsite parking to the shared internal drive.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses 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.</p> <p><i>Staff Comments</i> Individual trash and recycling receptacles per unit are proposed, and tenants will be responsible for bringing the receptacles to the curb of Shenandoah Drive for weekly pick-up.</p> <p>There are two existing transformers in close proximity to the project, one is located along the shared internal drive between the existing buildings and the other is located along Shenandoah Drive adjacent to the neighboring property to the south. The existing transformers shall be screened from view of surrounding properties. This has been made a Condition of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p><i>Staff Comments</i> N/A, as no alleys exist or are planned. The internal shared drive will be utilized for building services. The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p> <p><i>Staff Comments</i> N/A, as no vending machines are proposed at this time. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p>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.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</p> <p><i>Staff Comments</i> Onsite parking is located off the existing internal drive, accessed from Shenandoah Drive, and to the east of the three (3) proposed buildings. All parking</p>

				<p><i>is screened from the street by the existing buildings and landscaping. Adequate snow storage areas are shown, and no parking is proposed in the snow storage locations.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p>
			<i>Staff Comments</i>	<p><i>The site is serviced by one (1) public street, Shenandoah Drive. Onsite parking can be accessed from an internal shared drive, which is located to the front of the proposed buildings and is a single approach off Shenandoah Drive. Primary pedestrian access can be achieved from Shenandoah Drive.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<p>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p>
			<i>Staff Comments</i>	<p><i>The proposed snow storage areas are along the sides and ends of the shared internal drive and are accessible to all snow removal vehicles.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	<p>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p>
			<i>Staff Comments</i>	<p><i>The site plan proposes 14,554 square feet of hardscape. 25% of this (3,640 square feet) is required for snow storage. A total of 4,870 square feet of snow storage is proposed.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	<p>k. A designated snow storage area shall not have any dimension less than 10 feet.</p>
			<i>Staff Comments</i>	<p><i>All the proposed snow storage areas are greater than ten (10) feet.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<p>l. Hauling of snow from downtown areas is permissible where other options are not practical.</p>
			<i>Staff Comments</i>	<p><i>N/A, as snow will be stored onsite. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	<p>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.</p>
			<i>Staff Comments</i>	<p><i>Snow storage areas do not appear to impede parking, circulation, sight lines, or trash storage areas, service areas or utilities.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	<p>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</p>
			<i>Staff Comments</i>	<p><i>Snow storage areas are landscaped with vegetation that is salt tolerant and resilient to heavy snow loads.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	<p>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</p> <p><i>Staff Comments</i> The proposal is for three (3) multifamily buildings, containing four (4) units each, for a total of twelve (12) units in the Limited Business (LB) Zoning District. The proposed buildings are compatible with the adjacent existing buildings on Lots 1 and 2. The proposed buildings also have similar shapes and rooflines to the Sweetwater Subdivision to the north but are smaller in size. The design of the proposed buildings incorporates a variety of features, such as balconies and varying roof elements, which are consistent with the neighborhood. The surrounding area is a mix of single-family and multifamily residential developments.</p> <p>The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	<p>b. Standardized corporate building designs are prohibited.</p> <p><i>Staff Comments</i> N/A, as the project is not a corporate design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<p>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p> <p><i>Staff Comments</i> The proposed building design(s) emphasizes human scale and draws attention to the main entrance of each unit, with a covered front entry. The façade will also see directional siding, both horizontal and vertical, utilizing corrugated metal and lap board siding. A variety of windows and roof elements also reduce the mass of the proposed buildings and emphasize human scale (see images below for further details).</p> <p>Type 1:</p>  <p>Type 2:</p> 

				<p><i>The Commission questioned which design would be utilized and the Applicant stated that one style will be used on ends of the three (3) proposed buildings and the other will be in the middle. The Commission preferred the gabled roof design on the ends, with the shed roof design in the middle. The Applicant was amenable to the Commission's preference.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<p>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p>
			<i>Staff Comments</i>	<p><i>While the front façade of the units faces Shenandoah Drive, the proposed buildings are blocked from the street by the existing buildings on Lots 1 and 2. Covered front entryways are inviting and emphasize human scale, as well as break up the mass of the proposed structures. The utilization of various exterior materials, colors, and rooflines help to break up any large building surfaces.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no future additions or renovations are planned at this time. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p>
			<i>Staff Comments</i>	<p><i>A variety of materials will be used on the exterior of the buildings. The plans for Type 1 include a mix of corrugated metal siding (black color), lap board siding (gray color), and pitched gabled roof elements. The plans for Type 2 include a mix of corrugated metal siding (black color), lap board siding (blue color), and shed roof elements. Both Type 1 and Type 2 designs also incorporate a rear deck and various windows.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p>
			<i>Staff Comments</i>	<p><i>The exterior colors and materials proposed have been integrated into the architecture of the building and are complimentary of the surrounding area, including the Sweetwater Subdivision to the north. The blue lap siding proposed on the Type 2 design is harmonious with the blue and tan exterior colors of the existing buildings on Lots 1 and 2.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			<i>Staff Comments</i>	<p><i>N/A, as no flat roofs are proposed.</i></p> <p><i>The Type 1 roof design utilizes a shingled gabled pitched roof, board and batt siding gabled roof features in the front and over the rear second-story deck, and a shingled shed roof over the front entry.</i></p>

				<p><i>The Type 2 roof design incorporates a shed roof, of both board and batt siding and shingles, a shingled shed roof over the front entryway, and a shingled pitched roof over the second-story rear deck.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<p><i>The Applicant plans to minimize energy consumption by utilizing the following techniques:</i></p> <ul style="list-style-type: none"> - <i>Double Glazed Windows: All windows will be, at a minimum, double glazed.</i> - <i>Low Emissivity Glazing: All windows will have low emissivity glazing.</i> <p><i>Additionally, the Applicant intends to prewire the buildings for electric vehicle charging and solar energy.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<p><i>Snow clips and/or gutters and downspouts will be installed to prevent snow from falling on pedestrian areas. Both building designs include a covered front entryway by a shed roof.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<p><i>Downspouts and drains will lead to landscaped areas and shall not create any pedestrian hazards.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>

			<i>Staff Comments</i>	<i>N/A, as no vehicle canopies are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>N/A, as no master signage plan is proposed. The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>N/A, as no accessory structures are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>N/A, as no accessory structures are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>N/A, as no perimeter fences are proposed. A fence is existing fence on the adjoining property along on the southside of the parcel's boundary will remain. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>N/A, as no fencing is proposed at this time. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<i>Aside from minimal plumbing vents, no roof projections and/or roof-mounted mechanical equipment are proposed at this time. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<i>N/A, as no alternative energy sources are proposed at this time. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>Trash receptacles, recycling and utility boxes are located to the rear of the building, off of the internal shared drive. The Idaho Power transformer box will be located, per IPCO Regulations, along the eastern property line and will be screened from view by landscaping. No additional ground-mounted mechanical equipment is proposed.</i>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>All services lines will be underground.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>No appurtenances will be permitted on poles.</i>
				<i>The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>All plant material has been selected for its drought-tolerance and ability to thrive in the local environment. Tree selections include Washington Hawthorn, Sub Alpine Fur, Austrian Pine, Rocky Mountain Juniper, and Tannenbaum Pine. Shrub selections include Peking Cotoneaster, Diablo Ninebark, Spirea, and Snowberry. Grasses and perennials include three (3) drought-tolerant grasses and three (3) native or adapted flowering perennials.</i>
				<i>The Applicant is also proposing Easy Turf artificial grass to reduce water usage as recommended by the Commission during the Preapplication hearing.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>The Applicant has stated that all plant species proposed are hardy to a minimum USDA Zone 4.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>All disturbed areas will be revegetated, and drip irrigated with an automatic underground irrigation system. Drip irrigation for non-artificial turf landscaping will be installed.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.

			Staff Comments	<p><i>The proposed Landscaping Plan incorporates a combination of trees, shrubs, grasses, and groundcover. The Landscape Plan (Sheet L1) shows a total of nineteen (19) trees to be planted onsite.</i></p> <p><i>Pursuant to this standard, newly landscaped areas having more than 10 trees, a minimum of 10% of the trees, or one (1) tree, shall be at least 4" caliper, 20% of the trees, or three (3) trees, shall be at least 3" caliper, and 20% of the trees, or three (3) trees, shall be at least 2 ½" caliper. However, Staff has recently put forth a text amendment to the Municipal Code reducing the required tree caliper size to be no less than two-and-one-half (2 ½) inches and no greater than four (4) inches, and a maximum of 20% of any single tree species shall not be exceeded in any landscape plan. The benefits of smaller caliper trees include trees that are faster growing, more resilient, and cost effective.</i></p> <p><i>The Applicant is proposing the following onsite trees:</i></p> <ul style="list-style-type: none"> - Three (3) Washington Hawthorn at 1-½" caliper - Four (4) Sub Alpine Fir at 2" caliper - Four (4) Austrian Pine at 2" caliper - Twelve (12) Rocky Mountain Juniper at 1- ½" caliper <p><i>The Applicant shall increase the proposed tree caliper to two-and-one-half (2-½) inches for all proposed trees to comply with the upcoming text amendment to the Municipal Code. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</p> <p>Staff Comments <i>N/A, as the proposed project is located within the Limited Business (LB) Zoning District. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	<p>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</p> <p>Staff Comments <i>The proposed landscaping is varied, as shown in the Landscape Plans. Refer to Section 17.06.080(A)4d for further details. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p>Staff Comments <i>A Grading and Drainage Plan has been submitted and storm water will be retained onsite. Runoff is directed to drywells where it will infiltrate into the soil.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<p>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</p> <p>Staff Comments <i>The Applicant will be responsible for maintaining plant material in healthy condition.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p>

			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed. The Commission found that this standard has been met.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			<i>Staff Comments</i>	<i>The site contains two (2), four-unit existing multifamily residential buildings, each 4,698 square feet in size, for a total of eight (8) units on Lots 1 and 2. The proposed site plan displays three (3), four-unit multifamily residential buildings, comprised of twelve (12) units with attached one-car garages. The proposed buildings will be located on Lot 3, to the rear of the existing buildings. All structures on Lots 1-3 will utilize a shared internal drive off Shenandoah Drive. The size and position of the proposed and existing buildings on the parcel create open space between them, which supports adequate outdoor areas for residents to utilize. The surrounding area and adjacent uses are multi-family in nature and are compatible with the proposed development of Lot 3.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.

			Staff Comments	<i>Interior and perimeter sidewalks are existing and reinforce pedestrian circulation within the site.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.
			Staff Comments	<i>The proposed and existing buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the internal drive. A five (5) foot wide sidewalk along the perimeter of the project is existing, where pedestrian traffic can safely navigate the site.</i> <i>The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.
			Staff Comments	<i>The proposal is for three (3) multifamily buildings, containing four (4) units each, for a total of twelve (12) units in the Limited Business (LB) Zoning District. The proposed buildings are compatible with the adjacent existing buildings on Lots 1 and 2. The proposed buildings also have similar shapes and rooflines to the surrounding area. The design of the proposed buildings incorporates a variety of features such as various roof elements, decks, and windows. The windows are large enough to admit ample daylight and do not appear to impede on the privacy of neighbors. Each unit's entryway is covered, which is inviting and breaks up the perceived mass. The buildings also incorporate a mix of exterior materials and colors. While the proposed buildings do face the street of Shenandoah Drive, they are blocked by the existing buildings onsite.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.
			Staff Comments	<i>Refer to Section 17.06.080(D)2a for further details. The Commission found that this standard has been met.</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:
 1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project

with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:

- 1. Ensure compliance with applicable standards and guidelines.**
 - 2. Require conformity to approved plans and specifications.**
 - 3. Require security for compliance with the terms of the approval.**
 - 4. Minimize adverse impact on other development.**
 - 5. Control the sequence, timing and duration of development.**
 - 6. Assure that development and landscaping are maintained properly.**
 - 7. Require more restrictive standards than those generally found in the Zoning Title.**
- C. Security.** The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
- 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
 - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review Application by ARCH Community Housing Trust, Inc., for construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3, located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District, has been approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional

applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (m) will be met:

- a) All applicable Fire Department and Building Department requirements shall be met. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - i. The Applicant shall install a building sprinkler system and alarm system in each of the proposed buildings.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Requirements include but are not limited to:
 - i. The meter vault shall have a metal collar installed.
 - ii. The manhole slope percentages shall be reviewed and approved by the Public Works Department.
 - iii. Landscaping proposed along the west side of the buildings shall not block the 10'-wide Public Utilities Easement.
 - iv. An Access Easement shall be dedicated within the shared internal drive of Lots 1-3.
- d) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
- e) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- g) All proposed trees shall have a caliper size of at least two-and-a-half (2-½) inches and a maximum of four (4) inches.
- h) The Applicant shall dedicate an Aviation Easement and/or disclosure documentation subject to noise, dust, fumes, and other byproducts of airport operations.
- i) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- j) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to and for the duration of a valid Building Permit.
- k) Appropriate documentation shall be provided by the Applicant recognizing that the parcel is located within the Airport's Influence Area, and is subject to dust, fumes and other byproducts of airport operations. Documentation shall be provided prior to issuance of Certificate of Occupancy.
- l) The Applicant shall submit Form 7460-1, by Federal Law, 14 CRF Part 77, if they meet notification criteria.

- m) The proposed buildings shall be constructed with sound attenuation materials and techniques, if required.

Signed this ____ day of _____, 2022.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 15, 2022 the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Eric and Stephanie Wallace, represented by Chip Maguire of M.O.D.E. LLC, for the construction of a new single-family residence of 2,342.50 square feet and a new detached ADU of 686 square feet. The project is located at Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on the same day, July 27, 2022

Application: The Applicant proposed the construction of a new 2,342.50 square foot single-family residence and a new 686 square foot ADU on the vacant Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue). The proposed single-family residence is two stories and includes three bedrooms, three bathrooms, and an attached two-car garage. The proposed ADU is detached from the primary residence; including one bedroom, one bathroom, a kitchenette, and a living space on the first floor, below a second-story loft.

The proposed ADU is situated at the rear of the lot, with vehicular access and two gravel parking spaces located off the alley. Vehicular access for the primary, single-family residence is also located off the alley via an asphalt driveway. The two-car garage faces the north side property line out of view from the public street and front property line. Both proposed buildings include covered front entryways and porches, with layered gable roofs that reduce their perceived mass.

The applicant removed three (3) trees and one (1) shed to clear the lot for the proposed construction. Additionally, one (1) tree and one (1) shrub will need to be removed for the proposed driveway, off the alley. The proposed site plan includes one existing (1) large tree, eight (8) new small trees, and 22 new shrubs.

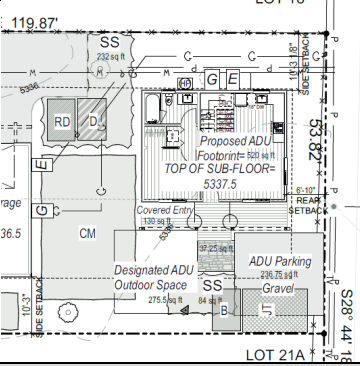
Regarding future development and zoning, City Staff and Friedman Memorial Airport Staff are working to create Airport Overlay Zoning Districts that protect the Airport and its activities. The subject parcel is located within the outermost proposed Airport Overlay Zone, the Airport Influence Area (AIA). The AIA will allow proposed development and permitted uses of the current zoning, so long as there is no expansion of uses beyond the current zoning. At this time, the proposed project complies with the Hailey Municipal Code and is compatible with the December 2021 Land Use Zoning Exhibit.

Procedural History: The Design Review Application was submitted on June 23, 2022 and certified complete on July 1, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on August 15, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for Accessory Dwelling Units

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.020	Applicability. A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	General Provisions. A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			<i>Staff Comments</i>	<i>The proposed ADU is 686 square feet, two-stories, and detached from the primary, single-family residence.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		B. Only one (1) Accessory Dwelling Unit is permitted on a lot.
			<i>Staff Comments</i>	<i>Only one (1) ADU is proposed onsite.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.
			<i>Staff Comments</i>	<i>The proposed ADU is in conjunction with a new single-family residence. Both are located within the Limited Residential (LR 1) and Townsite Overlay (TO) Zone Districts.</i> <i>The Commission found that the proposal met this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.
			<i>Staff Comments</i>	<i>N/A – The proposed ADU is not located within the Special Flood Hazard Area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory Dwelling Units Required	A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.
			<i>Staff Comments</i>	<i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions -Short Term Occupancy	A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;

			Staff Comments	<i>The Applicant intends to live in the ADU on a full-time/long-term basis, and to rent the single-family residence on a long-term basis. Both units will be used for long-term occupancy.</i>														
				<i>The Commission found that the proposal met this standard.</i>														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.														
			Staff Comments	<i>The Applicant intends to live in the ADU on a full-time/long-term basis and plans to rent the single-family residence on a long-term basis. Both units will be used for long-term occupancy.</i>														
				<i>The Commission found that the proposal met this standard.</i>														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.														
			Staff Comments	<i>The floor area of the primary, single-family residence is 1,416.50 square feet—accounting for approximately 22% of the lot. The maximum allowed lot coverage for the site allows for an ADU with a maximum floor area of 520 square feet, which is proposed.</i>														
				<i>The Commission found that the proposal met this standard.</i>														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		B. Maximum Floor Area:														
				<table><tr><th>Lot Size (square feet)</th><th>Minimum Gross Floor Area (square feet)¹</th><th>Maximum Gross Floor Area (square feet)¹</th></tr><tr><td>Up to 7,000</td><td>300</td><td>900</td></tr><tr><td>7,001 – 8,000</td><td>300</td><td>950</td></tr><tr><td>Lots 8,001 and greater</td><td>300</td><td>1,000</td></tr></table>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000		
Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹																
Up to 7,000	300	900																
7,001 – 8,000	300	950																
Lots 8,001 and greater	300	1,000																
				Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.														
			Staff Comments	<i>The lot is less than 7,000 square feet with a proposed ADU of within the 300-900 square foot range, qualifying Section 17.08D.060A. Specifically, the lot is 6,501 square feet and the proposed ADU is 686 square feet in total.</i>														
				<i>The Commission found that the proposal met this standard.</i>														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.														
			Staff Comments	<i>The proposed ADU has one (1) bedroom with one (1) loft, allowing for the possibility of two (2) bedrooms.</i>														
				<i>The Commission found that the proposal met this standard.</i>														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.070: Livability	A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.														

			Staff Comments	 <p><i>The Applicant has designated 275.5 square feet of outdoor access space near the southwest corner of the ADU.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
Chapter 17.09: Parking and Loading				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.
			Staff Comments	<p><i>The Applicant proposes a paved driveway for the primary residence off the alley, in the northeast corner of the lot. A two-car garage is planned for the primary residence's parking, whereas gravel parking spaces in the rear southeast corner of the lot are planned for the ADU.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
			Staff Comments	<p><i>The following measures mitigate light trespass from the ADU and its gravel parking spaces:</i></p> <ul style="list-style-type: none"> - the trees and other landscaping along the southern and northern property lines, - the placement of the ADU to the north of the gravel parking spaces, and - the primary residence west of the ADU. <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
			Staff Comments	<p><i>The proposed site plan includes four (4) parking spaces— two (2) spaces for the primary residence in the enclosed garage, and two (2) spaces on the gravel driveway outside the ADU.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: No comments</p> <p>Life/Safety: No comments</p> <p>Water and Sewer: They will need a new water connection from the water main to the property with a meter vault installed to city standards. This infrastructure will be at the owner's expense. If the meter vault will be in any hardscape, tree they will also need to install a metal collar over the vault as well.</p> <p>Building: No comments</p> <p>Streets: No comments</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> <p>Staff Comments: N/A – Signage is prohibited in residential zones.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p> <p>17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum</p> <p>Staff Comments: The proposed site plan includes four (4) parking spaces— two (2) spaces for the primary residence in the enclosed garage, and two (2) spaces for the ADU on the gravel driveway off the alley.</p> <p>The Commission found that the proposal met this standard.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 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. <p>Staff Comments: The Applicant plans to install Dark Sky compliant fixtures that are downcast, low-wattage, and barn-style.</p> <p>The Commission found that the proposal met this standard.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO)</p> <p>Maximum Height: 30'</p> <p>Setbacks:</p>

				<ul style="list-style-type: none"> • <i>Street R.O.W. Adjacent: 12'; 20' to Garage Door</i> • <i>Private Property Abutment: 1' for every 2.5' of building height; 15% of lot width or 10', whichever is less; 6' minimum</i> • <i>Alley: 6' minimum</i> <p>Lot Coverage: 30%</p>
			Staff Comments	<p><i>Proposed Building Height:</i></p> <ul style="list-style-type: none"> ○ <i>Primary residence: 28'-4"</i> ○ <i>ADU: 22'-1"</i> <p><i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> ○ <i>Front Yard (West): 13'-3/8"</i> ○ <i>Side Yard (North): ~10'-3"</i> ○ <i>Side Yard (South): 10'-3"</i> ○ <i>Rear Yard (East): 6'-10"</i> <p><i>Proposed Lot Coverage:</i></p> <ul style="list-style-type: none"> ○ <i>1,936.5 square feet (1,416.5 square foot primary residence + 520 square foot ADU foot print) / 6,501 square foot lot = ~29.8%</i> <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			Staff Comments	<p><i>There is no existing sidewalk on the public street, North 1st Avenue. The Applicant will be required to pay sidewalk in-lieu fees for sidewalk and drainage improvements to the site. Two (2) contractor estimates shall be supplied and an in-lieu fee, as determined by the City Engineer, shall be paid prior to issuance of a Certificate of Occupancy.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</p>
			Staff Comments	<p><i>The Commission found that this standard shall be met.</i></p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p>1) Site Planning</p> <p>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p>
			Staff Comments	<p><i>The proposed site plan respects the Old Hailey Townsite grid pattern in the following ways:</i></p>

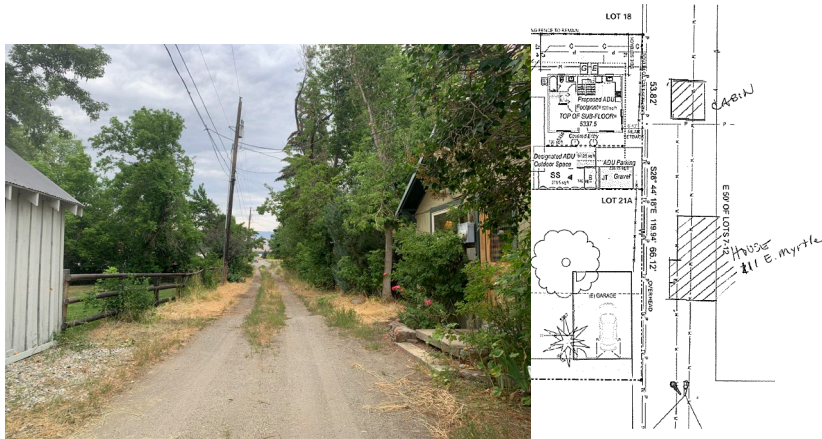
				<ul style="list-style-type: none"> - The primary residence is oriented towards the front of the parcel, with a main entrance accessed via a public street and vehicular access from the rear alley; - the ADU is situated at the rear of the lot, with vehicular access via the alley; and - the garage of the primary residence faces the northside property line and is screened from view of the public street. <p><i>The Commission found that the proposal met this standard.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood. • The proposed site plan respects the Old Hailey Townsite grid pattern, see the first part of Section 17.06.090(C)1 for details. • The main entrance is clearly visible from the public street. It is framed with a covered porch, gable roof, landscaping, and private walkway. • The proposed site plan incorporates trees, shrubs, and other landscaping along the southern and northeast property lines, and in between the primary residence and ADU. • The proposed residence does not include solar collectors. • The proposed site plan designates 424 square feet of snow storage, where 374 square feet are required. <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>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.</p>
			<i>Staff Comments</i>	<p>The proposed design incorporates the following energy-saving techniques:</p> <ul style="list-style-type: none"> - windows are to double pained with argon to lower their U-value, - the walls are to be insulated at R-24, - the garage slab is to be insulated at R-10, and - the roof is to have an 18" minimum energy heel allowing for a R-60 roof. <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p> <p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p>

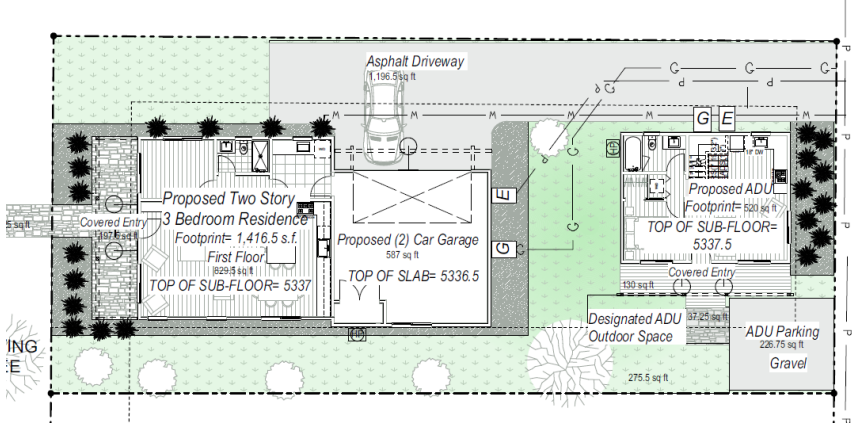
			Staff Comments	<p><i>The following features diminish the perceived mass of the buildings:</i></p> <ul style="list-style-type: none"> - covered front porches on both buildings, - lower top plates on the second floor, - a dormer for the second-floor bedroom on the north side of the primary residence, - a stepped back garage on the north side of the primary residence, - siding breaks at the floor line of the house - siding changes from a white Board & Batt to a white 6" horizontal shiplap, and - a variety of windows. <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	3. Architectural Character
			17.06.090(C)3a	a. General
				<p>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.</p> <p>Staff Comments</p> <p><i>The architectural style of the proposed buildings respects the aesthetics traditional to Old Hailey with modern materials. It is both compatible with the surrounding neighborhood and clearly a contemporary building.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	b. Building Orientation
				<p>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p>Staff Comments</p> <p><i>The primary entrance is clearly visible from the public street North 1st Avenue. It is framed with a covered porch, gable roof, landscaping, and private walkway.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
				<p>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</p> <p>Staff Comments</p> <p><i>The proposed site plan orients the buildings with respect to Old Hailey's grid pattern, see Section 17.06.090(C)1 for details. The front wall plane is oriented to the street, North 1st Avenue.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				<p>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.</p> <p>Staff Comments</p> <p><i>The proposed design incorporates the following building forms, which are traditionally found in Old Hailey and reduce the perceived mass of both the primary residence and the ADU:</i></p> <ul style="list-style-type: none"> - covered front porches on both buildings, - lower top plates on the second floor, - a dormer for the second-floor bedroom on the north side of the primary residence, - a stepped back garage on the north side of the primary residence, - siding breaks at the floor line of the house - siding changes from a white Board & Batt to a white 6" horizontal shiplap, and

				<p>- a variety of windows.</p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>d. Roof Form</p> <p>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</p> <p><i>The proposed gable roof of the primary residence frames the main, front entrance. The covered porches also a) indicate the location of entrances on both buildings and b) break up the building's perceived masses. An eave diminishes the size of the garage entry on the primary residence.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</p> <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian 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. <p><i>The proposed design includes a roof pitch of 10:12, which aligns with Old Hailey standards, and snow clips to mitigate snow shedding. The covered porches prevent snow from shedding onto pedestrian travel areas. Neither of the proposed buildings will shed snow onto adjacent properties, sidewalks, nor the public alley— they are set back far enough.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>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.</p> <p><i>The proposed design incorporates gable roofs with a 10:12 pitch, snow clips, and metal material—all of which are common to Old Hailey.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</p> <p><i>The 10:12 roof pitch is common to Old Hailey.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>e. Wall Planes</p> <p>Guideline: Primary wall planes should be parallel to the front lot line.</p> <p><i>The primary, front wall plane of the proposed primary residence is parallel to the front property line on North 1st Avenue. Longer wall planes on the sides of the primary residence mimic the parcel's rectangular shape.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.</p> <p><i>The wall planes of the primary residence and the layout of the ADU in relation to the primary residence are proportionate to the rectangular shape of the lot. Additionally, both buildings and the proposed lot coverage respect the scaled of the surrounding neighborhood.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
			<i>Staff Comments</i>	


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<i>A pop-out dormer on the northside and second story of the primary residence breaks up the longer wall plane.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>The proposed windows are traditional in size, scale, and proportion to the wall plane and surrounding buildings.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<i>The positioning of the proposed windows has been carefully designed to respect the privacy of neighbors. Robust landscaping is also proposed along the north and south property lines to ensure that privacy is maintained.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<i>No decks and/or balconies are proposed. Covered front porches and entryways are proposed for the primary residence and ADU— they are in scale with the building and complement the surrounding neighborhood.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<i>No decks and/or balconies are proposed. A covered front porch and entry to the primary residence faces the public sidewalk and North 1st Avenue. The covered porch and entry into the ADU face a garage on the private property to the south. Both the proposed ADU onsite and the neighboring garage are maximally setback from each other. The covered front porches do not impede on privacy.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>Siding breaks at the floor line of the house and changes from a white Board & Batt to a white 6" horizontal shiplap reduce the perceived scale of the larger wall planes. See Section 17.06.090(C)2 for more examples of how the proposed design diminishes the received mass of the buildings.</i> <i>The Commission found that the proposal met this standard.</i>
			17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>Siding breaks at the floor line of the house and changes from a white Board & Batt to a white 6" horizontal shiplap reduce the perceived scale of the larger wall</i>

				<p>planes. Black windowpanes contrast with the white trim and wall planes, breaking up the mass of the wall plane.</p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>i. Ornamentation and Architectural Detailing</p> <p>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</p> <p>Staff Comments</p> <p><i>The proposed design incorporates simple detailing on the front west wall plane, including:</i></p> <ul style="list-style-type: none"> - a covered front porch and entry, - black windowpanes with white trim, - glazing on the front door, - natural wood posts and beams, - a variety in siding materials and pattern, - and a porch and walkway material that is distinct from the wall plane. <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>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.</p> <p>Staff Comments</p> <p><i>The proposed design incorporates covered porches, windows, trim detailing, and other ornamentation that lend to the historic nature of Old Hailey. See Sections 17.06.090(C)3i, 17.06.090(C)3h, 17.06.090(C)3c, and 17.06.090(C)2 for specific details.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</p> <p>Staff Comments</p> <p><i>Please refer to Section 17.06.090(C)3i for further information.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>4. Circulation and Parking</p> <p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p> <p>Staff Comments</p> <p><i>Private walkways in the front and rear of the lot provide pedestrian access to the primary residence and ADU. For the primary residence, the asphalt driveway to the garage on the north side of the house is separate from the pedestrian travel zone/private walkway on the westside of the house. The private walkway in the rear, for the ADU, abuts the gravel parking spaces.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</p> <p>Staff Comments</p> <p><i>The proposed site plan screens onsite vehicle parking from the street with an enclosed garage that faces the north, side property line (not the front, street-facing property line) and is stepped back from the wall plane of the primary residence. The ADU parking spaces in the rear and on gravel are screened from the street with a large existing tree, other landscaping, and distance. Both the primary residence and ADU are accessed from the rear alley.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>

<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			Staff Comments	<p><i>Both the primary residence and ADU parking are accessed from the rear, at two different locations off the alley. Additionally, the proposed design incorporates several elements that shield the enclosed garage from view of North 1st Avenue.</i></p> <p><i>The neighbor directly east, across the alley, from the Applicant's property has expressed concern that the alley is not wide enough for increased vehicular access. Due to existing nonconforming buildings on the neighbor's property, the alley width is about ten feet rather than twenty-six feet wide.</i></p> <p><i>With regards to the public comment favoring vehicular access from 1st Avenue—not the rear alley—the Commission agreed that all vehicular access should come from the existing, functioning alley. Although the alley contains nonconforming buildings, which constricts its width to approximately ten feet (10 ft.), no topographical issues prevent vehicular access through the alley. The proposed alley access adheres to standards of code.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p> <div data-bbox="604 877 1421 1312">  </div>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			Staff Comments	<i>N/A – The design does not incorporate a detached garage.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			Staff Comments	<p><i>The proposed garage, which is intended for and attached to the primary residence, is set back and largely out of view from the street. To clarify, the garage door faces the northern property line.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			Staff Comments	<p><i>As described above, the proposed garage faces the northern property line and is accessed from the rear alley. The proposed garage is two cars wide and setback from the view of North 1st Avenue.</i></p> <p><i>The Commission found that the proposal met this standard.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			Staff Comments	Seasonal, off-street parking for recreational vehicles could occur in the driveway; however, no parking for recreational vehicles has been delineated. Recreational vehicles are preferred off of alleys. The Commission found that the proposal met this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	An alley is existing, functional, and incorporated in the proposed site plan for vehicular access to the primary residence and ADU. ADU parking is located alongside the rear alley. The Commission found that the proposal met this standard.
			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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staff Comments	The proposed design utilizes the alley for utilities and vehicular access to the both the primary residence and ADU.
				 <p>The Commission found that the proposal met this standard.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.
			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 Commission found that the proposal met this standard.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			Staff Comments	The proposed design retains the partial fence on the east/rear of the lot, to delineate the private property from the public alley. The fence stops near the

				southeastern corner of the property, to provide vehicular access to the ADU parking. <i>The Commission found that the proposal met this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	6. Accessory Structures Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function. Staff Comments <i>Compared to the primary residence in the proposed design, the ADU is subordinate in size, location, and orientation. Specifically, the ADU is:</i> <ul style="list-style-type: none"> - 686 square feet in size, about 29% the size of the primary residence, - located at the rear of the parcel, and - oriented to the southern property line (not the front). <i>The Commission found that the proposal met this standard.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical. Staff Comments <i>The proposed ADU is located at the rear of the lot, off the alley.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage Guideline: All projects shall be required to provide 25% snow storage on the site. Staff Comments <i>The proposed site plan surpasses the required 374 square feet of snow storage (by the 25% calculation of the hardscape and circulation areas) with a cumulative 508 square feet of snow storage, designated in two locations: northwest of the primary residence and south of the ADU.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas. Staff Comments <i>The proposed site plan designates snow storage adjacent to vehicle and pedestrian circulation areas. There is ample room for spillage, away from the circulation areas and away from private properties.</i> <i>The Commission found that the proposal met this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan. Staff Comments <i>The proposed site plan retains one large tree on the southwestern corner of the lot, then adds twenty-two shrubs and eight more trees. Three (3) trees in the middle of the property were removed where the primary residence in proposed. Next, one (1) tree and one (1) shrub will need to be removed for the proposed driveway, off the alley.</i> <i>The Commission found that the proposal met this standard.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.

			Staff Comments	Aside from the one tree being retained, there are no other significant landscape features. The Commission found that the proposal met this standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			Staff Comments	If noxious weeds are present on the site, the Developer shall control according to State Law. The Commission found that the proposal met this standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	The proposed site plan retains the existing post and rail fences along the north side and part of the east/rear side. The existing fences are low in height and transparent. The Commission found that the proposal met this standard.
				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			Staff Comments	N/A—No retaining walls are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> The alteration should be congruous with the historical, architectural, archeological, educational, or cultural aspects of 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—There are no historic structures onsite. An existing shed built in 1994 will be removed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: <ul style="list-style-type: none"> The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;

				~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>N/A—There are no historic structures onsite. An existing shed built in 1994 will be removed.</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Title.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

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

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

DECISION

A Design Review Application by Eric and Stephanie Wallace, for construction of a new single-family residence of 2,342.50 square feet and a new detached ADU of 686 square feet on Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue), 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 the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (n) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's 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) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- j) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term

occupancy, the other unit shall be owner-occupied or used as a long-term rental (31 days or longer).

- k) Sidewalk in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy. Two (2) contractor estimates shall be provided and approved by the City Engineer.
- l) Appropriate documentation shall be provided by the Applicant recognizing that the parcel is located within the Airport's Influence Area (AIA), and is subject to dust, fumes, and other byproducts of airport operations. Documentation shall be provided prior to issuance of Certificate of Occupancy.
- m) The Applicant shall submit Form 7460-1, if by Federal Law, 14 CRF Part 77, they meet notification criteria.
- n) The Applicant shall install a new water connection and vault per city standards where none are existing. If the meter vault is located within hardscape, a metal collar over the vault shall be installed.

Signed this ____ day of _____, 2022.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 15, 2022, the Hailey Planning and Zoning Commission considered and approved a Conditional Use Permit Application submitted by Mountain Athletics, LLC, represented by Matt Bogue, for approval of a fitness facility and gym (Health and Fitness Facility), to be located at 1030 Business Park Drive, Suite C (Airport Tech Center Condos, Unit C 18.7161%), within the Technological Industry (TI) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to adjoining property owners on the same day, July 27, 2022. The notice was posted to the property on August 8, 2022.

Application: The Applicant— Mountain Athletics, LLC— is requesting approval for a Conditional Use Permit to relocate their existing fitness facility and gym to 1030 Business Park Drive, Suite C (Airport Tech Center Condos, Unit C 18.7161%) in the Technological Industry (TI) Zoning District.

Since 2010, the Applicant has operated in the Technological Industry (TI) and Service Commercial Industrial-Sales Office (SCI-SO) Zoning Districts, all within a 0.25-mile radius of the Airport Tech Center Condos and currently on its same street, Business Park Drive. The Applicant has found that their hours of operation are compatible with other businesses in the TI Zoning District. Specifically, uses within and surrounding the TI Zoning District include hardware, flooring, electrical, stonework, waterworks, landscaping, event, personal storage, baking, distilling, brewing, upholstery, framing, retail, wellness, radio, and mail/shipping services. The Applicant's proposed hours of operation range between 5am to 7pm Monday through Friday, with multiple hours-long breaks between fitness classes and open gym hours. Hours of operation on Saturdays are minimal, from 9am-10am.

In their application, Mountain Athletics, LLC highlighted their contribution to the City of Hailey's priority for encouraging a diversity of economic development opportunities, as it is articulated in Part 3 Section 6 of Hailey's Comprehensive Plan. Per the Applicant, their business increases and diversifies the local economy:

- employing young fitness trainers,
- increasing specialized, career-oriented opportunities in the health and fitness sector, and
- increasing per capita household and median income for Hailey's full-time employed individuals.

Pursuant to the Hailey Municipal Code, Section 17.05.040: District Use Matrix, Health and Fitness Facilities located within the Technological Industry (TI) Zoning District are required to have an active Conditional Use Permit. In the Hailey Municipal Code, a Health and Fitness Facility is defined as:

A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

Mountain Athletics, LLC adheres to Hailey's Health and Fitness Facility designation by offering a variety of classes, memberships, and gym hours for personal fitness and strength training.

Procedural History: The Conditional Use Permit Application was submitted on June 7, 2022 and certified complete on June 14, 2022. A public hearing before the Planning and Zoning Commission for approval or

denial of the project was held on August 15, 2022 in the Hailey City Council Chambers and virtually via Go-To-Meeting.

General Requirements for all Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.020	Complete Application: 17.11.020 The application shall include at least the following information: <ul style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article. m. A fee established in a separate ordinance approved by the Council.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i> Life/Safety: <i>No comments</i> Water and Sewer: <i>No comments</i> Building: <i>No comments</i> Streets: <i>No comments</i> Parks: <i>No comments</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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><i>If signage is desired, a Sign Permit Application shall be submitted, reviewed and approved prior to the installation of any signage. All signage shall conform to City Standards. This has been made a Condition of Approval.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> e. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> a. Overlighting; b. Energy waste; c. Glare; d. Light Trespass; e. Skyglow. f. 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. g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator. h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.
			Staff Comments	<p><i>The exterior fixtures are all built within the walls, downward cast.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On-site Parking Req. 17.09.040	<p>See Section 17.09.040 for applicable code.</p> <p><i>Commercial: One (1) parking space per 1,000 gross square feet</i></p>
			Staff Comments	<p><i>The Hailey Municipal Code requires one (1) parking space for every 1,000 square feet of commercial space.</i></p> <p><i>The proposed unit is approximately 2,280 square feet; thereby, two (2) parking spaces are required. The Airport Tech Center Condos parking lot includes thirty-two (32) existing, on-site parking spaces for the seven (7) units. With approximately four (4) spaces per unit, the site plan supersedes the required number of parking spaces.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(B)	<p>B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking</p>

				<p>areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.</p>
			<i>Staff Comments</i>	<p><i>N/A - No alley exists on site; a private drive provides vehicular access to the unit.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(C)	<p>C. If the site is not serviced by an alley, access shall be 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.</p>
			<i>Staff Comments</i>	<p><i>Vehicular access to the Airport Tech Center condominiums and parking lot is limited to the public street Business Park Drive. There is no vehicular access on the southeast corner of the lot, bordering the Hailey Bus Park South Condo Common Area. At that location, the two lots are separated by a barrier and difference in grade.</i></p> <div data-bbox="794 766 1321 1222" data-label="Image"> </div> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(D)	<p>D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.</p>
			<i>Staff Comments</i>	<p><i>The on-site parking spaces are existing and located in front of the existing building and pedestrian pathways. The private drive and parking area is clearly visible to pedestrian and vehicular traffic on Business Park Drive.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	<p>E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.</p>
			<i>Staff Comments</i>	<p><i>N/A – The application does not involve a subdivision.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(F)	<p>F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.</p>

			<i>Staff Comments</i>	<i>N/A – The site includes thirty-two (32) existing parking spaces.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			<i>Staff Comments</i>	<i>N/A - The commercial site includes thirty-two (32) existing parking spaces, none of which are stacked.</i>
Chapter 17.11 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	Compliance with the Comprehensive Plan 17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.

			Staff Comments	<p><i>This Application complies with the following goals and objectives of the Hailey Comprehensive Plan:</i></p> <p>Goal 6.1: Economic Development: Encourage a diversity of economic development opportunities within Hailey.</p> <ul style="list-style-type: none"> <i>The Applicant business increases and diversifies local employment opportunities— specifically, by employing full-time fitness trainers, increasing per capita household and median income for full-time employed individuals, and encouraging career-oriented opportunities for workers in the health and fitness sector. The health and fitness sector is growing, however not dominant, in the City of Hailey.</i> <p>Goal 6.2: Economic Development: Encourage abundant, competitive, and career-oriented opportunities for young workers.</p> <ul style="list-style-type: none"> <i>The health and fitness sector in Hailey is small and competitive, offering a variety of types and methods of fitness training. The Applicant has played a central role in the local health and fitness sector— they have been successfully operating in the City of Hailey since 2010 and are known for their specialized ‘crossfit’ classes. As the local ‘crossfit’ gym, Mountain Athletics contributes an expertise that inspires and challenges other local health and fitness businesses. Due to the nature of the sector, supporting career-oriented opportunities with businesses like Mountain Athletics, LLC tends to engage young, physically able 25-34-year-old residents.</i> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(a)	<p>17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			Staff Comments	<p><i>Pursuant the Hailey Municipal Code, Section 17.05.040: District Use Matrix, Health and Fitness Facility Uses located within the Technological Industry (TI) Zone District are required to have an active Conditional Use Permit.</i></p> <p><i>The Applicant is requesting approval for a Conditional Use Permit to relocate and operate their health and fitness business to a different location in the Technological Industry (TI) Zoning District: 1030 Business Park Drive, Unit C. The Applicant intends to continue offering a variety of classes, memberships, and gym hours for personal fitness and strength training.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(b)	b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
			<i>Staff Comments</i>	<p><i>The Applicant proposes to move to Unit C in the Airport Tech Center Condos building, located at 1030 Business Park Drive and nearby their current location at 1012 Business Park Drive. Given that the Applicant has operated its health and fitness business in the same vicinity since 2010— first on Comet Lane, then on Business Park Drive— Staff does not anticipate that the proposed Conditional Use will alter the character of the area.</i></p> <p><i>The area includes a variety of businesses and mixed-use buildings. Specifically, the businesses surrounding the Airport Tech Center Condos include hardware, flooring, electrical, stonework, waterworks, landscaping, event, personal storage, baking, distilling, brewing, upholstery, framing, retail, wellness, radio, and mail/shipping services. The Applicant aims to continue providing fitness and gym services to employees of the surrounding businesses.</i></p> <p><i>Regarding appearance, the visuals and sounds of the Applicant’s fitness facility and gym— which include heavy, metal equipment— coincides with the industrial character of the Zoning District and area.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(c)	c. Will not be hazardous or disturbing to existing or future neighboring uses;
			<i>Staff Comments</i>	<p><i>The Applicant’s evaluation of their potential effects on adjoining properties addressed the noise generated from the infrequent dropping of weights and music played during hours of operation. The Applicant proposes to mitigate noise with rubber floor mats. Additionally, the Applicant expects the property’s ‘slab on grade’ floor to absorb impact and prevent impact on neighboring uses. As for music played during fitness classes and gym hours, the Applicant proposes for the volume to be kept at a manageable, non-disruptive level.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(d)	d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
			<i>Staff Comments</i>	<p><i>The existing Airport Tech Center Condos are and will continue to be adequately served by essential public facilities and services.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(e)	e. Will not create excessive additional requirements at public cost for public facilities and services; and

			<i>Staff Comments</i>	<p><i>At this time, no additional cost will be incurred from any public agencies for the function and operation of the proposed use.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	<p>f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and</p>
			<i>Staff Comments</i>	<p><i>No externalities are anticipated by this use. See Section 17.11.040.01(c) for details on noise.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	<p>g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;</p>
			<i>Staff Comments</i>	<p><i>Vehicular access is provided via Business Park Drive, which forms a cul-de-sac directly after the private drive branches off and into the Airport Tech Center Condos parking lot. The vehicular access on Business Park Drive does not interfere with other traffic nor public thoroughfares.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(h)	<p>h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.</p>
			<i>Staff Comments</i>	<p><i>The building, parking, vehicular approaches, and landscaping are existing. The proposed use will not result in the destruction, loss nor damage of any natural, scenic, nor historic features.</i></p> <p><i>The Commission found that the Applicant met this standard.</i></p>

17.11.060 Conditions.

The Commission or Hearing Examiner may impose any conditions which it deems necessary to secure the purpose of City regulations and give effect to the Comprehensive Plan. Conditions which may be attached include, but are not limited to those which will:

- 17.11.060(A) Require conformity to approved plans and specifications.
- 17.11.060(B) Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.
- 17.11.060(C) Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.
- 17.11.060(D) Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.
- 17.11.060(E) Limit time of day for the conduct of specified activities.
- 17.11.060(F) Require guarantees such as performance bonds or other security for compliance with the terms of the approval.

- 17.11.060(G) Require dedications and public improvements on property frontages.**
- 17.11.060(H) Require irrigation ditches, laterals, and canals to be covered or fenced.**
- 17.11.060(I) Minimize adverse impact on other development.**
- 17.11.060(J) Control the sequence, timing and duration of development.**
- 17.11.060(K) Assure that development is maintained properly.**
- 17.11.060(L) Designate the exact location and nature of development.**
- 17.11.060(M) Require the provision for on-site or off-site public services.**
- 17.11.060(N) Require more restrictive standards than those generally found in this Ordinance.**
- 17.11.060(O) Mitigate foreseeable social, economic, fiscal and environmental effects.**
- 17.11.060(P) Set a limit on the duration of the permit when deemed necessary.**
- 17.11.060(Q) Allow for subsequent periodic review.**

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 17.11, Conditional Use Permits, other Chapters of the Hailey Municipal Code and City Standards.

Decision

The Conditional Use Permit Application request by Mountain Athletics, LLC, for approval of a fitness facility and gym (Health and Fitness Facility), to be located at located at 1030 Business Park Drive, Suite C (Airport Tech Center Condos, Unit C 18.7161%), within the Technological Industry (TI) Zoning District, is hereby approved, finding that the application meets each of the Criteria for Review (a) through (h) cited in Title 17.11 of the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that the Conditional Use Permit is subject to Conditions (a) through (c) noted below:

- a) All Fire Department and Building Department requirements shall be met with regard to all maintenance, administrative, and other functions of this facility.
- b) All existing and new exterior lighting shall comply with the Outdoor Lighting requirements according to Section 17.08C.
- c) A Sign Permit Application shall be submitted, reviewed, and approved prior to the installation of any signage.

Signed this ____ day of _____, 2022.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of September 6, 2022

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development Director

Overview: Consideration of a Zone Change Application by Joan A. Williams Revocable Trust, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) and Downtown Residential Overlay (DRO), to Business (B) and DRO.

Hearing: September 6, 2022

Application Contact: Latham Williams

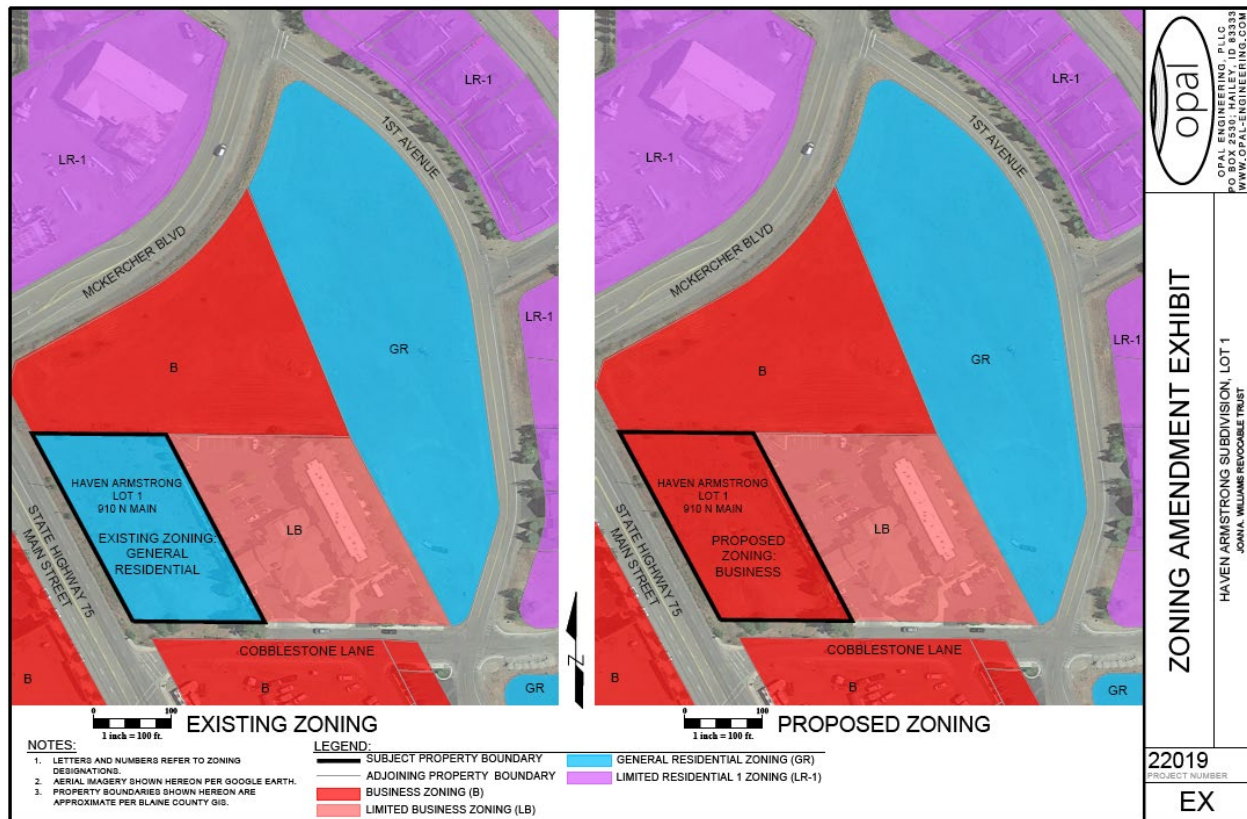
Location and Size: 910 North Main Street (Lot 1, Haven Armstrong Subdivision); 0.933 acres (40,674 sq. ft.)

Current Zoning: General Residential (GR) and Downtown Residential Overlay (DRO)

Proposed Zoning: Business (B) and Downtown Residential Overlay (DRO)

Notice: Notice for the public hearing was published in the Idaho Mountain Express August 17, 2022, and mailed to property owners and agencies within 300 feet on August 17, 2022. Notice was posted on the property on August 29, 2022.

Application and Background: The Applicant is requesting an amendment to the City of Hailey Zoning District Map with a Rezone Application. The Hailey Planning and Zoning Commission considered and recommended for approval the Zone Change Application in August 2021. The proposed changes include amending the 1.02-acre parcel at 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) to Business (B). The images below depict the current zoning and the Applicant's request to change the zoning to Business (B):



As noted above, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council the Zone Change Application in August 2021. This item was scheduled to be heard by the Hailey City Council in April 2022; however, the Applicant withdrew the Rezone Application for the reasons outlined in bold text below:

- **A new legal address has been assigned to the parcel, from 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) to 910 North Main Street (Lot 1, Haven Armstrong Subdivision).** The Applicant applied for a Lot Line Adjustment Application (LLA) in October 2021. Under the LLA, the Applicant reconfigured the previous lots to form one (1) lot, comprising of 40,674 sq. ft., and Parcel A, comprising of 3,719 sq. ft. When the land is subdivided and a new plat is recorded, the legal address of the parcel changes. The new plat, showing the lot as 40,674 sq. ft. in size, and the dedication of Parcel A to the City of Hailey, has been recorded, thus, a new legal has been created to better reflect the reconfigured parcel.
- **One (1) or all of the Conditions of Approval imposed by the Planning and Zoning Commission previously are no longer valid and/or applicable. Further details are noted herein.** As noted, the Applicant applied for a Lot Line Adjustment Application (LLA) in October 2021. Under the LLA, the Applicant reconfigured the previous lots to form one (1) lot, comprising of 40,674 sq. ft., and Parcel A, comprising of 3,719 sq. ft. Parcel A was dedicated to the City of Hailey for the Cobblestone Lane Road Right-of-Way. Previously, Cobblestone Lane was substandard. It was not fully dedicated and was an easement, approximately 38' wide. To service the community as a complete street, it was made a Condition of Approval to dedicate the additional 22' during the

platting process. This Condition has been met and Cobblestone Lane, from Main Street/SH 75 east to First Avenue is 60' in width, or a complete street per City Standards.

Further Analysis and Discussion: The subject property is located on the northern edge of downtown, on the east side of Main Street. The parcel and surrounding parcels, with the exception of the AmericInn, are vacant. The AmericInn is nestled adjacent and to the east of the subject parcel. The area is primarily commercial, but transitions to residential along First Avenue. Properties to the south and west are zoned Business (B) and are located within the Downtown Residential Overlay (DRO), and the property to the north, occupied by Silver Creek Assisted Living (31 East McKercher Boulevard), is zoned Limited Residential (LR-1).

In February of 2021, Larry Green of L.L. Green's Hardware and Silver Creek Property Holdings jointly proposed to rezone the subject parcel (910 North Main Street), and Lot 1, Block 2, Northridge X (21 East McKercher) from Limited Business (LB) to Business (B), and remain in the Downtown Residential Overlay (DRO). The rezone request also included rezoning Lot 1, Block 27, Northridge IX, from Limited Residential (LR-1) to General Residential (GR) and Downtown Residential Overlay (DRO). This rezone would have allowed for the development of a new car dealership for the existing business, Silver Creek Ford, as well as a new hardware store for the existing business, L.L. Green's Hardware.

Due to various reasons, Silver Creek Property Holdings withdrew all applications (Rezone, CUP and Design Review Preapplication). Larry Green of L.L. Green's Hardware, proceeded with the rezone request without Silver Creek Property Holdings, and on May 17, 2021, the Hailey Planning and Zoning Commission recommended for approval the Rezone Application by Larry Green of L.L. Green's Hardware, represented by Galena Engineering, to rezone Lot 1, Block 2, Northridge X (21 East McKercher) from Limited Business (LB) to Business (B), and remain in the Downtown Residential Overlay (DRO). The Council approved the Rezone Application on July 12, 2021.

With the approval of this rezone, the subject parcel has become a remnant parcel with regard to zoning, and is more noticeable by zoning of the adjacent parcels, zoned Business (B) and Limited Business (LB). The zone change would eliminate the only island of GR in the area, as well as provide consistency among the surrounding parcels and their zoning districts. For instance, the current GR zoning does not allow for commercial uses despite the property's adjacency to Main Street and the surrounding business-zoned parcels.

1. Purposes of Zoning Districts. Business (B): The purpose of the B District is to provide areas for general business and commercial activities and a limited number of residential uses. The Applicant is proposing that the parcel, zoned General Residential (GR) and within the Downtown Residential Overlay (DRO), be zoned Business (B) and remain in the DRO.

- **910 North Main Street (Lot 1, Haven Armstrong Subdivision)**

All properties north of Walnut Street within the DRO and on both sides of Main Street are currently zoned Business (B) with the exception of this parcel, 910 North Main Street (Lot 1, Haven Armstrong Subdivision). By changing the existing zoning from GR to B, Staff feels the zone change would provide consistency with the northern DRO along Main Street. Additionally, the current GR Zoning District does not allow for commercial uses despite the property's adjacency to Main Street and surrounding business-zoned properties.

Located near the north entrance of the city, the subject parcel is undeveloped and underutilized. Per the Applicant, the change in zoning would further support the traditional character of the Business District by allowing traditional commercial and retail development along the Main Street Corridor. Such development would include high-density commercial, mixed-use, and residential development adjacent to Main Street, which is proximal to schools, downtown amenities, and public transit opportunities.

Furthermore, the proposed rezone would allow for the development of new or expanded uses within the City of Hailey, creating career-oriented opportunities for young workers in Hailey, provide smaller scale housing in a mixed-use setting, and promote pedestrian transportation.

Summary of Uses: The proposed zone change would increase the range of uses permitted on the subject parcel. Rezoning the parcel to Business (B) would also be consistent with the zone districts of neighboring parcels and all of Main Street north of Walnut Street. Additionally, the rezone would provide greater flexibility with density, setback and bulk requirements. Comparisons of existing and proposed rezones are noted below.

- 2. Density, Setback and Bulk Requirement Comparison:** The density, setbacks and other bulk requirements would see the following changes, if rezoned as proposed:

Address/Parcel/Use		Existing Zone District	Proposed Zone District
910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E)		GR/DRO	B/DRO
Setbacks	Minimum front yard setback (feet)	20	0 ⁷
	Minimum side yard setback (feet)	8 ^{7, 19, 20, 24}	0 ^{7, 19, 20}
	Minimum rear yard setback (feet)	10 ^{7, 19, 20}	0 ^{7, 19, 20}
Height	Maximum building Height	35'	35'
Notes	7.	Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum	

		distance required by the IBC and IFC, whichever is greater.
	19.	See also subsections 17.07.010 F and G of this title.
	20.	See also subsections 17.07.010 F and G of this title.

The existing parcel at 910 North Main Street (Lot 1, Haven Armstrong Subdivision) is approximately 0.933 acres. It is zoned GR and is within the DRO. Within the Business (B) Zoning District, the underlying density is 20 units per acre and does not have a maximum lot coverage. That said, the parcel is also located within the DRO, and within the DRO, the use and bulk requirements shall meet those of the underlying zoning district; however, some have been amended to allow for no maximum residential percentage on the ground level, and no provisions for residential units per acre applies. Additionally, density is limited by required open space, parking, landscaping and the Design Review Standards.

This zone change is a logical extension of the Business (B) Zoning District and would allow for additional commercial and retail development along the Main Street Corridor.

3. Existing Land Uses: The subject property is located on the northern edge of downtown, on the east side of Main Street. The parcels are vacant and the AmericInn is adjacent and to the east of the subject parcel. The area is primarily commercial, but transitions to residential along First Avenue. Properties to the south (both vacant) and west (Albertsons Grocery and Stinker Gas Station) are zoned Business (B) and are located within the Downtown Residential Overlay (DRO). The property to the north, occupied by Silver Creek Assisted Living (31 East McKercher Boulevard), is zoned Limited Residential (LR-1), but is a more intensive use than typically found in that zone district.

Criteria for Review:

17.14.060(A) Criteria Specified: When evaluating any proposed amendment under this Article, the Commission shall make findings of fact on the following criteria:

1) The proposed amendment is in accordance with the Comprehensive Plan;

The Comprehensive Plan Land Use Map reflects suitable projected land uses for the city. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The area in question sees varied land use opportunities given its location and size, and the Land Use Map purposefully does not demarcate between land uses that are specific to property boundaries, allowing for decision-making processes such as this to determine actual zoning boundaries.

The Comprehensive Plan also calls for a strong retail core. The Comprehensive Land Use Map identifies this area as a Community Activity Area:

Community Activity Areas – located at the north and south ends of Main Street Corridor. High density residential is encouraged. Commercial and mixed-use development is appropriate, but should be subordinate to the infill of Downtown.

The parcel is located within a '1/4 Mile Service Area.' It is within walking distance of businesses that provide similar products and services. It is also within walking distance of other uses and activities not found within the Downtown Core. This parcel - an infill project well within the City's limits - is not located near any waterways, floodplains, wildlife migration corridors, or near any avalanche or wildfire hazards. The proposed rezone would help create economic diversity with products, services, and full-time jobs that are not directly dependent upon tourism and seasonal business, as well as allow for higher-density commercial and/or mixed-use developments at the current location.

The Applicant is proposing to rezone the parcel to Business (B). The purpose of the Business (B) Zoning District is to -- **Provide areas for general business and commercial activities and a limited number of residential uses.** If the rezone were approved, this 0.933-acre parcel would be available for other uses permitted in the District Use Matrix. This parcel is closer to commercial uses than residential, and is buffered by Limited Business (1.32 acres) and General Residential (2.64 acres) parcels to the east.

The Comprehensive Plan further states:

A Land Use Map is a required element of the Land Use component of the Comprehensive Plan. Pursuant to Idaho Code requirements, the Land Use Map reflects suitable projected land uses for the city. The creation of a land use map establishes general direction for projected land uses within and adjacent to the city. The Land Use Map depicts broad community goals. When considering land use applications, site-specific data and circumstances should be balanced with the overall goals depicted on the map.

Among others, the Application complies with the following goals and objectives of the Hailey Comprehensive Plan:

- 3.3 Protect the traditional character and scale of the historic downtown and Main Street Corridor.** The proposed rezone would allow for traditional commercial and retail development along the Main Street Corridor.
- 5.1 Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map.**
 - a) Main Street Corridor – area of high density commercial, mixed-use and residential development.** The proposed rezone provides the opportunity for high density commercial, mixed-use and residential development located adjacent to Main Street. The goal aimed to increase density along the Main Street Corridor, which this rezone request would support.
 - b) Downtown – the historic commercial center containing the greatest concentration of commercial, cultural and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed-use development.** The proposed rezone would allow commercial and mixed-use developments that would support a historic commercial center.
- 5.2 Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area of encouraging higher density commercial and mixed-use development.** The proposed rezone supports this goal.
- 5.5 Lessen the dependency on the automobile.** The proposed rezone allows for commercial and mixed-use development along Main Street, located in close proximity to schools,

downtown amenities, and public transit opportunities, which reduces dependency on the automobile.

- 6.1 **Encourage a diversity of economic development opportunities within Hailey.** The proposed rezone would allow for the development of new or expanded uses within the City of Hailey, creating new jobs and economic development opportunities in Hailey.
- 6.2 **Encourage abundant, competitive and career-oriented opportunities for young workers.** The proposed rezone would allow for the development of new or expanded uses within the City of Hailey, creating career-oriented opportunities for young workers in Hailey. The proposed commercial zoning would allow for mixed-use and potentially live-work conditions, which could provide lower priced, small-scale housing opportunities for young workers.

The Hailey Comprehensive Plan also identifies housing as a high priority:

High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.

The Land Use Map identifies likely areas for housing. In addition to housing, the Plan stresses the importance of downtown housing, and the reason to plan for mixed-uses:

Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety.

While no use or development is proposed at this time, this project could see a traditional mixed-use project, and could serve as a seamless transition between commercial, Limited Business (AmericInn), and the nearby single-family residential.

The Land Use Section describes High-Density Residential as follows:

High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.

- 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, which, when developed, would attract energy and life to the north gateway to Hailey.
- 8.1 **Encourage development that provides opportunities for home ownership and rental houses for individuals of all socio-economic levels.** The proposed rezone provides opportunities for the development of smaller scale housing in a mixed-use setting that is not common in the City of Hailey.

By rezoning 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B), the Commission found (in October 2021) the change to be compatible with the

Comprehensive Plan, as it would facilitate the development of high-density residential infill and mixed-use developments within the downtown corridor, and recommended approval by the Hailey City Council.

2) Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

It is anticipated that public facilities and services are available to support the full range of uses permitted by the zone district under consideration. Though no uses or buildings are proposed at this time, development would be compliant with the most recently adopted IBC, IRC and IFC (currently constructing under the 2018 code). Development of the site, streets, sidewalks, landscaping and other onsite improvements would be required as part of the Design Review process.

The current zoning would allow for approximately 10 single-family homes with each home having the option to construct an Accessory Dwelling Unit (subject to Design Review). That said, the Hailey Comprehensive Plan discourages single-family residential along Main Street, and the District Use Matrix prohibits new construction of single-family residences within the Business District. Changing the zoning district to Business (B) would encourage a mixed-use development project (commercial and residential uses) or multifamily dwellings. Additionally, the parcel is also located within the DRO, and within the DRO, the use and bulk requirements shall meet those of the underlying zoning district; however, some have been amended to allow for no maximum residential percentage on the ground level, and no provisions for residential units per acre applies. Density is also limited by required open space, parking, landscaping and the Design Review Standards. Given this information, the Commission did not believe that the development of this parcel would impact water demand above what is already permitted on Main Street and the surrounding parcels. The Public Works Department concurred.

A Traffic Impact Study was completed for the rezone of abutting parcels, Lot 1, Block 2, Northridge Subdivision X and Lot 1, Block 27, Northridge Subdivision IX. The analysis concluded that all streets would remain functioning at Level of Service A during future project conditions, except for the intersection at Cobblestone Lane and Main Street.

As shown in the table below, this intersection was anticipated to fail in a background condition; however, the poor Level of Service was not project-related, but primarily related to the existing intersection volumes, geometry and lane-configurations. As such, the Commission requested that Cobblestone Lane be slightly reconfigured as noted below, and to the satisfaction of the City Engineer. This was made a Condition of Approval by the Planning and Zoning Commission.

Intersection	Level of Service					
	Existing (2020)		Future (2025)		Future (2030)	
	BG	PP	BG	PP	BG	PP
1 McKercher Boulevard / Main Street (ID-75)	A	A	B	B	B	B
2 1st Avenue / McKercher Boulevard	a	a	a	a	a	a
3 Winterberry Loop / Access 4 / 1st Avenue	a	a	a	a	a	a
4 Cobblestone Lane / 1st Avenue	a	a	a	a	a	a
5 Cobblestone Lane / Main Street (ID-75)	d	d	e	e	e	f
6 Access 1 / Main Street (ID-75)	-	a	-	a	-	a
7 Access 2 / McKercher Boulevard	-	a	-	a	-	a
8 Access 3 / McKercher Boulevard	-	a	-	a	-	a
9 Access 5 / 1st Avenue	-	a	-	a	-	a
10 Access 6 / Cobblestone Lane	-	a	-	a	-	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
 2. BG = Background (without project traffic), PP = Plus Project (with project traffic)
 Source: Hales Engineering, December 2020

At the time of this analysis, the drivable portion of Cobblestone Lane was not fully dedicated, but was a 38'-wide easement to benefit the City of Hailey shown on the plat of Hailey Business Center (property directly south of the subject property). To the east of the subject property, the AmericInn plat dedicated 22' in width to equal a 60'-wide right-of-way. City Staff requested and the Commission concurred that there be a dedicated right-of-way to the City of Hailey along the southern property line of the subject parcel abutting Cobblestone Lane of 22' in width, such that when the Hailey Business Center redevelops, a full 60'-wide right-of-way can be achieved.

The Commission and Applicant discussed possible dedication of the 22'-wide right-of-way at the time of development; however, the Commission concurred that dedication shall happen immediately rather than upon development of the site. On October 1, 2021, the Hailey Planning and Zoning Administrator considered and approved the Lot Line Adjustment Application wherein the subject parcel was subdivided into Lot 1 and Parcel A. Lot 1 comprised of 40,674 square feet in size, and Parcel A, dedicated to the City of Hailey for the Cobblestone Lane Public Right-of-Way, comprises of 3,719 square feet in size and is 22' in width. This Condition of Approval, as requested by the Planning and Zoning Commission, has been met.

3) The proposed uses are compatible with the surrounding area; and

The zones and overlays under consideration would follow the same bulk requirements as adjacent blocks within the Business (B) Zone District. Nonresidential or multifamily projects would be subject to Design Review, allowing for community input, and Commission discussion of compatibility. The area contains a variety of commercial, multifamily and single-family projects. The Commission found that this standard was met and recommended approval of the Rezone Application by the Hailey City Council.

4) The proposed amendment will promote the public health, safety and general welfare.

The Commission noted a strong basis in the Hailey Comprehensive Plan for this type of amendment. This parcel has been vacant since the establishment as a parcel. The proposed zone change would enable

development of the site, and provide economic diversity with products, services, and full-time jobs that are not directly dependent upon tourism and seasonal business.

Additionally, the city and the Wood River Valley have a documented need for housing. The Comprehensive Plan calls for housing initiatives. The current changes under consideration would allow for multifamily and mixed-use housing developments in an area within walking distance to many town services. The Commission found that this standard was met and recommended approval of the Rezone Application by the Hailey City Council.

Action: The Commission is required by the Hailey Municipal Code to make a recommendation to the Hailey City Council based on compliance with the Comprehensive Plan and the following criteria:

17.14.040(B) Recommendation.

1. **Following the hearing, if the Commission or Hearing Examiner makes a substantial change from what was presented at the hearing, the Commission or Hearing Examiner may either conduct a further hearing after providing notice of its recommendation, or make its recommendations to the Council, provided the notice of the Commission's or Hearing Examiner's recommendation shall be included in the notice of the hearing to be conducted by the Council.**
2. **The Commission or Hearing Examiner shall recommend, with reasons therefore, to the Council that the proposed amendment be granted or denied, or that a modified amendment is granted.**
3. **If the proposal initiated by an Applicant is not in accordance with the Comprehensive Plan, the Commission or Hearing Examiner shall notify the Applicant of this finding and inform the Applicant that the Applicant must apply for an amendment to the Comprehensive Plan before the Hailey Municipal Code or Zoning Map can be amended.**

A. The Hearing Examiner or Commission and Council shall make findings of fact on the following criteria:

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

B. Rezones: When evaluating any proposed zoning ordinance map amendment to rezone property to business (B) zoning district, limited business (LB) zoning district or transitional (TN) zoning district, the hearing examiner or commission and council shall consider the following:

1. **Vacancy rates of existing buildings and land within the existing business (B), limited business (LB) or transitional (TN) zoning districts. A lower vacancy rate will favor a rezone, while a higher vacancy rate will not favor a rezone.**
2. **The distance of the parcel proposed for rezone from the central core overlay district boundary. A shorter distance from the central core overlay district boundary will favor a**

rezone, while a longer distance from the central core overlay district boundary will not favor a rezone. (Ord. 1191, 2015).

The Commission discussed the standard above and requested that the Applicant provide information pertaining to items (1) and (2), as required by the Hailey Municipal Code. The Commission suggested that this be made a Condition of Approval and be considered by the Hailey City Council at a subsequent hearing.

The Applicant provided information pertaining to above items (1) and (2) in March 2022, which is attached. To summarize, the Applicant found that the information overwhelming supports the proposed rezone from GR to B to incentivize development of more commercial opportunities in Hailey. Factors that support this conclusion, and which best respond to Section 17.14.060: Criteria for Review, Subsection B, are:

1. “There is virtually no street level retail space available in Hailey now. Unless there is no economic incentive or desire by business owners to operate in Hailey, which we do not believe, this must have a dramatic negative effect on the responsible, orderly expansion of Hailey’s economy, and on the revenues and benefits that flow to the city and its residents from such activity.
2. Of the 10 office suites presently available in Hailey, 7 are in one building (314 S River Street), which property has been mostly vacant since its completion in 2007, some 14 years ago, indicating that it does not respond to the market’s needs and should likely be excluded from consideration in this decision. Taking this approach would leave 3 available office suites in Hailey’s Business zone for consideration as part of this decision.
3. Only one (1) street level retail space and one (1) upper floor office space are available on Main Street (retail in Bullion Square, office in the Roark Law Building).
4. Offsetting the criteria of distance from the City Center are the facts that:
 - a. There is an already established commercial node on North Main Street in immediate proximity to the subject property, supporting additional commercial construction in this area to further environmental goals (less driving required) and convenience for residents (varied commercial uses in one location), making Business (B) Zoning far more appropriate than General Residential (GR), or any other zoning classification, for this site.
 - b. There is a scarcity of available Business-Zoned sites closer to the City Center that offer the same project feasibility as the subject property. Of the few closer sites available along River Street, none carry equal project feasibility (see the discussion of 314 S River Street, described in 2. above), especially for the development of smaller street level retail spaces and are therefore unlikely to be developed in the near term. This is unacceptable from the perspective of addressing Hailey’s pressing need to offer leasable premises to new and existing business owners seeking to provide goods and services to Hailey’s growing population”.

The Applicant further notes that while there are approximately 12 available retail or office suites available in the Business (B) Zoning District, nine (9) are under two (2) ownerships. The Applicant feels strongly that a “broader diversity of commercial space ownership would be beneficial”.

Given the information provided, City Staff is supportive of the Applicant's request to rezone the subject parcel from General Residential (GR) and Downtown Residential Overlay (DRO), to Business (B) and remain in the DRO.

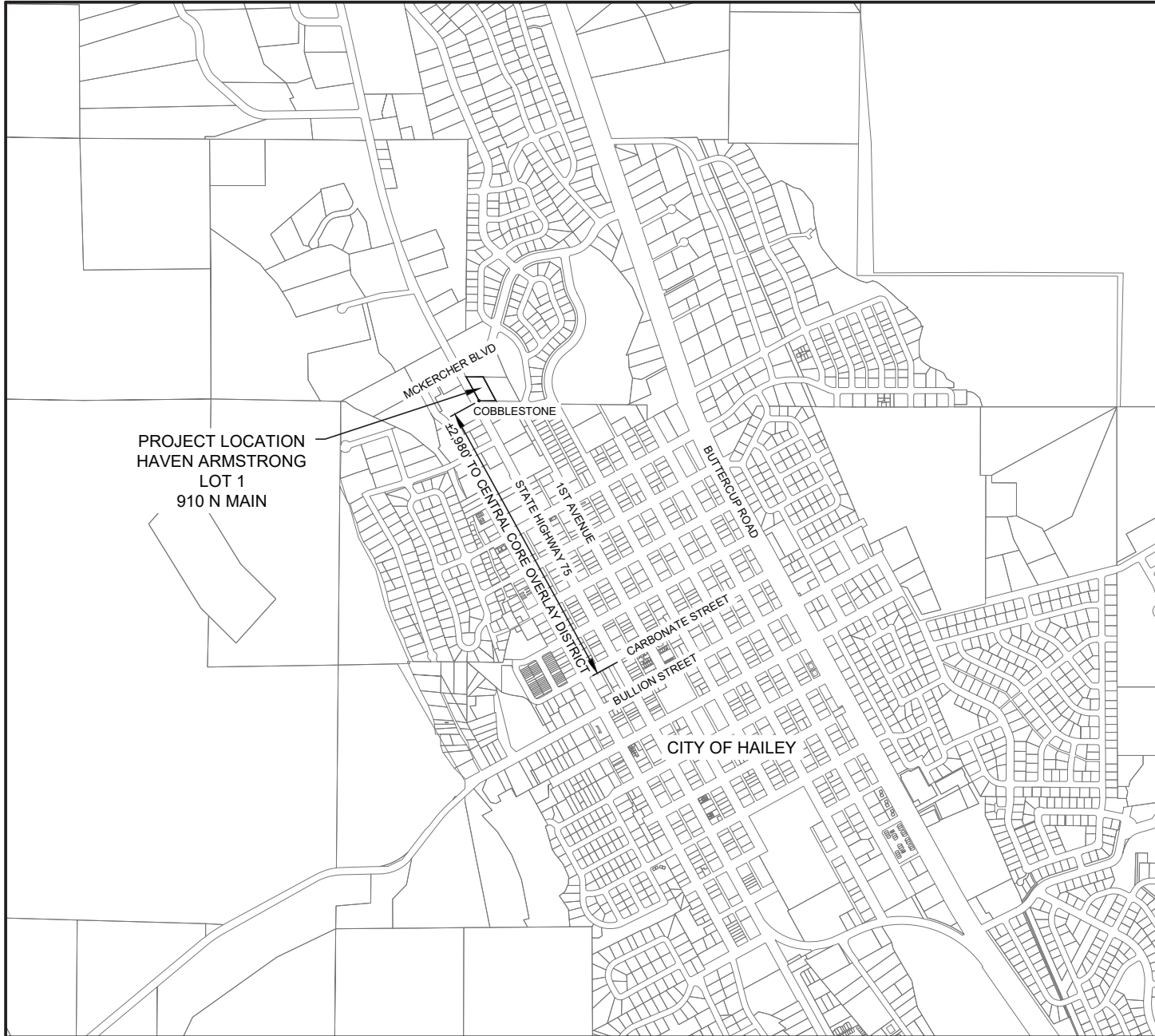
Summary and Suggested Conditions of Approval: The Commission shall recommend for approval by the Hailey City Council, deny or continue the Rezone Application by Joan A. Williams Revocable Trust, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B), 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 17.14, Amendment, additional applicable requirements of Title 17, Title 18, and City Standards, and subject to the Conditions of Approval, if any, as noted below.

Motion Language:

Approval: Motion to approve the Rezone Application by Joan A. Williams Revocable Trust, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to deny the Rezone Application by Joan A. Williams Revocable Trust, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B), 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 _____ [the Commission should specify a date].



NOTES:

1. AERIAL IMAGERY SHOWN HEREON PER GOOGLE EARTH.
2. PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS.

LEGEND:

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE



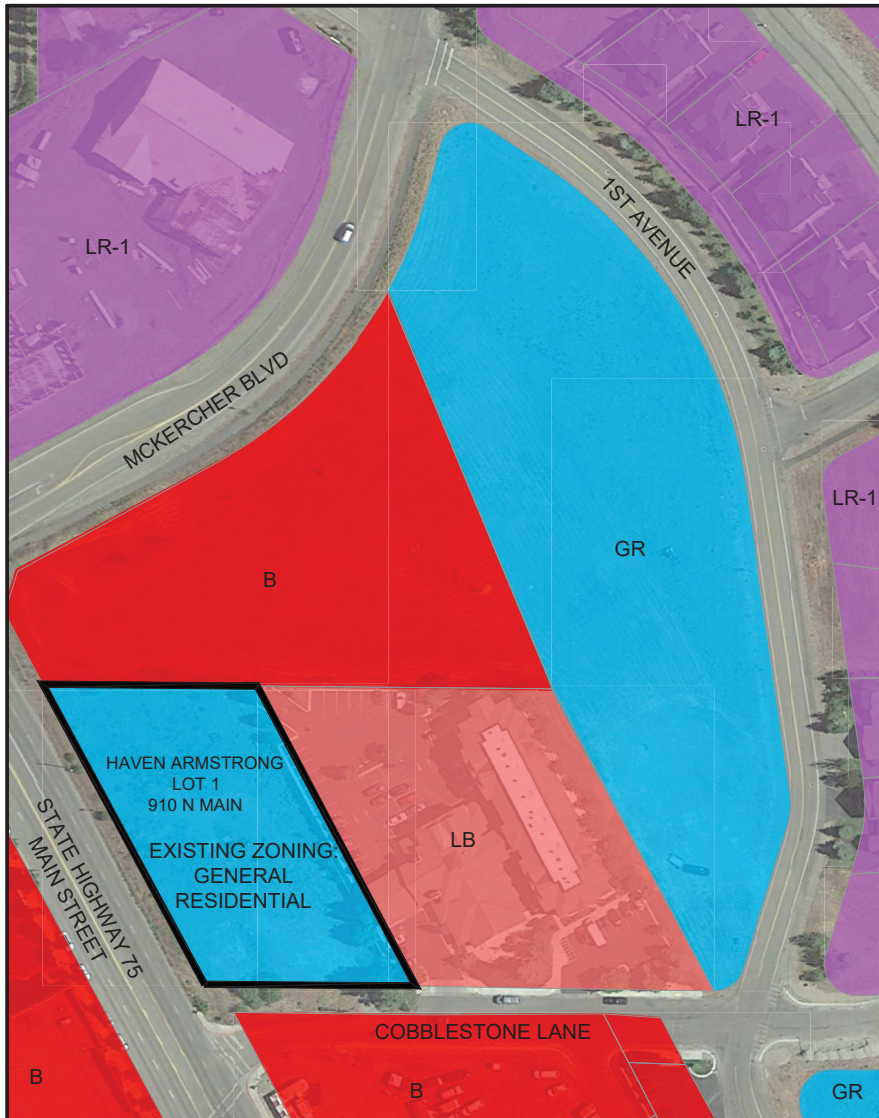
OPAL ENGINEERING, PLLC
PO BOX 2530, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

VICINITY MAP EXHIBIT

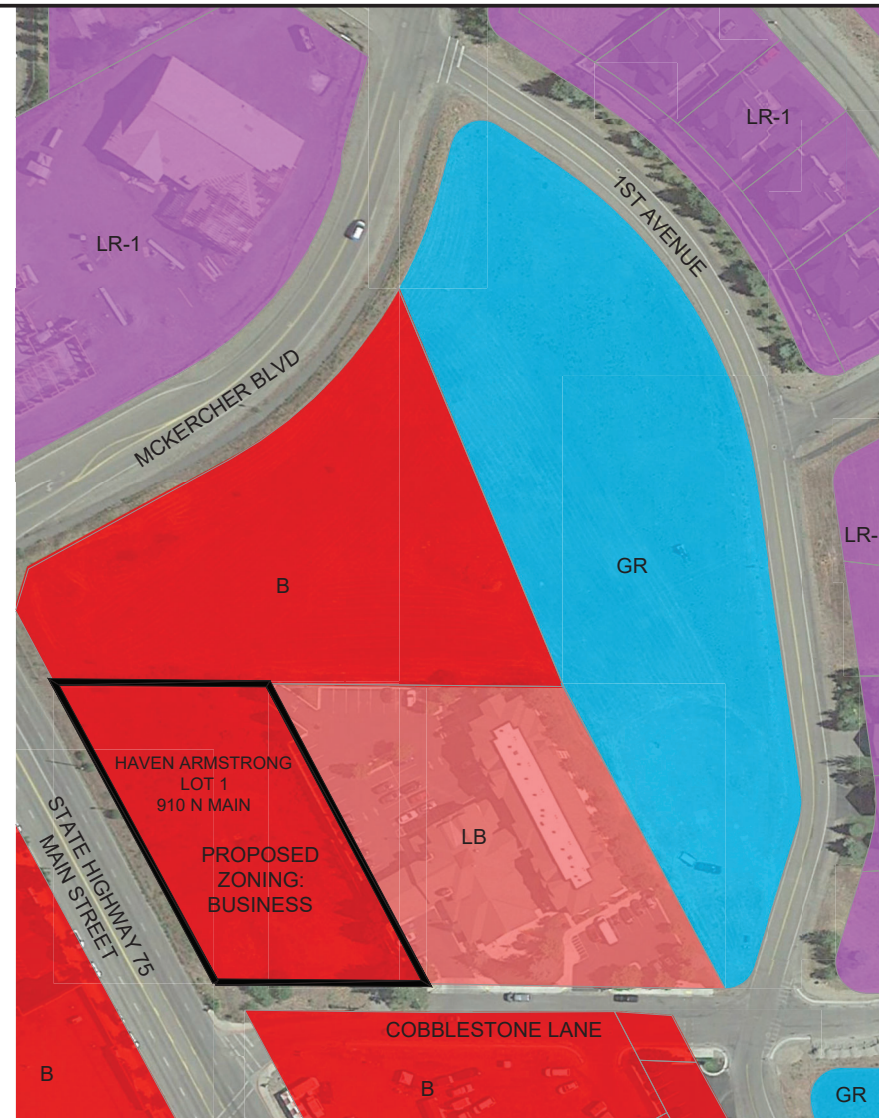
HAVEN ARMSTRONG SUBDIVISION, LOT 1
JOAN A. WILLIAMS REVOCABLE TRUST

22019
PROJECT NUMBER

EX



EXISTING ZONING



PROPOSED ZONING

NOTES:

1. LETTERS AND NUMBERS REFER TO ZONING DESIGNATIONS.
2. AERIAL IMAGERY SHOWN HEREON PER GOOGLE EARTH.
3. PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS.

LEGEND:

- SUBJECT PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- BUSINESS ZONING (B)
- LIMITED BUSINESS ZONING (LB)
- GENERAL RESIDENTIAL ZONING (GR)
- LIMITED RESIDENTIAL 1 ZONING (LR-1)



OPAL ENGINEERING, PLLC
PO BOX 2530- HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

ZONING AMENDMENT EXHIBIT

HAVEN ARMSTRONG SUBDIVISION, LOT 1
JOAN A. WILLIAMS REVOCABLE TRUST

22019
PROJECT NUMBER

EX



September 30, 2021

Robyn Davis
Community Development City Planner
City of Hailey
BY EMAIL

Re: 910 North Main Street, Hailey

Dear Robyn,

Further to my discussion with the applicant's representative concerning its application to rezone 910 N Main Street in Hailey, at its request I am pleased to provide the following information on vacancy in Hailey's Business (B) zone. As a brief statement of qualifications, in addition to my work locally over the past 14 years on behalf of the Sun Valley Board of Realtors, I was actively involved in the commercial real estate industry in Calgary, Toronto, Seattle and San Francisco for 25+ years before and after moving to Blaine County almost 20 years ago and was intimately involved in both the production and interpretation of vacancy and absorption studies and statistics during that entire time.

Please see the attached table *Commercial Lease Availability - Hailey September 29, 2021*, which forms the basis for our conclusions written below. The table shows all commercial for lease listings in Hailey's Business zone (there is one additional commercial lease listing in Hailey located on Aviation Drive) that are contained in the Sun Valley Board of Realtors MLS database as of that date. Of course, the quantity of listings can change at any time, however it is extremely unlikely that such additions or subtractions, if any, would be of significant enough quantity to change our conclusions.

In summary, the information available to us overwhelmingly supports the City of Hailey doing what it can to incentivize development of more commercial space for lease, including by rezoning the subject property from General Residential to Business. The factors that support this conclusion, and which respond to *Section 17.14.060: Criteria for Review, subsection B* of the zoning code, are:

1. There is virtually no street level retail space available in Hailey now. Unless there is no economic incentive or desire by business owners to operate in Hailey, which we do not believe, this must have a dramatic negative effect on the responsible, orderly expansion of Hailey's economy, and on the revenues and benefits that flow to the City and its residents from such activity.
2. Of the 10 office suites presently available in Hailey, 7 are in one building (314 S River Street), which property has been mostly vacant since its completion in 2007, some 14 years ago, indicating that it does not respond to the market's needs and should likely be excluded from consideration in this decision. Taking this approach would leave 3 available office suites in Hailey's Business zone for consideration as part of this decision.
3. Only one street level retail space and one upper floor office space are available on Main Street (retail in Bullion Square, office in the Roark Law Building).
4. Offsetting the criteria of distance from the city center are the facts that:

- a. There is an already established commercial node on North Main Street in immediate proximity to the subject property, supporting additional commercial construction in this area to further environmental goals (less driving required) and convenience for residents (varied commercial uses in one location), making Business zoning far more appropriate than General Residential, or any other zoning classification, for this site.
- b. There is a scarcity of available Business zoned sites closer to the City Center that offer the same project feasibility as the subject property. Of the few closer sites available along River Street, none carry equal project feasibility (see the discussion of 314 S River Street, described in 2. above), especially for the development of smaller street level retail spaces and are therefore unlikely to be developed in the near term. This is unacceptable from the perspective of addressing Hailey's pressing need to offer leasable premises to new and existing business owners seeking to provide goods and services to Hailey's growing population.

While not a code-stated criteria, it is noteworthy that of the 12 available retail or office suites available in the Business zone, 9 are under only two ownerships. We believe that a broader diversity of commercial space ownership would be beneficial.

Please feel free to contact me should you have any questions.

Sincerely,



Bob Crosby
Government Affairs Director
Sun Valley Board of Realtors
208-721-8353

Commercial Lease Availability - Hailey

September 29, 2021

Address	Sub Type	Status	Lease Price/SqFt/Mo	Area	Suite	City	SqFt - Suite	Owner
314 S River Street at Pine	office	A	\$1.40	H	Unit 108	Hailey	2,225	FAPO Holdings Idaho, LLC
314 S River Street at Pine	retail or office	A	\$1.40	H	Unit 102	Hailey	914	FAPO Holdings Idaho, LLC
314 S River Street at Pine	office	A	\$1.40	H	Unit 208	Hailey	1,303	FAPO Holdings Idaho, LLC
314 S River Street at Pine	office	A	\$1.40	H	Unit 206	Hailey	1,500	FAPO Holdings Idaho, LLC
314 S River Street at Pine	office	A	\$1.40	H	Unit 207	Hailey	1,333	FAPO Holdings Idaho, LLC
314 S River Street at Pine	office	A	\$1.40	H	Unit 302	Hailey	1,617	FAPO Holdings Idaho, LLC
314 S River Street at Pine	office	A	\$1.40	H	Unit 304	Hailey	833	FAPO Holdings Idaho, LLC
111 N 1st Avenue Meriwether Building	retail	A	\$1.15	H	1A	Hailey	3,810	Wilderness Investors LLC
111 N 1st Avenue Meriwether Building	office	A	\$1.40	H	Suite 2L	Hailey	945	Wilderness Investors, LLC
409 N Main Street Roark Law Building	office	A	\$1.50	H	2nd floor	Hailey	2,360	Galt's Gulch, LLC
141 N Main Street Bullion Square	retail	A	\$1.35	H	Unit B	Hailey	1,545	Bullion Square LLC
221 S River Street Hearing Life space	office	A	\$1.50	H	1B	Hailey	873	221 River St LLC

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of September 6, 2022

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Design Review Application by FAPO Holdings Idaho, LLC c/o Engel and Associates, LLC, represented by Samantha Stahlnecker, PE, of Opal Engineering for the proposed parking lot improvements at 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite). The proposed 37-parking stall design is intended to serve the adjacent mixed-use building, also owned by FAPO Holdings. The proposed project is located within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: September 6, 2022

Applicant: FAPO Holdings Idaho, LLC, c/o Engel and Associates, LLC, represented by Samantha Stahlnecker, PE, of Opal Engineering

Location: 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite)

Zoning: Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts

Notice: Notice for the Public Hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on the same day, August 17, 2022.

Procedural History: From 1933-1953, Block 20 of Hailey Townsite served as the Sawtooth National Forest Headquarters, including five or six (6) buildings. In November 2007, the City approved a Design Review and Development Agreement for the Applicant (FAPO Holdings, LLC) to develop the "Forest Service Block" (Lots 4-8 and 13-20 of Block 20, Hailey Townsite). The Area Development Plan for that project has only been partially executed with the development of the Applicant's mixed-use building at 314 South River Street, which is on the southwest corner of Block 20 and adjacent to the proposed parking lot improvements.

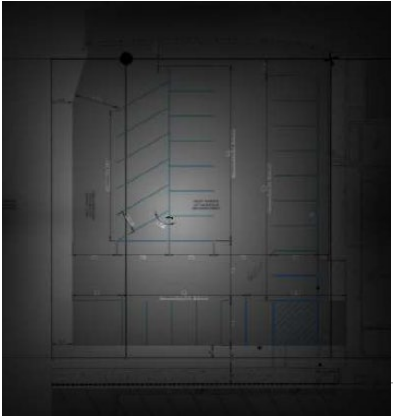
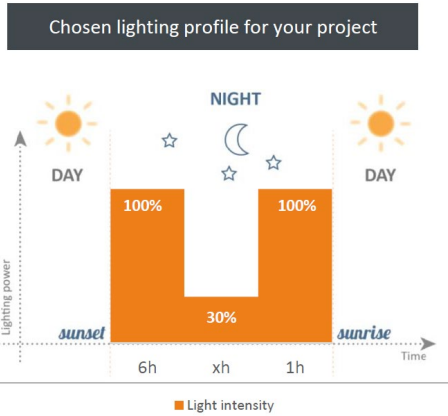
In 2019, the City entered into a Development Agreement with the Applicant and approved their Design Review Application to relocate the historic Warehouse building of the Sawtooth Forest Service Supervisors Complex, and build a parking for the adjacent mixed-use building. Through a series of public hearings, as well as a determination of lead-based paint hazards within and located on the exterior of the building, the efforts to relocate the historic Warehouse were unsuccessful. It was determined that the building be demolished, not preserved.

At an earlier Design Review hearing (2019), the Planning and Zoning Commission suggested that the parking lot for the mixed-use building— proposed now in this Application— include the following:

- a) A walkway to the mixed-use building;
- b) Screened dumpsters that are out-of-view and do not impede access to/from the alley;
- c) Vehicular access via the alley, fully eliminating or limiting curb cuts to one; and
- d) A landscape buffer between the sidewalk and street, as set forth in Design Review standards.

The items above have either been completed or incorporated into the current proposal. The current Design Review Application was submitted on June 6, 2022 and certified complete on June 8, 2022. A public hearing before the Planning and Zoning Commission will be held on September 6, 2022, in the Hailey City Council Chambers.

General Design Review & Supplementary Regulations				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050B	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: <i>Through Grants, the Urban Renewal Agency, the Capital Improvement Plan, and general operations budget the City has been prioritizing non-motorized improvements throughout the River Street Corridor for numerous years. At this current time, our focus is North of Croy Street, but when this area is completed, the plan is to focus on areas south of Croy Street. In preparation for these efforts, we have requested new developments along this corridor construct the typical section adopted in the Concept Development efforts for the LHTAC “Walnut to Galena” project. We understand the Applicant will be offering an argument regarding the merits of continuing the existing curb and sidewalk alignment north of the existing building. The Streets Division Manager and Public Works Director have considered these arguments and we recommend staying true to the River Street concept we proposed.</i></p> <p>Life/Safety: <i>No comments.</i></p> <p>Water and Sewer: <i>The Applicant will need to establish a water connection to the street trees as part of the requested River Street concept.</i></p> <p>Building: <i>No comments</i></p> <p>Streets: <i>The Streets Division Manager recommends that the River Street concept be applied to the subject parcel. Further details can be discussed internally with the Public Works Department, and reviewed at final design.,</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: <i>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.</i></p>
			Staff Comments	<p><i>No new signage is proposed; however, a Sign Permit Application shall be acquired and approved for any new signage that is larger than four (4) square feet.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	General Standards <ol style="list-style-type: none"> All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 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	<p>The Applicant proposes to include one (1) solar-powered parking lot light pole of 14 feet in height (compliant with the 17-foot maximum, see Section 17.08C.040.03A). The light itself is downward facing, unshielded, and LED. The pole partially complies with Section 17.08C.040.02B, which allows for 40-watt lighting power yet excludes LED units. Section 17.08C.040.04A,C encourages the use energy efficient LED's and establishes that parking lot lighting should not supersede an overall average of 1.5 Fc. The proposed design complies with the foot-candle (Fc) standard, demonstrating an average of 0.27 Fc and maximum of 1.18 Fc across the parking lot. Additionally, the light's 'SmartLight' system configuration can reduce the pole light's intensity at certain hours of the night (see the bar graph below).</p> <div>   </div>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bulk Requirements	Zoning District: Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts Maximum Height: 35' Setbacks: 0'
			Staff Comments	N/A – No building is proposed

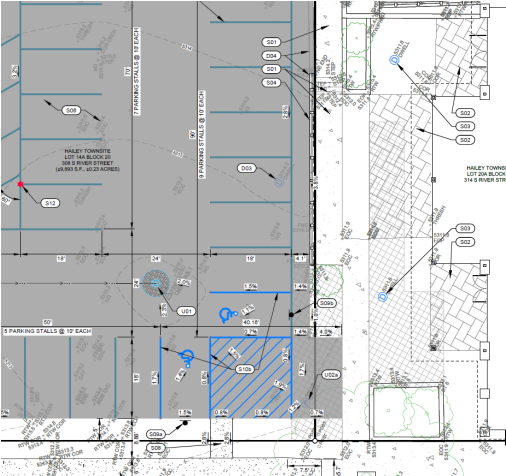
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070A1 Improvements Required</p> <p>Staff Comments</p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p>Section 17.06.070 provides general guidelines for sidewalk and drainage improvements, including:</p> <p>2. Sidewalk and drainage improvements shall be located and constructed according to applicable city standards, except as otherwise provided herein.</p> <p>a. In the B and LB zoning districts, the following are required:</p> <p>(1) A minimum sidewalk width of ten feet (10');</p> <p>(2) Street trees with tree grates or a landscape buffer between the sidewalk and curb determined to be adequate.</p> <p>Additionally, City Staff are requesting that all new development on River Street incorporates the parking, biking, and walking concept planned for the corridor. From left to right and as depicted below— the multimodal transportation concept for River Street involves angled parking, a raised curb, a separated bike lane at sidewalk-level, streets trees, and a sidewalk leading up to the development.</p> <div data-bbox="651 898 1060 1209" data-label="Image"> </div> <div data-bbox="1088 905 1395 1163" data-label="Image"> </div> <div data-bbox="829 1209 1208 1612" data-label="Image"> </div> <p>The multimodal transportation concept planned for River Street is an evolution of the City's long-time goals. The tenets of this concept date back to the 2007 Master Transportation Plan, which has evolved and been reiterated over the years—for example in the 2014 Blaine County Bicycle and Pedestrian Plan (pg. 57-58)— and, was most recently articulated in Hailey's 2020 update of the Master Transportation Plan. Page 14 of the 2020 Master Transportation Plan update reiterates the goals for River Street include:</p> <ul style="list-style-type: none"> - only two low-speed vehicle travel lanes;
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	<ul style="list-style-type: none"> - angled parking (to discourage back-in parking); - dedicated bike lanes separated from the vehicle travel lanes; - street trees; and - sidewalks. <p><i>The River Street concept has been a central piece in Hailey's bicycle and pedestrian planning for more than 10 years. The infrastructure improvements required to actualize the vision are costly. They involve years of plan-making, grant seeking, and actualization. The City asks that Applicants who seek to develop in the City of Hailey collaborate in actualizing our multimodal transportation plans, however piecemeal and slow the process might be. Without the cooperation of developers, the City's goals for improved walking, biking, and parking infrastructure become less attainable. This project is no exception.</i></p> <p><i>More than ten (10) lots on River Street have completed, started, or planned for the River Street concept. While the infrastructure improvements might be costly, they are currently underway.</i></p> <p><i>The Applicant's proposed design neither meets the standards set forth in Section 17.06.070 for the Business District, nor the goals of the 2020 Master Transportation Plan update and planned River Street concept. Although the proposed design incorporates angled parking, it lacks:</i></p> <ul style="list-style-type: none"> • the ten (10) foot minimum sidewalk for the Business District (the proposed sidewalk is six (6) feet wide); • street trees between the sidewalk and curb; and • separated and dedicated bike lanes. <p><i>The proposed plan lacks infrastructure for bicycling, contrary to the City's Master Transportation Plans and the River Street concept—both of which have been shaped by the Urban Renewal Agency, City Council, as well as this Commission and previous Planning and Zoning Commissions.</i></p>
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Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A1a	a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.
			Staff Comments	N/A – No building is proposed


<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p>
			Staff Comments	<i>N/A – No trees will be removed; the existing lot does not include plant material.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			Staff Comments	<p><i>The proposed design incorporates one (1) new ramped walkway to the sidewalk. Additionally, the design proposes improvements to the retaining wall on the south side of the lot, alongside the walkway and stairs on the neighboring lot.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A1 d-e	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses 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.</p> <p>e. 17.06.080e Loading Space Requirements and Dimensions. The following regulations shall apply to all commercial and industrial uses with on-site loading areas. A. One (1) loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of 4000 square feet, except grocery and convenience stores where one (1) loading space shall be provided for a floor area in excess of 1000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional</p>

				5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12 feet. B. Convenient access driveways to loading spaces from streets or alleys shall be provided.
			Staff Comments	<i>As established in the Development Agreement, the Applicant will use the alley for loading spaces. Building services are currently accommodated by an enclosure on the adjacent lot with the mixed-use building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A1f	f. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	<i>The existing alley is functional and has been incorporated into the design for vehicular access to the parking area, building services enclosure, and commercial loading.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A1g	g. Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	<i>N/A – No vending machines are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1h	h. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. ii. Parking areas may be considered at the side of buildings within the B, LB, TI, and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.
			Staff Comments	<i>The proposed parking lot is not on-site for the mixed-use building that it is meant to serve, it is on a separate lot and located to the side of the building—as it is allowed in the Business Zoning District. The Applicant proposes a landscape buffer between the parking area and sidewalk.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	<i>The proposed parking lot is technically separate from the existing mixed-use building, and located to the side of the building on the neighboring lot. The design incorporates vehicular access from the alley and preserves the street frontage for pedestrian traffic.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	j. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	<i>A Lot Line Adjustment Application to vacate the interior snow storage easements was approved in 2019. No further snow storage easements exist onsite and the Applicant intends to haul snow off-site, as permitted in the</i>

				<i>Business (B) District, or store in the northernmost parking stalls if the stalls are not required to meet demand.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	k. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	<i>A Lot Line Adjustment Application to vacate the interior snow storage easements was approved in 2019. No further snow storage easements exist onsite and the Applicant intends to haul snow off-site, as permitted in the Business (B) District, or store in the northernmost parking stalls if the stalls are not required to meet demand.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A1k	l. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<i>N/A, as no snow storage areas are proposed onsite at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A1l	m. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	<i>The Applicant intends to haul snow off-site or store it in the northernmost parking stalls if the stalls are not required to meet demand.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A1m	n. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>N/A, as no snow storage areas are proposed at this time. The Applicant intends to haul snow from the site. . Snow may be stored in parking stalls that are not needed; otherwise, snow will be hauled off-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A1n	o. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Drought tolerant grasses, shrubs, and trees, plus riverstone mulch, are planned for the landscape perimeter and snow storage area. The proposed species are well-suited as street trees and parking lots because of their size and tolerance for stressful conditions, including snow and air pollution.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			Staff Comments	<i>The design incorporates a six foot (6') tall cedar fence abutting the private property along the north side of the parking lot.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A3b	a. Accessory structures shall be located at the rear of the property.
			Staff Comments	<i>N/A -- No accessory structures are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A3c	b. Walls and fences shall be constructed of materials compatible with other materials used on the site.

			Staff Comments	<i>The proposed cedar fencing is compatible with the surrounding neighborhood and proposed landscaping.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1706.080A3d	c. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Staff Comments	<i>Landscaping is planned alongside the six foot (6') tall cedar fence. There is no fence along the sidewalk and street frontage, yet the parking stalls are screened by the proposed landscaping. On the southern side of the property, retaining walls are used to distinguish between the parking lot and below-grade courtyard. The resulting design is open and softened by greenery, yet functional in its delineation between vehicle and pedestrian spaces.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A3e	d. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Staff Comments	<i>N/A – The proposed design does not incorporate a building nor a roof.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A3f	e. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	<i>N/A – The proposed design does not incorporate a building nor a roof. However, the one (1) street light pole is off-grid and self-sufficient with its compact solar panel.</i> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A3g	f. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	<i>N/A – The proposed design does not include ground-mounted mechanical equipment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	b. All service lines into the subject property shall be installed underground.

			Staff Comments	<i>All services to the mixed-use building are installed underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	c. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	<i>N/A – No appurtenances are proposed on existing utility poles.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			Staff Comments	<i>The design proposed drought tolerant grasses, shrubs, and trees, plus riverstone mulch. The proposed species are well-suited as street trees and for parking lots because of their size and tolerance for stressful conditions, including snow and air pollution. Please refer to Section 17.06.080A for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	<i>All the proposed plant species are hardy to the Zone 4 environment of the Wood River Valley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	<i>Irrigation shall be required for the proposed design and has been made a condition of approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4- inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	<i>Thirteen (13) trees are planned for the perimeter of the parking lot, including the street frontage and northside of the lot abutting private property. The landscaping screens the parking lot and improves the pedestrian experience on River Street. Grasses and shrubs are planned at ground-level, below the trees. Two (2) of the proposed trees will improve the courtyard of the adjacent mixed-use building. As favored by the Hailey Tree Committee and recently by the</i>

				<p><i>Council, trees shall be no less than two-and-one-half (2 ½) inch caliper, but may be larger. The proposed trees are 2-2.5" caliper. The Landscape Plan does not delineate which trees will be of 2" or 2.5" caliper. Staff suggests that the trees proposed be no less than a 2.5" caliper. This has been made a Condition of Approval.</i></p> <p><i>Additionally, the Applicant is proposing a total of thirteen (13) trees onsite—the design surpasses the maximum allowed 20% or 2-3 trees of any one species, and includes 4-5 trees of each species. This shall be augmented to reflect a maximum of 20% of any single tree species to be planted onsite and no greater. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080A4e	<p>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</p>
			Staff Comments	<i>N/A – This lot is located in the Business (B) and Townsite Overlay (TO) Zoning Districts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A4f	<p>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</p>
			Staff Comments	<p><i>The design proposes a diversity of plant species, including:</i></p> <ul style="list-style-type: none"> - <i>Three (3) different species of trees, of three different colors</i> - <i>Two (2) different species of grasses, including three different colors; and</i> - <i>One (1) type of shrub, which offers a unique geometry.</i> <p><i>The green, yellow, red, and blue colors of the plant species differ, yet complement each other. The grasses, shrub, and trees provide a variety of textures and geometries—as does the river stone mulch groundcover. Please refer to Section 17.06.080A4 for further details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080A4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p>
			Staff Comments	<i>Storm water runoff will be retained onsite with one (1) drywell.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<p>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</p>
			Staff Comments	<i>The landscaping maintenance will be coordinated by the property manager.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p>
			Staff Comments	<i>The Applicant proposes to improve the existing retaining wall between the mixed-use building courtyard and the proposed parking lot. The retaining walls are subtle and topped with landscaping. They distinguish between the</i>

				<i>pedestrian and vehicular circulation area, while maintaining a soft an open feel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	<i>N/A – The retaining walls exist; the proposed improvements are minor and would not reconstruct the walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			Staff Comments	<i>N/A – The retaining walls exist; the proposed improvements are minor and would not reconstruct the walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4l	p. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	<i>The existing retaining walls are subtle and topped with landscaping.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4m	q. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	<i>N/A – The retaining walls and surrounding walkways are existing and located on the adjacent lot. This project does not intend to reconstruct the retaining walls nor reconfigure the pedestrian circulation around the retaining walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4n	r. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	<i>N/A – The retaining walls and surrounding walkways are existing and located on the adjacent lot. This project does not intend to reconstruct the retaining walls nor reconfigure the pedestrian circulation around the retaining walls.</i>

Additional Criteria for Parking and Loading Spaces

1. General Requirements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.	Spaces Required: No building or structure shall be erected unless permanently maintained parking and loading spaces have been provided in accordance with the provisions of this chapter.
			Staff Comments	<i>N/A – This project does not include a building, but rather proposes to improve parking for the adjacent mixed-use building.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.09.040.07	Alterations Require Additional Parking: Any person making any alteration to a building or use, which increases the required parking of the building or use beyond that already provided, shall provide the additional parking spaces mandated by the alteration prior to completion of the alteration, except as otherwise provided herein.

			Staff Comments	<i>N/A – This project does not propose a new or altered building.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.09.040.07	<p>C. Central Business District:</p> <p>1. Continuation of a former use or a change of use within the central business district that does not involve the expansion of the gross floor area of the building is exempt from providing additional parking spaces.</p> <p>2. Should a change of use within the central business district involve the expansion of gross floor area of the building, only the additional building area is subject to the on-site parking requirements. (Ord. 1191, 2015)</p>
			Staff Comments	<i>N/A – This project is located outside of the Central Core Overlay.</i>

2. Standards

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.	<p>17.09.020.01: LOCATION OF ON SITE PARKING SPACES:</p> <p>The following regulations shall govern the location of on site parking spaces and areas, except as otherwise provided below and in section 17.09.040.08 of this chapter:</p> <p>A. Single-Family Dwellings: Parking spaces for all single- family dwellings shall be located on the same lot as the dwelling which they serve, except as otherwise provided in section 17.09.040.01 of this chapter.</p> <p>B. Multi-Family, Institutional Uses: Parking spaces for multi- family or institutional uses shall be located not more than three hundred feet (300') from the principal use.</p> <p>C. Commercial, Industrial Uses: Parking spaces for commercial or industrial uses shall be located not more than eight hundred feet (800') from the principal use and must be located within a B, LB, SCI or LI district.</p> <p>D. Rear Location; Exception: New on site parking areas shall be located at the rear of the building, except within the SCI zoning district where parking is allowed at the side of the building.</p> <p>E. Prohibited Location; Exception: On site parking areas are not permitted between the sidewalk within the public right of way and the primary frontage of a building, except where the location of an existing buildings or site conditions precludes another location for parking; such parking requires a landscape buffer, or an alternative approved by the administrator, between sidewalk and parking. (Ord. 1191, 2015)</p>
			Staff Comments	<i>The proposed parking area is in the Business District, includes commercial space, and is located less than 800 feet away from the mixed-use building courtyard. The proposed design meets these standards.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.09.040.07	<p>17.09.020.02: LOADING SPACE REQUIREMENTS AND DIMENSIONS:</p> <p>The following regulations shall apply to all commercial and industrial uses with on site loading areas:</p> <p>A. Requirements: One loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of four thousand (4,000) square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of one thousand (1,000) square feet. An additional loading space shall be required for every additional ten thousand (10,000) square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional five thousand (5,000) square feet of floor area. Such spaces shall have a minimum area of five hundred (500) square feet, and no dimension shall be less than twelve feet (12').</p>

				<p>B. Access Driveways: Convenient access driveways to loading spaces from streets or alleys shall be provided; they shall not be less than twelve feet (12') in width.</p> <p>C. Projection Prohibited: No loading space required by this chapter shall project into any street, alley or other public right of way. (Ord. 1191, 2015)</p>
			Staff Comments	<p><i>The existing alley is functional and has been incorporated into the design for vehicular access to the parking area, building services enclosure, and commercial loading. Although contrary to code, the alley was permitted for loading space in the 2019 Design Review process, as well as the within the existing Development Agreement.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.09.020.03	<p>PARKING CREDIT: Nonresidential uses within the business, limited business districts and transitional districts may improve city right of way and may be credited with the parking spaces created by that improvement.</p> <p>A. Location: Improvements shall be located within areas that meet the greatest number of the following criteria used to determine the funding priority of city projects:</p> <ol style="list-style-type: none"> 1. Located within one-fourth ($1/4$) or one-half ($1/2$) mile of a school; 2. Provides continuous connection; 3. Decreases a hazardous condition in need of repair; 4. Located within or adjacent to designated bicycle and pedestrian corridors; 5. Located within or adjacent to designated collectors; 6. Provides neighborhood interconnection; 7. Located within one-fourth ($1/4$) or one-half ($1/2$) mile of downtown or neighborhood services; 8. Located within downtown. <p>B. Requirements For Credit: Parking credited shall be subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Improvements for parking spaces to be credited to a property will be constructed in accordance with city standards and approved engineered drawings for the right of way. Sufficient space, exclusive of travel lanes, for the planned parking within the right of way must exist. These improvements may include concrete curb, gutter and sidewalk, asphalt paving, storm drainage, street trees, including irrigation, ornamental lamps, benches, trash receptacles or other street furniture, parking striping or any other improvement considered necessary or appropriate to the district and surrounding uses by the administrator or the commission. 2. No parking area within any city right of way shall be held or used for exclusive parking for any property owner. The right of way shall be open to use by the public. Upon approval by the council, the right of way improved may be posted for short term parking only. 3. Credit shall also be given for those improvements installed as a portion of a local improvement district (LID) which assessed the subject property. 4. The owner or owner's successors shall be credited the total number of spaces credited by an LID or other improvements to the city right of way allowed in this section. (Ord. 1191, 2015)
			Staff Comments	<p>- N/A, as the proposed project is not eligible for this Parking Credit. The improvements to the public right-of-way were contemplated within the 2019 Development Agreement to satisfy a portion of the required number of parking spaces onsite. The proposed onsite parking spaces and public right-of-way improvements are</p>

				<i>required to adequately serve the building situated on Lot 20, Block 20.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.04	MAINTENANCE: The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, other debris and snow. (Ord. 1191, 2015)
			Staff Comments	<i>The proposed parking area maintenance will be coordinated by the property manager.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.05	SURFACING AND CONSTRUCTION: A. All required parking and loading spaces, together with driveways, aisles and other circulation areas, shall be constructed in accordance with the city standards. B. Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material. (Ord. 1275, 2021; Ord. 1191, 2015)
			Staff Comments	<i>The proposed parking area will be paved with asphalt.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.06	DRAINAGE: All parking, loading or other nonpermeable surface areas shall provide for on site drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways or into the public right of way. Drainage provided shall be in accordance with city standards. (Ord. 1191, 2015)
			Staff Comments	<i>The proposed design incorporates grading for drainage into one (1) new drywell well.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.07	LIGHTING: Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property, and shall be of a type and method of construction to shield the light source from direct view from any adjacent property or right of way. All parking area lighting shall comply with the standards as set forth in chapter 17.08 , article C of this title. (Ord. 1191, 2015)
			Staff Comments	<i>See Section 17.08C.040C for a detailed explanation of the lighting for the proposed parking area. The proposed design abides by the permitted luminance or foot candles (Fc, Code allows for up to 1.5 Fc), it proposes a maximum of 0.23 Fc on the northernmost side of the lot, abutting private property. Additionally, trees and a fence on the northside of the lot provide screening. Staff does not anticipate light trespass.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08A	ACCESS: A. Design: Except as otherwise provided herein, any parking area on private property shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion.
			Staff Comments	<i>N/A – The design proposes vehicular access via the alley, not the public street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08B	B. Through Alleys: Where alleys exist, access to on site parking for any nonresidential use or for any multi-family dwelling of three (3) or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
			Staff Comments	<i>The design proposes vehicular access via the alley, for an adjacent off-site mixed-use building.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08C	C. Alley Not Present: If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	<i>N/A – The design proposes vehicular access via the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08D	D. Visibility: Access for on site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			Staff Comments	<i>N/A – The design proposes vehicular access via the alley, not the public street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.07E	E. Subdivisions: Access for subdivisions shall be provided in accordance with standards set forth in title 16, chapter 16.04 of this code.
			Staff Comments	<i>N/A – The design does not include a subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.07F	F. Backing Design Permitted: Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI districts may be designed to allow a vehicle to back from the parking area into the public right of way.
			Staff Comments	<i>Visitors may use the public alley to back out of the two (2) parking stalls furthest to the southeast. The proposed design prohibits backing into the public right of way on the street frontage.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.07	G. Stacking: Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For nonresidential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces. (Ord. 1191, 2015)
			Staff Comments	<i>N/A – No stacked parking areas are planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.0 SCREENING & LANDSCAPING:	A. Screening From Residential Property: 1. All loading space areas and parking areas shall be screened from a public street and shall be screened on all sides which adjoin or face any residential property. 2. The screening shall consist of an acceptably designed wall, fence or drought tolerant landscaping. 3. Such a fence or wall shall be not less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition. The space between such fence or wall and the lot line of the adjoining premises in any residential district shall be landscaped with drought tolerant landscaping and maintained in good condition.
			Staff Comments	<i>The proposed parking area is screened from the street frontage and abutting private property to the north by one (1) six-foot cedar fence on the northern lot line, and landscaping on the western and northern lot lines. The proposed design meets these standards.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.0B	When Buffer Required: When a project is being reviewed pursuant to chapter 17.06 of this title, and an existing on site parking area is located adjacent to a sidewalk, a landscape buffer is required between the surface of the parking area and the sidewalk.
			Staff Comments	<i>The proposed design incorporates a landscape buffer between the parking area and sidewalk. See Sections 17.06.080A4a-n for more details. The proposed design meets these standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.0B C	Landscaping Within Parking Area: Parking areas designed to accommodate sixty (60) or more cars shall include landscaping appropriately located within the parking area to adequately break up the pavement area. The landscaping shall include deciduous trees no smaller than two inch (2") caliper.
			Staff Comments	<i>The parking lot only includes 37 parking stalls and landscaping on the perimeter. Landscaping within the parking area is neither required nor included.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.0B D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments. (Ord. 1275, 2021; Ord. 1191, 2015)
			Staff Comments	<i>N/A – This project does not involve Accessory Dwelling Units.</i>
Compliant			Standards and Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.10	WHEEL BLOCKS: Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line. (Ord. 1191, 2015)
			Staff Comments	<i>N/A – The design does not propose any parking stalls abutting property lines.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.030	ON SITE PARKING DIMENSION: For the purposes of this chapter, the dimensions of all parking areas within the city right of way shall be in accordance with the city standards. The dimensions of all on site parking areas shall be according to the following table: Parking Angle: 60 degrees; 90 degrees Stall Width: 9 feet; 9 feet Stall Depth: 21 feet; 18 feet Aisle Width: 18 feet; 24 feet
			Staff Comments	<i>The proposed design adheres to the standards for parking stalls angled at 60 and 90 degrees. Respectively, it includes:</i> <ul style="list-style-type: none">- stall widths of 9 feet;- stall depths of 21 and 18 feet;- aisle widths of 18 and 24 feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.01	RESIDENTIAL
			Staff Comments	<i>N/A – The proposed parking area is for a mixed-use building subject to the shared parking provisions below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.02	COMMERCIAL, PROFESSIONAL, SERVICE, RECREATION AND ENTERTAINMENT: All commercial, professional, service, recreation and entertainment uses shall provide improved parking in the amount of one parking space for every one thousand (1,000) square feet of gross building area, except as follows:

			Staff Comments	<i>N/A – The proposed parking area is for a mixed-use building subject to the shared parking provisions below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.03	INSTITUTIONAL:
			Staff Comments	<i>N/A – The proposed parking area is for a mixed-use building subject to the shared parking provisions below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.04	SCHOOLS:
			Staff Comments	<i>N/A – The proposed parking area is for a mixed-use building subject to the shared parking provisions below.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.05	INDUSTRIAL:
			Staff Comments	<i>N/A – The proposed parking area is for a mixed-use building subject to the shared parking provisions below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.09.040.06	<p>EXCESS OF PERMITTED PARKING</p> <p>A. Approval Required: No use shall provide on site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p> <p>B. Criteria: The commission shall consider the following criteria when evaluating any application for parking in excess of that normally permitted. Applicants are required to satisfy at least four (4) of the following criteria:</p> <ol style="list-style-type: none"> 1. The excess parking area will be commonly used for public interests such as park and ride or carpool lots. The property owner will be permitted to reserve the use of the parking area twelve (12) days in any calendar year. 2. The excess parking area provided would relieve or help to relieve a substantial shortage of parking within an eight hundred foot (800') radius. 3. The excess parking area will not be adjacent to a public right of way, and will be separated from the right of way by a building. 4. The excess parking area is part of an overall development scheme which compensates for insufficient parking in other portions of the same development. 5. The excess parking area will be used as an alternate facility, such as a basketball court or skateboard park, when not in use as an overflow parking area. The property owner will be permitted to reserve the use of the parking area twelve (12) days in any calendar year. 6. The excess parking area will surfaced with an alternative and attractive material. (Ord. 1191, 2015)
			Staff Comments	<p><i>Forty-nine (49) parking spaces were originally required of the properties within the 2008 Development Agreement. Within the Seconded Amended Development Agreement, dated December 23, 2019, the development of surface parking on Lot 13, 14A, and within the public right-of-way adjacent thereto to serve the building situated on Lot 20A, Block 20, was approved.</i></p> <p><i>The Applicant is proposing to construct a 27-stall parking area on Lot 14A, as well as public right-of-way improvements adjacent thereto, which includes ten (10) additional parking spaces, for a total of 37 parking spaces to serve the building situated on Lot 14A, Block 20. The parking proposed is not in excess of 200%, so the above standards do not apply.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08(A)	<p>17.09.040.07: BICYCLE PARKING: All multi-family residential and commercial or mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater. (Ord. 1191, 2015)</p>
			Staff Comments	<i>Bicycle racks exist in front of the building located at 314 South River Street. It doesn't appear that additional bicycle spaces are proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08A	<p>Shared Parking Program: Notwithstanding any other parking requirements set forth in this chapter, a mixed use shared parking program ("shared parking program") may be applied where mixed uses are proposed or existing, and the mix of uses creates staggered peak periods of parking demand. A shared parking program allows the property developer to use parking spaces more efficiently by allowing the same spaces to be "shared" by various land uses, thus reducing the total amount of required parking. A shared parking program may include parking on the same site or different sites subject to the provisions herein. Shared parking is not intended to be used by two (2) or more residential uses or other uses which have the same peak demand.</p>
			Staff Comments	<i>It appears that the proposed parking area qualifies as a shared program for the mixed-use building on the adjacent lot. The Applicant can further describe if they intend to utilize a Shared Parking Program in this location.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08B	<p>Conditions: The commission may approve a shared parking program; provided that: 1) pedestrian access is provided to and from the parking area and the building; and 2) all other requirements set forth herein are met.</p>
			Staff Comments	<i>The proposed project incorporates pedestrian access between the improved parking area, mixed-use building, and sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08C	<p>C. Reserved Spaces; Handicap Accessible Spaces: Parking spaces that are reserved for a specific business purpose (e.g., reserved for doctors only) shall not be counted toward meeting the shared parking requirements. Handicap accessible spaces may be shared if they meet the requirements of the IBC and ANSI A117.1.</p>
			Staff Comments	<i>The proposed design incorporates two (2) ADA parking spaces.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08D	<p>Feasibility; Maximum Reduction: Those wishing to apply for a shared parking program must demonstrate to the commission the feasibility of shared parking in accordance with this section. The maximum reduction in the number of parking spaces required for all uses sharing the parking area shall be twenty percent (20%), unless otherwise provided by subsection F of this section.</p>
			Staff Comments	<i>It appears that the proposed parking area qualifies as a shared program for the mixed-use building on the adjacent lot. The Applicant can further describe if they intend to utilize a Shared Parking Program in this location.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08E	<p>Location On Different Lot Than Use: Shared parking spaces may be located on a different lot than the use, which it serves only where the following conditions are met:</p> <ol style="list-style-type: none"> 1. The parking is located no more than three hundred feet (300') from the use that it serves. The distance between the use and the parking lot shall be measured following a reasonable and safe walking route from the main entrance of the use to the nearest parking lot; 2. The applicant(s) for a building permit or certificate of occupancy for the use which is to be served by a shared parking program shall submit a copy of a written agreement pursuant to subsection H of this section, along with his or her application for such permit or certificate.

				<p>Staff Comments</p> <p><i>The proposed project is a parking area adjacent to the building it intends to serve, and is less than 300 feet from said building. The proposed design includes one (1) new walkway connecting the sidewalk, mixed-use building courtyard, and parking area; and relies on existing pathway infrastructure for additional pedestrian circulation between the parking area and courtyard.</i></p> <p><i>If intended and approved as a shared-parking program, the mixed-use building tenants shall submit a sign, as well as a shared-parking program agreement as part of their terms of occupancy.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08F	<p>F. Shared Parking Study: Determination of the shared parking requirements may be determined by the applicant using the parking calculation methods set forth in subsection G of this section, or the commission, in its sole and absolute discretion may allow shared parking arrangements based upon a more detailed study which clearly establishes which uses will utilize the shared spaces at different times of the day, week, month or year. A more detailed study may:</p> <ol style="list-style-type: none"> 1. Be based on the urban land institute's or another accredited methodology; 2. Address the size and type of activities, the composition of tenants, the rate of turnover for proposed shared spaces and the anticipated peak parking and traffic loads.
			<p>Staff Comments</p>	<p><i>Staff does not consider a shared parking study to be necessary at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08G	<p>G. Parking Credit Schedule Chart For Mixed Use Shared Parking Calculation: The minimum number of parking spaces required for a shared parking plan may be determined by multiplying the minimum parking requirements for each individual use by appropriate percentage, as set forth in table 1 of this section, for each of the five (5) designated time periods, and then add the resulting sums from each vertical column. The column total having the highest total value is the minimum shared parking space requirement for that combination of land uses.</p>
			<p>Staff Comments</p>	<p><i>The 2019 Development Agreement articulates 25,431 square feet being used for commercial space and 1,161 square feet being used for one (1) residential unit in the mixed-use building, for a total building square footage of 26,592 square feet. Mixed-use buildings are required to provide 1.5 spaces per unit and commercial spaces are required to provide one (1) space per 1,000 square feet of building area Approximately 26 spaces are required to satisfy the commercial parking standards, as well as 1.5 spaces to satisfy the residential unit, which totals 27.5 parking spaces. The Applicant is proposing 27 parking spaces within the parking area, as well as ten (10) additional parking spaces within the public right-of-way, as contemplated within the 2019 Development Agreement. When calculated referencing Table 1 in Section 17.09.040.8G, the shared parking space requirement is reduced by 1.5 spaces, or to 25.5 spaces.</i></p> <p><i>That being said, neither Staff nor the Applicant could verify the correct gross square footage of the building, which underwent several design modifications. If the Applicant and Staff agree to utilize the Shared Parking Program, gross square footage of the building will be determined and, subsequently, Staff and the Applicant will clarify how many parking stalls are required. An acceptable plan will be presented at a subsequent hearing.,</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.08H	<p>H. Agreement For Shared Parking Plan: The developer(s) applying for a shared parking program in accordance with this section shall submit a written agreement approved by the city attorney requiring that the parking spaces shall be maintained as long as the uses requiring the parking exist or unless the required parking is</p>

				<p>provided elsewhere in accordance with the provisions of this section. Such written agreement shall be recorded by the developer(s) with the Blaine County recorder prior to the issuance of a building permit or business license if no building permit is necessary, and a copy filed in the project review file. The agreement shall, at a minimum:</p> <ol style="list-style-type: none"> 1. List the names and ownership interest of all parties to the agreement and contain the signatures of those parties; 2. Provide a legal description of the land upon which the parking area(s) and building(s) appurtenant to the parking areas are located; 3. Include a site plan showing the area of the parking parcel and open space reserved area which would provide for future parking; 4. Agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant; 5. Assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable to all participating uses; 6. Describe the obligations of each party, including the maintenance responsibility to retain and develop reserved open space for additional parking spaces if the need arises; 7. Describe the method by which the covenant may be revised, if necessary.
			Staff Comments	<i>If approved as a shared-parking program, the Applicant shall review and sign a written agreement, prepared by staff and the City Attorney, affirming both the committed intent of serving the adjacent mixed-use building and the conditions determined by the Planning & Zoning Commission.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.081	Change In Use: In the event a use is changed, the application for the new business license related to the changed use must be accompanied by evidence that the parking necessary for the new uses does not exceed the amount that was required by the previous uses, or that the applicant can satisfy the parking requirements existing at that time. (Ord. 1191, 2015)
			Staff Comments	<i>The Applicant shall satisfy this requirement in the event of a change in use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.050 IN LIEU CONTRIBUTIONS	<p>17.09.050.01 PURPOSE:</p> <p>In lieu parking contributions are hereby created to allow the city to waive parking requirements set forth in this chapter in exchange for the payment of fees to the parking improvement fund. (Ord. 1191, 2015)</p>
			Staff Comments	<i>N/A – No in-lieu contributions are proposed as part of this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.050.02	<p>GENERAL PROVISIONS:</p> <p>A. Application; Review: In lieu of providing the parking spaces required by this chapter, the owner of a building or use requiring parking spaces may, at their option, make application to the commission to make payments to the city, in an amount per parking space to be specified by the council by separate ordinance, for each parking space not provided.</p> <p>B. In Lieu Amount Reviewed By Council: The per space in lieu amount shall be reviewed on an annual basis by the council. Factors to be considered by the council when establishing the amount of funds to be contributed per in lieu space are: the cost of land; the amount of land needed for each parking space along with travel lanes, landscape areas and other amenities; the cost of physical improvements to the property, including grading, compaction, drainage, asphalt, concrete, landscaping, lighting, striping and other amenities as may be considered appropriate.</p> <p>C. Recommendation To Council: The commission, after hearing the application and receiving public testimony concerning it, shall make a recommendation to the council concerning the number, if any, of in lieu payments to be allowed.</p>

			<p>D. City Right To Deny: Maximum Percentage: The city reserves the right to deny in lieu payment. The maximum number of payments any business may make in lieu of providing parking shall not be greater than thirty three percent (33%) of the total number of parking spaces required.</p> <p>E. Elimination Of Off Street Parking: Property owners may eliminate existing off street parking if in lieu payment is approved and made according to the provisions of this section.</p> <p>F. Use Of Funds Received: All funds received in lieu of parking spaces shall be placed into a separate parking improvement fund to be used solely for the acquisition and/or improvement of public parking.</p> <p>G. Payment: Payment of in lieu fees must be made to the city prior to issuance of the applicable building permit or, in the case of an existing building, prior to issuance of a business license. (Ord. 1191, 2015)</p> <p>establishes which uses will utilize the shared spaces at different times of the day, week, month or year. A more detailed study may:</p> <ol style="list-style-type: none"> 1. Be based on the urban land institute's or another accredited methodology; 2. Address the size and type of activities, the composition of tenants, the rate of turnover for proposed shared spaces and the anticipated peak parking and traffic loads.
			<p><i>Staff Comments</i></p> <p><i>N/A – No in-lieu contributions are proposed as part of this project.</i></p>

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) 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.
- c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- d) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- e) This Design Review approval is for the date the Findings of Fact are signed. The Planning and Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- f) The Landscape Plan shall be updated to show that all trees planted onsite be no less than two-and-one-half (2 ½) inches in caliper size.
- g) The Landscape Plan shall be updated to show that all trees planted onsite do not exceed a maximum of 20% of any single tree species.
- h) A water connection to the proposed street trees and onsite landscaping shall be established as part of the requested River Street Design Concept.
- i) If a Shared Parking Program is utilized, City Staff and the Applicant shall develop a written agreement affirming both the committed intent of serving the adjacent mixed-use building and the conditions determined by the Planning & Zoning Commission.
- j) Verification of the total number of required parking spaces to serve the building situated on Lot 20A, Block 20, will be pursued by City Staff and the Applicant. Any changes or modifications hereto will be accounted for via a Design Review Modification, as approved by the Administrator and Chair.
- k) The Applicant shall incorporate the River Street Design within the proposed project, which best reflects the multimodal transportation concept as approved by the Hailey City Council. The final design shall be reviewed and approved by the City Engineer prior to the commencement of construction.

Motion Language:

Approval:

Motion to approve the Design Review Application submitted by FAPO Holdings Idaho, LLC, c/o Engel and Associates, LLC, represented by Samantha Stahlnecker, PE, of Opal Engineering, for the proposed parking lot improvements at 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite)

that are intended to serve the adjacent mixed-use building, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (k) are met.

Denial:

Motion to approve the Design Review Application submitted by FAPO Holdings Idaho, LLC, c/o Engel and Associates, LLC, represented by Samantha Stahlnecker, PE, of Opal Engineering, for the proposed parking lot improvements at 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite) that are intended to serve the adjacent mixed-use building, 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].

306 & 308 S RIVER STREET PARKING LOT

HAILEY, IDAHO

JUNE 2022

GENERAL CONSTRUCTIONS NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGW) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPGW AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPGW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPGW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR ABRATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPGW 802, TYPE II (TO STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPGW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPGW 802, TYPE I (TO STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPGW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPGW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPGW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPGW SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE WORK SHALL CONFORM TO ISPGW SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPGW SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LBS/CY FIBER REINFORCEMENT. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPGW 703.3.5) AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
- ALL TRENCHING SHALL CONFORM TO ISPGW STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND REMONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING DATED 9/22/21.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	SITE, GRADING, AND DRAINAGE PLAN
C2.0	DETAIL SHEET
C3.0	CONTRACTOR STAGING AND PARKING PLAN



REVISION NO.	DATE	DESCRIPTION

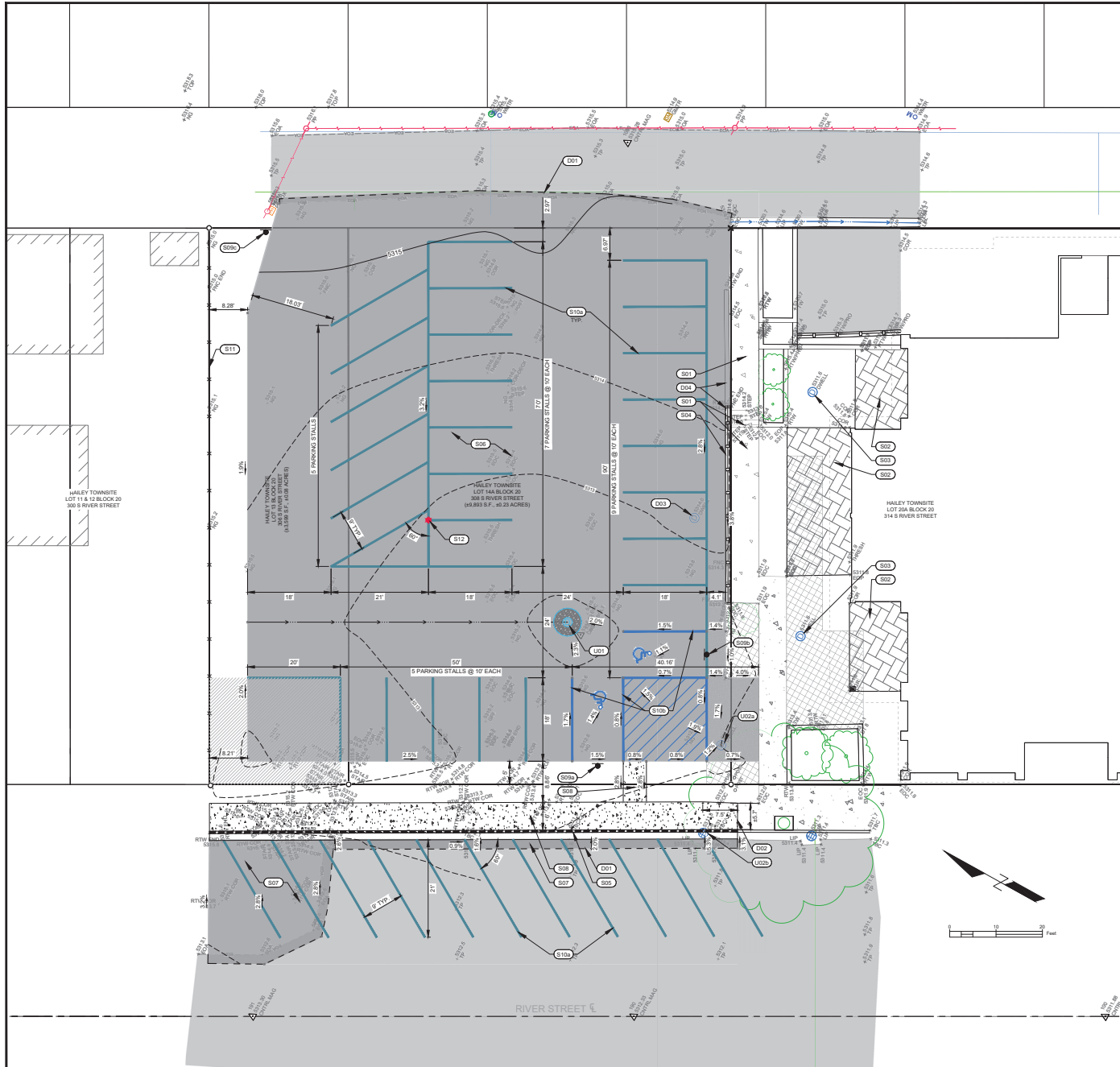


COVER SHEET

306 & 308 S RIVER STREET PARKING LOT IMPROVEMENTS
PREPARED FOR LAND HOLDINGS, IDAHO, LLC

22037
PROJECT NUMBER

C0.1



NOTES:

- SEE SHEET C1 FOR CONSTRUCTION NOTES.
- SNOW STORAGE CALCULATIONS:**
PEDESTRIAN AND VEHICULAR CIRCULATION ON SITE AREA = 11,880 SF
REQUIRED SNOW STORAGE (25%) = 2,970 SF
SNOW STORAGE PROVIDED = 648 SF (5.4%)
REMAINING SNOW TO BE HAULED OFF SITE OR PROVIDED IN NORTHERN-MOST PARKING SPACES IF NOT REQUIRED TO MEET PARKING DEMAND.

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
Property Line	Asphalt Paving
Adjacent Property Line	Concrete Paving
Found 6" Retain	Concrete 6" Vertical Curb and Gutter
Found Brass Tag and Nail	Sawcut Line
Control Point	Retaining Wall
Asphalt	Fence
Concrete	Area Light
Edge of Asphalt	Sign
Catch Basin	Drywell
Water Meter	Flow Line
Phone Box	5' Contour Interval
Overhead Power Line	1' Contour Interval
Power Pole	Snow Storage Easement
Sewer Cleanout	
Gas Meter	
Drywell	
Tree	

BOW = Back of Walk CC = Curb Cut COR = Corner DWELL = Drywell EQA = Edge of Asphalt EOD = Edge of Concrete EOL = Edge of Gravel FH = Fire Hydrant FNC = Fence FND = Found	FOB = Buried Floor Optic FOR = Face of Walk IC = Inlet IR = Irrigation LP = Lip of Gutter NG = Natural Ground NC = No Cap PBOX = Power Box PC = Point of Curve	PHBOX = Telephone Box SBN = Sign SMH = Sewer Machine TA = Tray of Asphalt TBC = Top Back of Curb TVBOX = Cable Television Box VGS = Valley Gutter WMTW = Water Meter WV = Water Valve
--	--	---

CONSTRUCTION KEYNOTES

DEMOLITION

- (D01) SAWCUT AND REMOVE EXISTING ASPHALT FOR CLEAN VERTICAL EDGE.
- (D02) DEMOLISH AND REMOVE EXISTING CONCRETE SIDEWALK TO NEXT NEAREST JOINT.
- (D03) REMOVE EXISTING DRYWELL.
- (D04) DEMOLISH AND REMOVE EXISTING TIMBER RETAINAGE STRUCTURE AND FENCE.

SITE IMPROVEMENTS

- (S01) RETAIN AND PROTECT EXISTING CONCRETE SIDEWALK AND STAIRS.
- (S02) RETAIN AND PROTECT EXISTING PAVERS.
- (S03) RETAIN AND PROTECT EXISTING DRYWELL.
- (S04) CONSTRUCT CONCRETE RETAINING WALL. SEE STRUCTURAL ENGINEERING PLANS. INSTALL GUARD RAIL TO MATCH 314 S RIVER STREET GUARDRAIL.
- (S05) CONSTRUCT 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
- (S06) CONSTRUCT ASPHALT DRIVEWAY / PARKING AREA. SEE DETAIL 1, SHEET C2.0.
- (S07) CONSTRUCT ASPHALT REPAIR PER DETAIL 2, SHEET C2.0.
- (S08) CONSTRUCT CONCRETE SIDEWALK PER DETAIL 4, SHEET C2.0.
- (S09) INSTALL SIGN. SIGN POST PER DETAIL 5, SHEET C2.0.
 - a. ADA "VAN ACCESSIBLE" PARKING SIGN. SEE DETAIL 9, SHEET C2.0.
 - b. ADA PARKING SIGN. SEE DETAIL 9, SHEET C2.0.
 - c. "EXIT ONLY, DO NOT ENTER" SIGN.
- (S10) INSTALL PAVEMENT MARKINGS
 - a. 4" WIDE WHITE PARKING SPACE PAVEMENT MARKINGS
 - b. 4" WIDE BLUE ACCESSIBLE PARKING PAVEMENT MARKINGS. SEE DETAILS 7 & 8, SHEET C2.0
- (S11) INSTALL FENCE PER LANDSCAPE ARCHITECT
- (S12) INSTALL OWNER-SUPPLIED, SOLAR-POWERED AREA LIGHT PER MANUFACTURER'S RECOMMENDATIONS. FIXTURE INSTALL HEIGHT = ±17'

UTILITY IMPROVEMENTS

- (U01) INSTALL DRYWELL PER DETAIL 6, SHEET C2.0
RIM ELEV= 5311.78
- (U02) ADJUST EXISTING RIM ELEVATION, UTILIZE EXISTING GRATE
 - a. DRYWELL
EXISTING GRATE ELEVATION = 5311.8
PROPOSED GRATE ELEVATION = 5312.0
 - b. CATCH BASIN, PROVIDE 6" WIDE CONCRETE AROUND GRATE TO MATCH EXISTING
EXISTING GRATE ELEVATION = 5311.3
PROPOSED GRATE ELEVATION = 5311.2

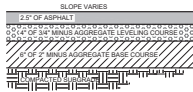


REVISION NO.	DATE	DESCRIPTION



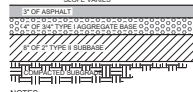
SITE, GRADING, AND DRAINAGE PLAN
306 & 308 S RIVER STREET PARKING LOT IMPROVEMENTS
PREPARED FOR LAND HOLDINGS, LLC

22037
PROJECT NUMBER
C1.0



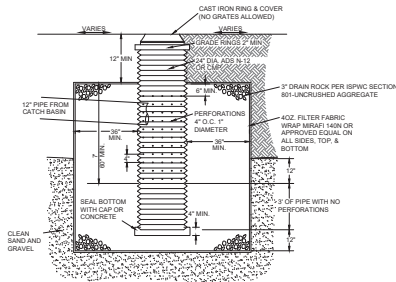
- NOTES:
- SUBBASE CAN BE 2" TYPE I OR 2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C2.0 TYPICAL PARKING LOT ASPHALT SECTION
N.T.S.



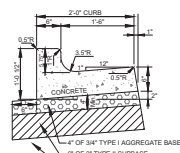
- NOTES:
- SUBBASE CAN BE 2" TYPE I OR 2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - CURBED STREET SECTION CONSTRUCTION SHALL CONFORM TO CITY OF HAILEY STANDARD DRAWING 18.14.012.1.

2
C2.0 TYPICAL STREET ASPHALT SECTION
N.T.S.



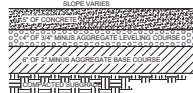
- NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 34" INTO CLEAN SAND AND GRAVEL. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.

6
C2.0 CITY OF HAILEY DRYWELL DETAIL (18.14.010.D4)
N.T.S.



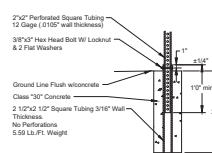
- NOTES:
- SUBBASE CAN BE 2" TYPE I OR 2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (GARBITO M-215) AT TERMINAL POINTS OF EACH.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 14-INCH MAXIMUM SPACING (6 FEET WISDEWALK).
 - CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO ISPWC DRAWING SD-761.

3
C2.0 6" CONCRETE VERTICAL CURB & GUTTER
N.T.S.



- NOTES:
- INITIAL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INITIAL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
 - 1/2" TRANSVERSE PREFORMED BUTYLBUTYL JOINTS AT THE TERMINAL POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE. PLACE 2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY 1" WIDE, 1" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
 - WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
 - SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE FACE OF CURB.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

4
C2.0 TYPICAL CONCRETE SECTION
N.T.S.



SIGN POST INSTALLATION DETAIL
WITH ONE PIECE ANCHOR POST
FOR USE IN CONCRETE SIDEWALKS
N.T.S.

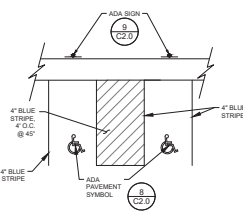
- NOTES:
- Anchor Bolts shall be installed so that the holes will align and the top be flush with the sign post anchor.
 - All installations shall have 8" square concrete foundations or grouted into solid rock.

5
C2.0 CITY OF HAILEY STREET SIGN DETAIL (18.14.014.D)
N.T.S.



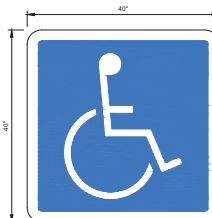
- NOTES:
- All Street Signs shall be in accordance with the most current edition of the MUTCD.
 - Sign placement shall be approved by the City of Hailey.

ROAD SIGN DETAIL
N.T.S.



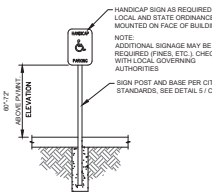
- NOTE: 1. MAXIMUM GRADE IN ANY DIRECTION IS 2.0%
2. ALL ROAD STRIPING SHALL BE 120W THERMOPLASTIC.

7
C2.0 ACCESSIBLE PARKING DETAIL
N.T.S.

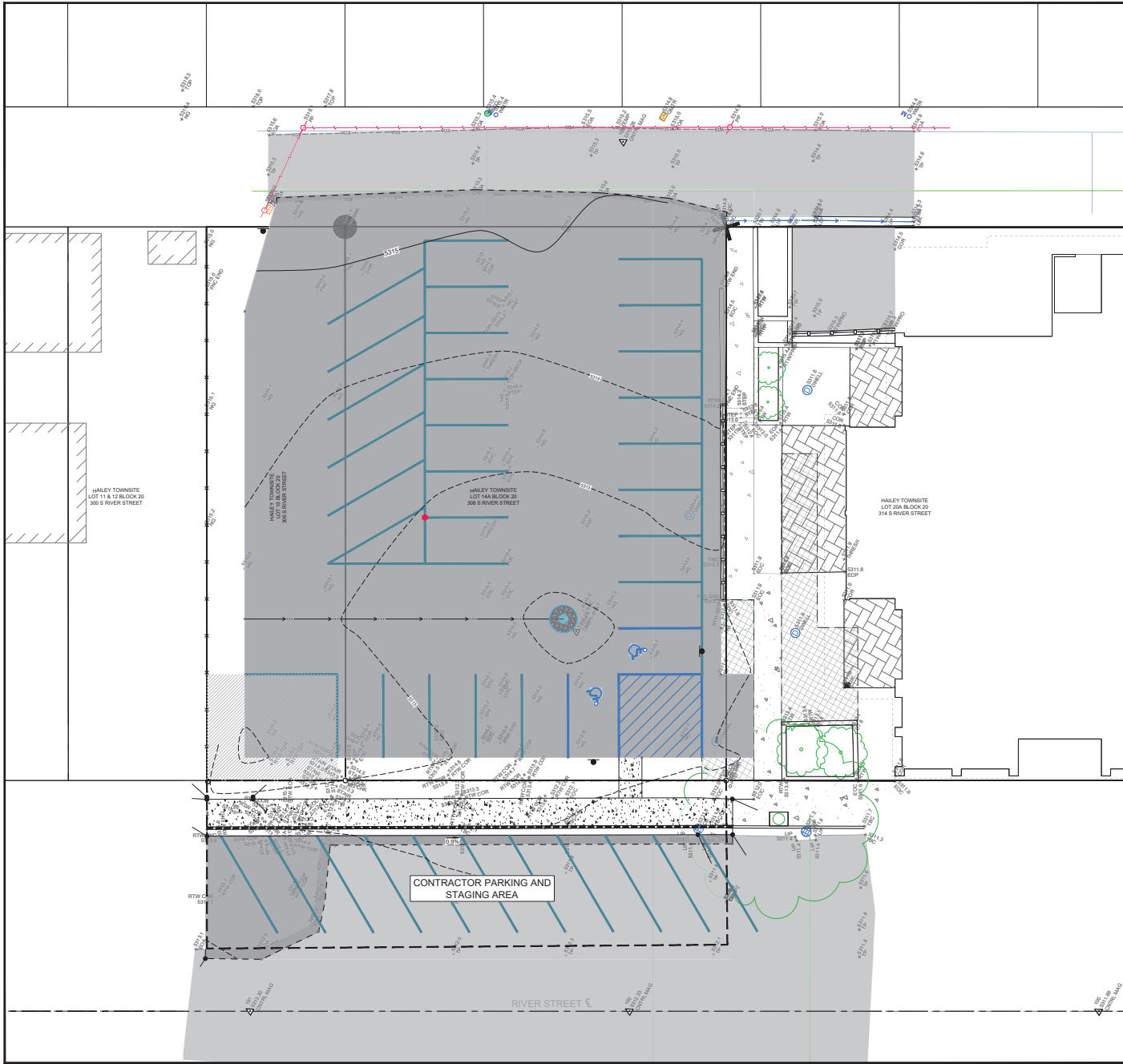


- NOTE: ADA SYMBOL SHALL BE WHITE ON BLUE WITH BORDER, PREMARK HANDCAP WITH VIOLET/GRN. THERMOPLASTIC OR APPROVED EQUAL.

8
C2.0 ACCESSIBLE PARKING SYMBOL
N.T.S.



9
C2.0 ACCESSIBLE PARKING SIGN
N.T.S.



NOTES:

1. SEE SHEET C1 FOR CONSTRUCTION NOTES.

2. **SNOW STORAGE CALCULATIONS:**
PEDESTRIAN AND VEHICULAR CIRCULATION ON SITE AREA = 11,880 SF
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REMAINING SNOW TO BE HAULED OFF SITE OR PROVIDED IN NORTHERN-MOST PARKING SPACES IF NOT REQUIRED TO MEET PARKING DEMAND.

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
Property Line	Asphalt Paving
Adj. Property Line	Concrete Paving
Found 3" Retain	Concrete 6" Vertical Curb and Gutter
Found Brass Tag and Nail	Sawcut Line
Control Point	Retaining Wall
Asphalt	Fence
Concrete	Area Light
Edge of Asphalt	Sign
Cabin Basin	Drywell
Water Meter	Flow Line
Phone Box	5' Contour Interval
Overhead Power Line	1' Contour Interval
Power Pole	
Sewer Cleanout	
Gas Meter	
Drywell	
Tree	
Snow Storage Easement	

BOW = Back of Walk
CC = Curb Cut
COR = Corner
DWELL = Drywell
EAS = Edge of Asphalt
ECC = Edge of Concrete
EGC = Edge of Gravel
FH = Fire Hydrant
FNC = Fence
FND = Found

FOB = Buried Fiber Optic
FOW = Face of Walk
IC = Inlet
IR = Irrigation
LP = Lip of Gutter
NG = Natural Ground
NC = No Cap
PBOX = Power Box
PC = Point of Curve

PHBOX = Telephone Box
SQN = Sign
SMH = Sewer Manhole
TA = Top of Asphalt
TBC = Top Back of Curb
TVBOX = Cable Television Box
VGL = Valley Gutter
WMT = Water Meter
WV = Water Valve

OPAL ENGINEERING, LLC
PO BOX 2550 HALEYVILLE, MO 65033
WWW.OPAL-ENGINEERING.COM

REVISION NO.	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

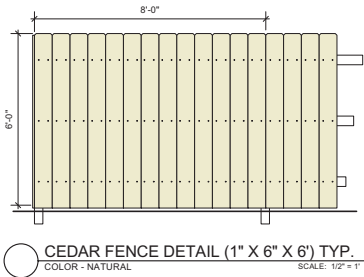
CONTRACTOR STAGING AND PARKING PLAN

306 & 308 S RIVER STREET PARKING LOT IMPROVEMENTS
PREPARED FOR LAND HOLDINGS, INC.

22037
PROJECT NUMBER

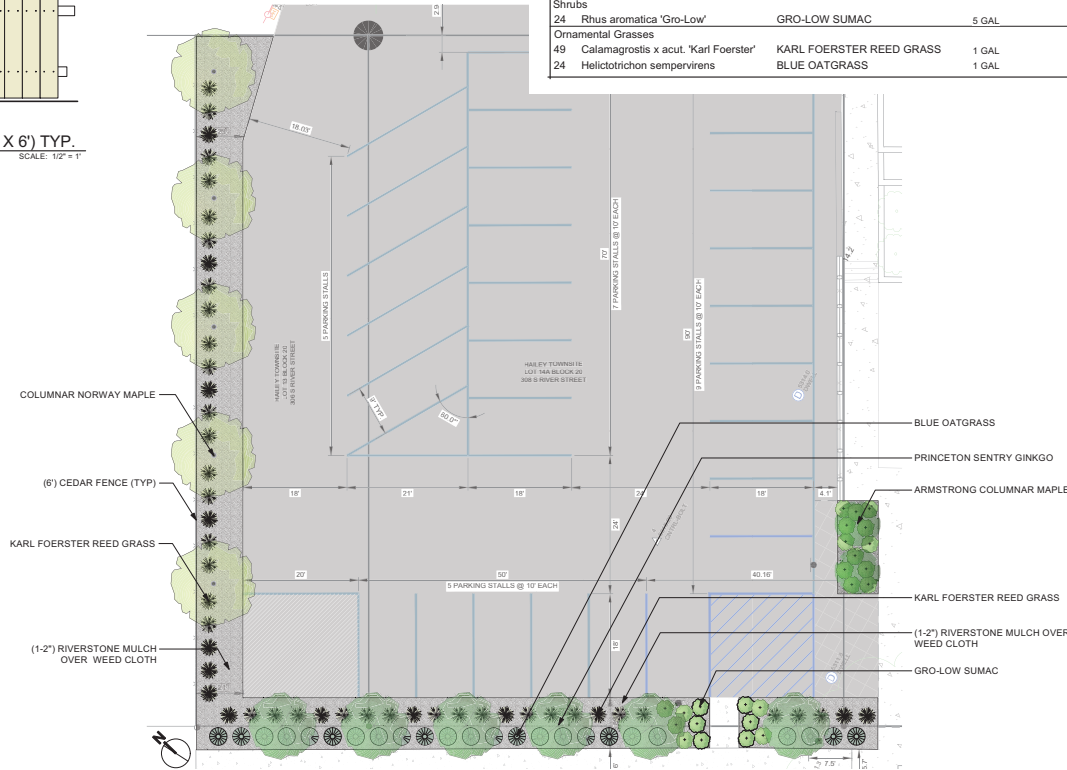
C3.0

REUSE OF DRAWINGS: these drawings, or any portion thereof, shall not be used in any project or endeavor without the prior written agreement of Opal Engineering, LLC.



PLANT SCHEDULE

Qty.	Botanical Name	Common Name	Size / Condition
Trees			
5	<i>Acer platanoides</i> 'Columnar'	COLUMNAR NORWAY MAPLE	2 - 2 1/2" CAL
2	<i>Acer rubrum</i> 'Armstrong'	COLUMNAR ARMSTRONG MAPLE	2 - 2 1/2" CAL
6	<i>Ginkgo biloba</i> 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2 - 2 1/2" CAL
Shrubs			
24	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW SUMAC	5 GAL
Ornamental Grasses			
49	<i>Calamagrostis x acut.</i> 'Karl Foerster'	KARL FOERSTER REED GRASS	1 GAL
24	<i>Helictotrichon sempervirens</i>	BLUE OATGRASS	1 GAL



PLANTING NOTES:

- P-1 ALL PLANT MATERIALS SHALL BE TRUE TO NAME. SUBSTITUTIONS DUE TO AVAILABILITY MUST BE APPROVED BY THE HOME OWNER OR LANDSCAPE DESIGNER IN WRITING.
- P-2 PLANT LOCATIONS FOR NEW OR TRANSPLANTED TREES, SHRUBS AND PERENNIALS TO BE DETERMINED BY THE HOME OWNER OR LANDSCAPE DESIGNER. STATE AND LABEL LOCATIONS OF INDIVIDUAL TREES AND SHRUBS, OUTLINE GARDEN BEDS OF MULTIPLE PLANTINGS.
- P-3 VERIFY ALL EXISTING TREES, SHRUBS AND OTHER VEGETATION TO REMAIN IN PLACE. ANY TREES, SHRUBS OR OTHER VEGETATION TO BE REMOVED ENTIRELY OR RELOCATED ON-SITE MUST BE IDENTIFIED AND FLAGGED BY LANDSCAPE DESIGNER PRIOR TO REMOVAL OR TRANSPLANTING.
- P-4 PRIOR TO PLANTING, CONTRACTOR SHALL AERATE ALL EXISTING SOILS. DECOMPACTION DEPTH SHALL BE EQUAL TO OR GREATER THAN MATURE ROOT DEPTH OF THE PLANTS TO BE INSTALLED.
- P-5 ALL EXISTING SOILS THAT ARE TO BE USED FOR PLANTING WILL BE EVALUATED AND APPROPRIATELY AMENDED TO SUPPORT THE SPECIFIC PLANT NEEDS IN EACH SPECIFIED PLANTING AREA. GENERALLY, AMENDED SOILS SHOULD BE BLENDED: 50% BIOSOLIDS / 50% TOPSOIL.
- P-6 ALL DECIDUOUS PLANT MATERIALS MOVED IN FULL LEAF ARE REQUIRED TO BE COVERED WITH TARPS AND HANDLED APPROPRIATELY DURING TRANSPORTATION.
- P-7 MAINTENANCE OF ALL PLANT MATERIALS STORED ON OR OFF SITE THROUGHOUT THE INSTALLATION PHASE IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- P-8 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANT MATERIAL THROUGHOUT THE PROJECT.
- P-9 PLANT MATERIAL OBSERVATION: DESIGNER MAY OBSERVE PLANT MATERIAL, EITHER AT PLACE OF GROWTH OR AT CONSTRUCTION SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. FURTHERMORE, DESIGNER RETAINS THE RIGHT TO OBSERVE TREES AND SHRUBS FOR SIZE AND CONDITION OF ROOT BALL SYSTEMS, PESTS, DISEASE, SYMPTOMS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
- P-10 GARDEN BED: FINISHED GRADE OF TOPSOIL SHALL BE APPROXIMATELY 3 1/2" BELOW ADJOINING PAVED SURFACES ALLOWING FOR 3" OF MULCH TO BE PLACED ON TOP.
- P-11 TREES AND SHRUBS INDIVIDUALLY PLANTED TREES AND SHRUBS SHALL BE TOP DRESSED WITH 3-4" MINIMUM OF COMPOSTED MULCH ON TOP OF ROOT BALLS AND EXCAVATION. DAMAGED BRANCHES SHALL BE PRUNED AND APPROXIMATELY 1/3 OF INCH GROWTH REMOVED USING PROPER HORTICULTURE PRUNING STANDARDS.
- P-12 SOIL AND SEEDING AREAS: SEE P-5 FOR GENERAL SOIL COMPOSITION. AREAS TO BE SEEDDED 1 - 1.5" BELOW FINISHED ELEVATION.

GENERAL NOTES:

- 1 ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO START OF CONSTRUCTION.
- 2 CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION.
- 3 INFORMATION SHOWN ON THE DRAWINGS IS RELATIVE TO EXISTING CONDITIONS AND ARE BASED ON BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE LANDSCAPE DESIGNER OF DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN INTENT PRIOR TO PROCEEDING WITH WORK.
- 4 CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED AND COMPLY WITH RULES AND REGULATIONS OF JURISDICTION GOVERNING THE WORK.
- 5 THE HOME OWNER AND DESIGNER/CONSULTANT SHALL BE HELD HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR(S), AGENT(S), EMPLOYEE(S), OR SUBCONTRACTOR(S).
- 6 LANDSCAPE DESIGNER IS HELD HARMLESS FOR LANDSCAPE CONTRACTOR'S WORKMANSHIP.
- 7 EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND IS TO REPAIR SAID DAMAGE AT CONTRACTOR'S EXPENSE.
- 8 LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PLANT MATERIALS WHICH ARE TO REMAIN ON SITE. CONTRACTOR SHALL INSTALL A MINIMUM OF 4' TALL TEMPORARY FENCE AT TREE OR SHRUB DRIP LINE AND AROUND EXISTING GARDEN AREAS.
- 9 ALL DETAILS OF CONSTRUCTION, NOT DEPICTED IN THESE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, WALLS, HARDSCAPE, SOIL PREPARATION, AND PLANTING ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
- 10 CONTRACTOR TO VERIFY QUANTITIES OF ALL LANDSCAPE MATERIALS NEEDED FOR PROJECT.
- 11 THIS PLAN WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT OF THE LANDSCAPE DESIGNER.

IRRIGATION NOTES:

- I-1 IRRIGATE ALL DISTURBED AREAS WITH UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
- I-2 DESIGN ALL DRIP AND SPRAY ZONES BASED ON SITE WATER FLOW AND PRESSURE AS WELL AS ALL PLANT SPECIES REQUIREMENTS.
- I-3 ZONE ALL PLANTER BOXES SEPARATELY FROM NATURAL GRASSES AND ALL OTHER PLANT ZONES.
- I-4 ZONE ALL PLANTER BOXES AND/OR CONTAINERS SEPARATELY FROM ALL OTHER PLANT ZONES.
- I-5 USE MP ROTATING SPRINKLERS WHENEVER POSSIBLE FOR OVERHEAD TURF IRRIGATION.
- I-6 DRIP IRRIGATE ALL NEW PLANTINGS INCLUDING GARDEN BEDS, TREES, AND SHRUBS.
- I-7 MAINTAIN EXISTING SITE IRRIGATION THROUGHOUT CONSTRUCTION AS MUCH AS POSSIBLE AND WHERE IMPRACTICAL, PROVIDE A TEMPORARY WATERING SYSTEM TO MAINTAIN THE HEALTH OF EXISTING PLANT MATERIAL.
- I-8 GSD RECOMMENDS INSTALLING WIFI ENABLED IRRIGATION CONTROLLERS THAT MEET WATERSENSE EPA CRITERIA.
- I-9 DESIGN IRRIGATION SYSTEMS FOR MAXIMUM EFFICIENCY; REFER TO IRRIGATION PLAN IF APPLICABLE.
- I-10 INSTALL PIPING, SPRINKLER HEADS AND FITTINGS WITH METHODS CONSISTENT WITH IDAHO CODE, MANUFACTURE RECOMMENDATIONS AND IRRIGATION DESIGN WHERE APPLICABLE.
- I-11 IRRIGATION INSTALLER WILL PROVIDE APPROPRIATELY SIZED SLEEVING UNDER ALL HARDSCAPE ELEMENTS.
- I-12 REMOVE FROM THE SITE ANY DEBRIS LARGER THAN 4" DIAMETER THAT IS UNEARTHED DURING INSTALLATION.
- I-13 IRRIGATION DESIGNER OR INSTALLER WILL PROVIDE "AS BUILT" DRAWINGS - SHOWING ALL COMPONENTS OF THE SYSTEM AT PROJECT COMPLETION SUCH AS GPM OF ZONES, WIRE RUNS, HEADS, VALVES, PIPE SIZES, ETC. - FOR ALL INSTALLATIONS.

MATERIAL PHOTOS



KARL FOERSTER REED GRASS



GRO-LOW SUMAC



BLUE OAT GRASS



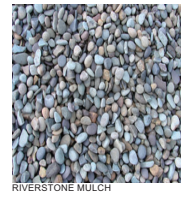
COLUMNAR ARMSTRONG MAPLE



COLUMNAR NORWAY MAPLE



PRINCETON SENTRY GINKGO



RIVERSTONE MULCH

DATE 8.8.2022
REVISED

PROJECT # GSD 391.22

SCALE 1" = 10' 0"

306 & 308 RIVER STREET PARKING LOT
306, 308 S RIVER STREET, HAILEY, IDAHO
LANDSCAPE PLAN

**PRELIMINARY:
ONLY FOR
DESIGN REVIEW**

PAGE 1 OF 1

**garden
space
design**
101 EAST BULLION ST., SUITE 22
HAILEY, IDAHO
308.730.7510
gardenspaceidaho.com

L - 1.0

APPLICATION DESIGN

Parking Lot Hailey ID



Project Number:	<u>G5899</u>
Date:	6/2/2022
Written by:	Shaunak PILLAI
Version :	B



The global leader in solar lighting



Fonroche Lighting America began as SolarOne, a pioneer in solar lighting in the U.S. for more than a decade. Now we are proud to be part of [Fonroche Lighting](#), the global leader in off-grid solar street lighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from the tribal lands of Oklahoma to the West African Republic of Senegal.

We can invest in innovation, pushing efficiency and reliability even higher. We can provide field-tested expertise and responsive service to our customers. And we can take on projects of any size, from local to national. That's why so many [municipalities](#), [military](#) and [federal facilities](#), [tribes](#), [commercial properties](#), and [developers](#) trust us to deliver the full promise of solar lighting.



The **3** key benefits for your project

- OFF-GRID

100% solar, not connected to the utility grid. No outages.

365 nights of light a year – guaranteed.

- POWERFUL

Powerful illumination, on a par with grid-connected systems.

- COST-EFFICIENT

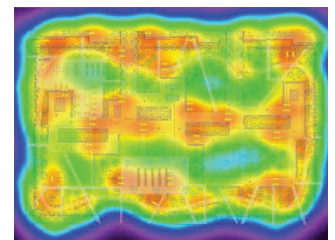
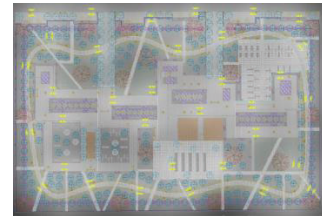
No maintenance for the first 10 years. Rapid installation. No operating costs.

Feasibility of your solar lighting project

To guarantee powerful, cost-effective off-grid lighting, SolarOne operates its own **design office**.

We assess the feasibility of each project in four stages:

1. First, we define your **lighting requirements**.
2. Next, we analyze the last 10 years of **local weather data** to determine how much energy our PV panels will generate.
3. On this basis, we **calculate** what size and how many products we need to install.
4. Finally, our sales team draws up a **cost estimate**.



1 Project = 1 Study



1



10-Year Analysis of local weather data

We use the **PVsyst** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.

2



Simulation of product(s) over a typical year

Our teams have developed a solar sizing software application, which we use to determine which products will best meet your needs. We then simulate how these products operate over a typical year, based on the average conditions for **the last decade**.

3



Sizing the project to your needs

We use a set of key criteria to optimally specify your project:

- Average battery charge level over the year
- Minimum charge level
- Comparative analysis of energy generated by the panel vs. energy used by the system
- Worst-case scenario (lowest irradiation, longest night)

4



Results

Based on our experience, we propose the **optimal solution** in terms of lighting performance and cost effectiveness.

Autonomy of
365
nights of lighting /year

Our technical proposal

SMARTLIGHT SYSTEM CONFIGURATION



Non pro-rated



Project-Specific System Specifications

PHOTOVOLTAIC MODULE

PV panel power rating 270 Wp

PV panel tilt angle 45°



POWER 365: SMART STORAGE AND MANAGEMENT

Battery capacity (Must be NiMH) 936 Wh



LED LIGHT UNIT

Lighting power 40 W nominal

LED light unit specification 3000K - 118 Lm/w



POLE & CROSSPIECE

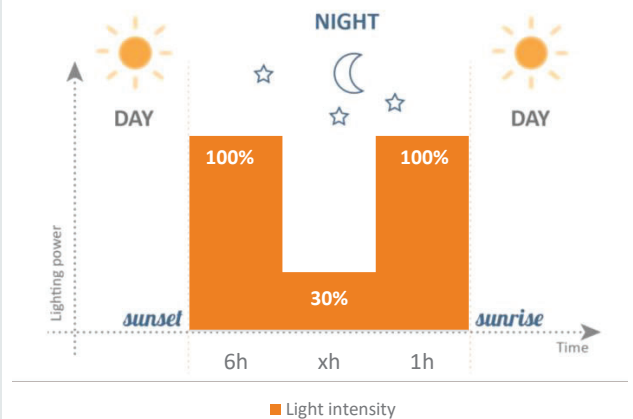
Pole height 14'

Protective treatment Powder Coated

POWER 365
Ultimate Solar Lighting Technology by Fonroche



Chosen lighting profile for your project



PHOTOMETRIC STUDY

**Note: these results are only valid if the Smartlight PV panel is at an azimuth angle of zero degrees and is completely free of shadow.*

***These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.*

Parking Lot



FONROCHE
lighting AMERICA

Lighting Plan

Project Number: G5899

By: Shaunak Pillai
shaunak.pillai@fonroche.us
Date: 6/2/2022

10F Roessler Road
Woburn, MA 01801
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com

Luminaire Schedule

Symbol	Qty	Label	Description	LLF
—□	1	rfs-35w16led3k-g2-5	RFS-35W16LED3K-G2-5	0.816

Luminaire Location Summary

SeqNo	Label	X	Y	Z	Orient	Tilt
1	rfs-35w16led3k-g2-5	103.75	127	18.25	0	0

Parking Lot



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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	0.27	1.18	0.00	N.A.	N.A.

Parking Lot



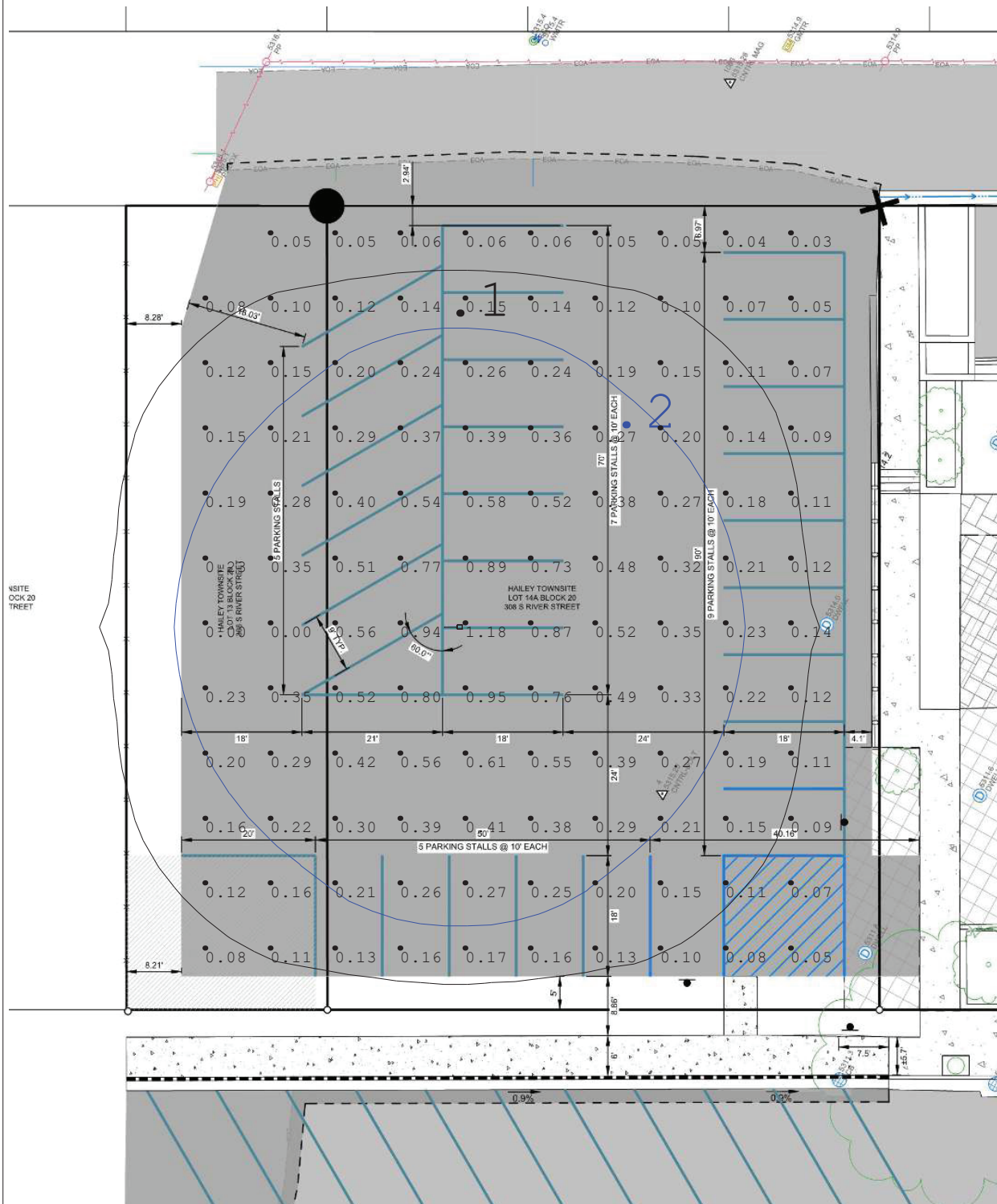
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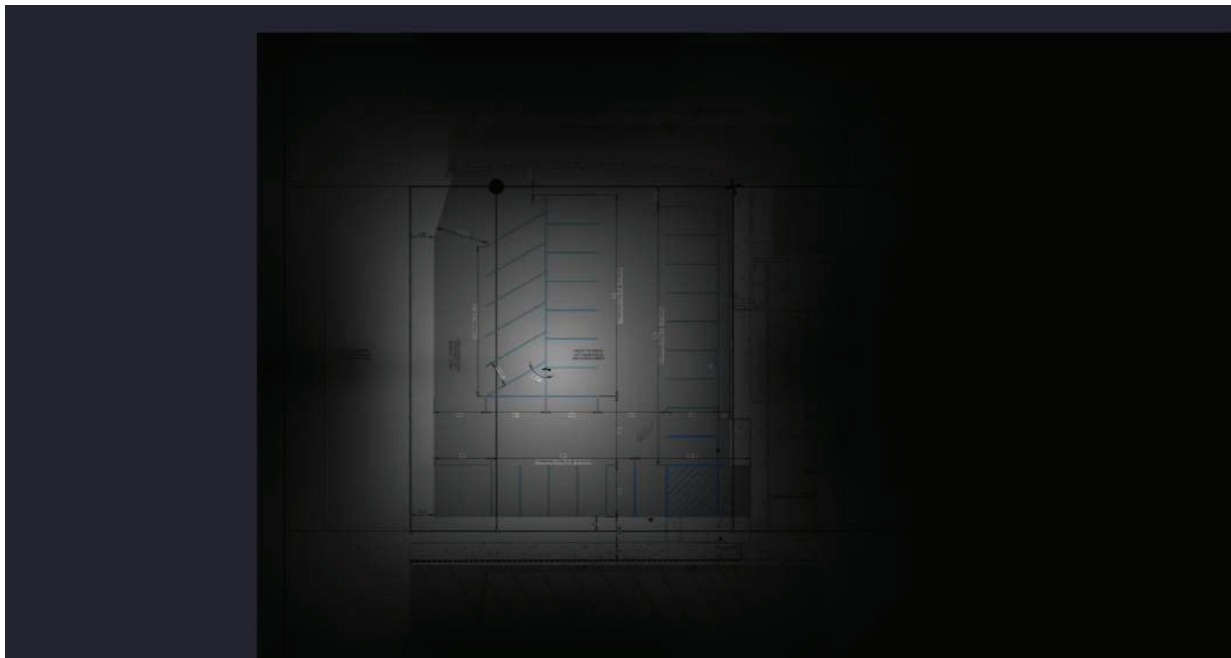
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3D Night Rendering

Parking Lot



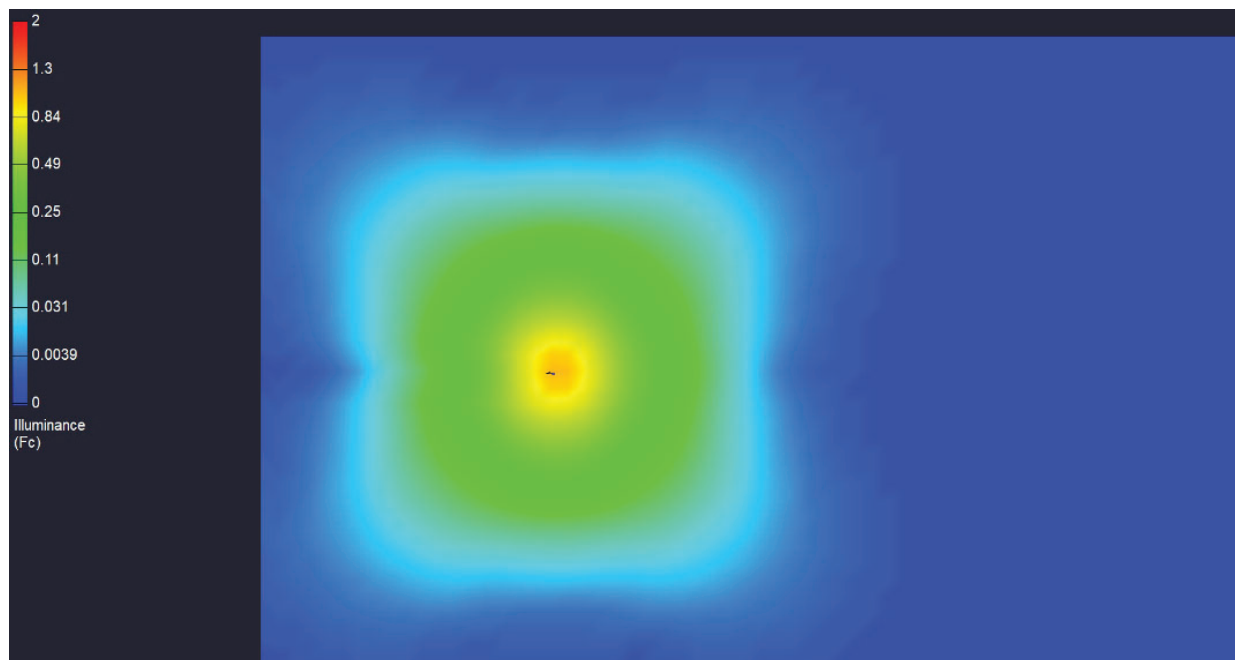
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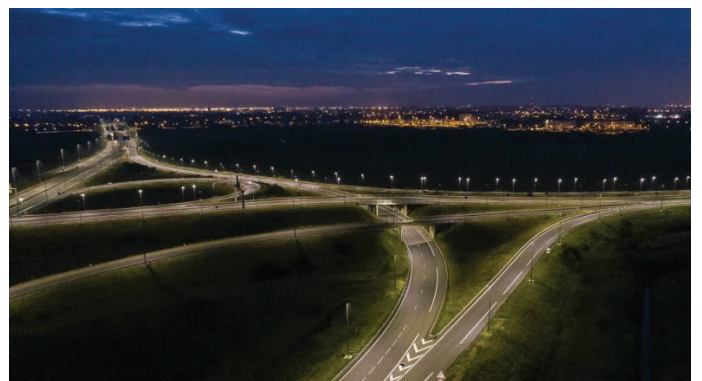
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False Color Rendering

A few examples





Solar lighting

Your commitment to sustainability

Contact us

Anicet Mabonzo

Regional Sales Manager

M: (316) 833-0976

E: a.mabonzo@fonroche.us

FIND OUT MORE AT

www.FonrocheSolarLighting.com

FONROCHE LIGHTING AMERICA | 10F Roessler Road
Woburn, MA 01801 | USA
Telephone : 339-225-4530

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STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of September 6, 2022

To: Hailey Planning and Zoning Commission

From: Paige Nied, Community Development City Planner / Resilience Planner

Overview: Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.05, Official Zoning Map and District Use Matrix, Section 17.05.040, District Use Matrix, to amend maximum height requirements for solar systems and to allow for freestanding solar in all zoning districts, except the Recreational Green Belt (RGB).

Hearing: September 6, 2022

Applicant: City of Hailey

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 17, 2022 and mailed to public agencies on August 17, 2022.

Background: City Planning Staff has identified the modernization of Hailey Municipal Code to meet sustainability standards as a priority for 2022 and moving forward. As such, Staff is proposing to amend Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040, District Use Matrix to amend the Alternative Energy Systems category, which would increase the maximum height requirement to allow for roof-top solar. This maximum height requirement would extend up to five (5) feet above the roof surface. The amendment would also allow ground-mounted solar panels in all zoning districts, except the Recreational Green Belt (RGB).

In March of 2022, the City of Hailey was recognized as a silver-level solar community by SolSmart. During the application process, SolSmart completed a Zoning Review which evaluated the Hailey Municipal Code and provided feedback on barriers to solar development that were identified. The barriers found included freestanding (ground-mounted) solar, which is currently listed as a conditional use in all zoning districts and maximum height requirements apply.

SolSmart identified ground-mounted solar panels as a conditional use in all zoning districts to be a barrier to solar development because not all properties are suitable for roof-mounted solar. SolSmart best practices recommend allowing accessory use ground-mounted solar in all zoning districts.

SolSmart also identified building height requirements as a barrier for solar development because the Hailey Municipal Code currently stipulates that roof-mounted solar are subject to the building height for the applicable district. Yet, most buildings are built to the maximum height allowance of its zoning district, which limit a buildings' ability to install solar since solar panels are most efficient when installed at an angle equal to a locational latitude. SolSmart best practices recommends exempting solar systems from height restrictions. However, both Blaine County and Ketchum allow an extension of five (5) feet above the maximum building height for roof-mounted solar. City Staff recommends taking a similar approach to provide consistency among jurisdictions in the Wood River Valley.

In the past, Federal Aviation Administration (FAA) policy required the Friedman Memorial Airport Staff to analyze the impact of solar glare in the vicinity of the airport to either the Air Traffic Control Tower cab or an aircraft on approach to either runway end. The FAA has since updated their policy, which reduced the scope of solar glare analysis to only include on-airport projects that impact the Air Traffic Control Tower cab and no longer requires the evaluation of off-airport solar. However, the City of Hailey is unique in the sense that the Friedman Memorial Airport is surrounded by residential developments and some developments that are technically off-airport are still in very close proximity and could potentially impact the airport. With that being said, Staff recommends that new roof-mounted solar installations located within the proposed Airport Influence Area be subject to review and/or consultation with the Airport Director. Based on the review, if there is a questionable site or concerns, the City will require the Applicant to submit a 7460-1 form to the FAA for further review and approval.

The following text amendment to Title 17: Zoning Regulations, Chapter 17.05 Official Zoning Map and District Use Matrix, Section 17.05.040 District Use Matrix could read as follows

Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Accessory uses:														
Alternative energy systems	Freestanding solar panels, subject to the maximum building height for the applicable district	N	C	C	C	C	C	C	C	C	C	C	C	C
	Roof mounted and freestanding small scale wind energy system	N	N	N	N	N	N	N	C	C	N	C	C	C
	Roof mounted solar panels, <u>subject to five feet (5') above the maximum building height for the applicable district</u> ²⁵	N	C A	C A	C A	C A	C A	C A	C A	C A	C A	C A	C A	C A

²⁵ Subject to review and/or consultation with the Airport Director for new roof-mounted solar located within the proposed Airport Influence Area.

Standards of Review:

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

1. The proposed amendment is in accordance with the comprehensive plan;
2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

- 3. The proposed uses are compatible with the surrounding area; and**
- 4. The proposed amendment will promote the public health, safety and general welfare.**

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

The amendment is in accordance with the Comprehensive Plan and the following goals from the Comprehensive Plan are relevant to this text change:

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

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

Solar energy is a clean and renewable resource that improves air quality and reduces greenhouse gas emissions in the community. Removing the barriers of height requirements and conditional uses for solar energy development will result in further expansion of solar development and further the City's Clean Energy Goals of 2035.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

The proposed amendments will not create excessive additional requirements at public cost for services, however, will create a change in allowed uses for freestanding solar in all zoning districts except the Recreation Green Belt (RGB). The amendments are intended to implement SolSmart best practices and encourage the expansion of solar development in the community.

3. The proposed uses are compatible with the surrounding area; and

The proposed text amendments will not impact compatibility.

4. The proposed amendment will promote the public health, safety and general welfare.

The proposed amendments are consistent with the Hailey Comprehensive Plan and will change allowed uses for freestanding solar in all zoning districts except the Recreational Green Belt (RGB).

Motion Language:

Renote and further refinements: I move to direct staff to re-notice this item with further amendments included as follows: ____ (insert as per discussion).

Approval: I move to recommend approval to the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05, Official Zoning Map and District Use Matrix, Section 17.05.040, District Use Matrix, to amend maximum height requirements for solar systems and to allow freestanding solar in all zoning districts, except the Recreational Green Belt (RGB), finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to deny recommendation for approval to the Hailey City Council an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05, Official Zoning Map and District Use Matrix, Section 17.05.040, District Use Matrix, to amend maximum height requirements for solar systems and to allow freestanding solar in all zoning districts, except the Recreational Green Belt (RGB), 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 _____ [the Commission should specify a date].

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