

Agenda
Hailey Planning and Zoning Commission
Monday, May 4, 2026
5:30 p.m.

Hailey Planning and Zoning Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

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Phone Conference ID: 602 369 677#

Call to Order - Hailey Planning and Zoning Commission

- Public Comment for items not on the Agenda.

Consent Agenda - ACTION ITEM

- **CA 1:** Motion to approve the Findings of Fact for a Design Review Application, submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **CA 2:** Motion to approve the Findings of Fact for a Preliminary Plat Application by Guerra-Ori, LLC, wherein Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard) is subdivided into three (3) townhouse sublots, each subplot ranging from 6,798 to 8,278 square feet in size and located within the General Residential (GR) Zoning District. This project is known as Shapi Shay Subdivision. **ACTION ITEM**
- **CA 3:** Motion to approve the Findings of Fact for a Design Review Application submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, for the development of three (3) detached townhouses, each approximately 3,192 square feet in size. Each proposed townhouse is two (2) stories in height and includes a two (2) car garage, three (3) bedrooms, and two (2) bathrooms. The Applicant is also proposing a 683 square-foot Accessory Dwelling Unit (ADU) located on the second floor of each dwelling unit to include one (1) bedroom and one (1) bathroom. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District. **ACTION ITEM**

Public Hearing:

- **PH 1:** Consideration of a Conditional Use Permit Application by Mark Gardoski with Marky's Super Tow for the approval of an Impound Yard for vehicles towed by the Hailey Police Department, located at 4181 Glenbrook Drive (Lot 27, Block 42, Woodside Subdivision #10), in the Light Industrial (LI) Zoning District. **ACTION ITEM**
- **PH 2:** Continuation of a Design Review Application submitted by Ben and Susan Worst, and represented by Thomas Howland of Howland Architecture, for the construction of a new 945 square foot Accessory Dwelling Unit located above a new, detached 1,148 square foot garage; an addition to the existing 1,688 square foot single-family residence located at 516 South River Street (Lot 16A, Block 8, Hailey Townsite) within the General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **PH 3:** Continuation of a City-Initiated Text Amendment to Title 5: Business Licenses and Regulations, to add a new chapter, Chapter 5.38: Mobile Vending, which would establish definitions for and regulations around food truck and mobile vending within the City of Hailey. A Draft Ordinance will be presented and no motions, at this time, will be made. **ACTION ITEM**

Administrative Review: NO ACTION ITEM

- **AR 1:** Review of the Findings of Fact for an Accessory Dwelling Unit (ADU) Application by Richard Armas for the construction of a 651 square foot ADU attached to the existing single-family residence. This project is located at 920 N. 1st Avenue (Lot 17, Block 30, Northridge IX Subdivision), within the Limited Residential (LR-1) Zoning District.
- **AR 2:** Review of the Design Review Exemption for exterior façade modifications to First Lite/Meateater located at 106 S. Main Street (Lot 13A, Block 33, Hailey Amended Plat) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts.

Staff Reports and Discussion

- Monday, May 18, 2026:
 - o TA: Title 15, Historic Structure

Adjourn by 8:00 PM - ACTION ITEM

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 20, 2026, the Hailey Planning and Zoning Commission considered and approved a Design Review Application, submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2026, and mailed to property owners and public agencies on April 1, 2026.

Background and Project Overview: The Applicant proposed to construct a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

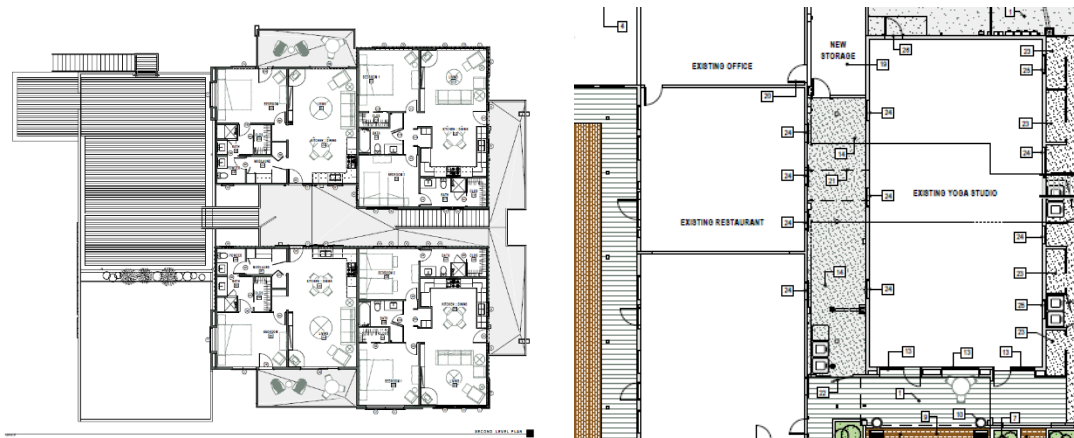
More specifically, the proposed site plan entails a two-story building with an existing commercial first floor and residential units proposed for the second floor. The mixed-use project, located at 400 N. Main Street, further proposes the following:

Commercial Use:

- 3,985 square feet of existing commercial space

Residential Use:

- 3,436 square feet of residential space; four (4) units in total
 - Unit One: 954 sq. ft.: two (2) bedrooms, two (2) bathrooms
 - Unit Two: 954 sq. ft.: two (2) bedrooms, two (2) bathrooms
 - Unit Three: 750 sq. ft.: one (1) bedroom, one (1) bathroom
 - Unit Four: 778 sq. ft.: one (1) bedroom, one (1) bathroom
- All units have a washer & dryer, kitchen, storage, and outdoor deck



Access: Site access is located off the existing public streets, Main Street and Silver Street.

Business (B) District: The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses. (Ord. 1191, 2015)

Townsite Overlay (TO) District: The purpose of the townsite overlay district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)

Downtown Residential Overlay (DRO) District: The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey. (Ord. 1238, 2018)

The proposed mixed-use development project aligns with the purpose and intent of the Zoning Districts, as use characteristics support commercial space, while thoughtfully integrating a housing component as a subordinate use.

The Planning and Zoning Commission continued the hearing from March 16, 2026, to April 20, 2026, and recommended that the Applicant amend and/or clarify the following:

- A civil plan showing details around drainage, site grading, utilities, and ROW improvements.
- Exterior lighting temperature reduction (no greater than 3,000 kelvin)
- Accessibility route from onsite parking across the site and to the commercial entrance
- Information on increased insulation for new addition
- Onsite bike storage
- Fencing and landscaping along shared northern property line. The property owner to the North has some concerns about the existing fence's condition as well as the landscaping to the north.

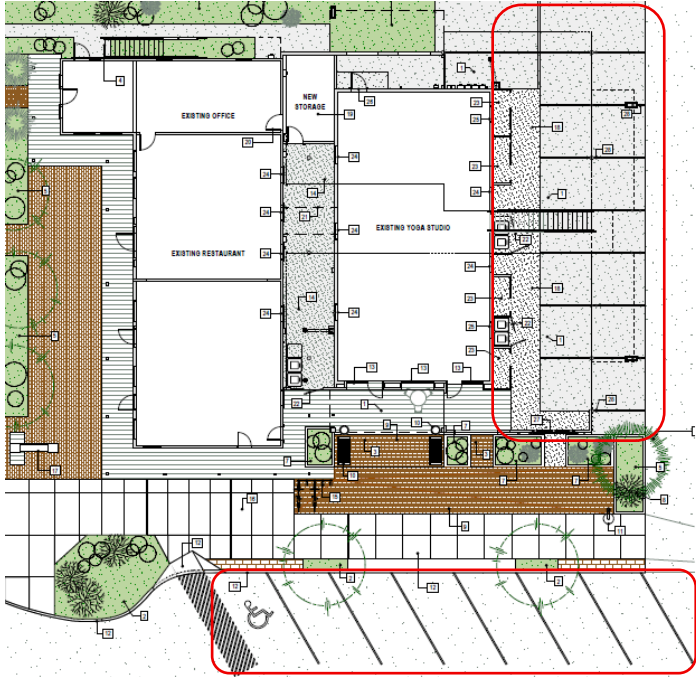
The Applicant submitted amended plans which addressed the Commission's concerns, and any further discussion has been noted herein


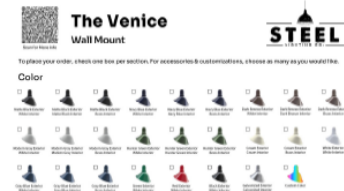
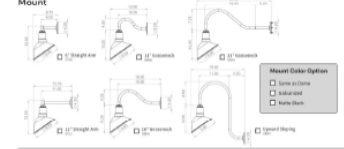
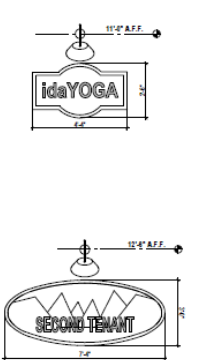
Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent

a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

On April 20, 2026, the Commission unanimously approved the Design Review Application, submitted by East Oakland International, LLC, and represented by Sage Sauerbrey, owner of Bigwood Tiny Homes, for the construction of a 3,436 square foot residential addition to an existing commercial building located at 400 N. Main Street (Lot 18-20, Block 57, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

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: <i>The City Engineer has recommended that the following be resolved and/or incorporated at the time of Building Permit submittal:</i></p> <p><i>Detailed plans for curb cuts, stop/start locations, will be required prior to issuance of a Building Permit. Specific details required to be included are:</i></p> <ol style="list-style-type: none"> 1. <i>No ADA cut into bulb area, alley access preferred</i> 2. <i>Silva cells preferred for street trees rather than “structural soil” (which code allows)</i> 3. <i>Paver strip shall be integrated between Silver Street trees also</i> 4. <i>Irrigation and Electrical Plans shall be submitted for Silver Street landscaping and trees.</i> 5. <i>Civil engineering plans (grades, drainage, curb cuts, materials, etc.) shall be submitted and reviewed by the City Engineer prior to issuance of a Building Permit.</i>
				Life/Safety: <i>No comments</i>
				<p>Water and Sewer:</p> <p>Water: <i>The civil plans shall show the meter vault in relation to the addition. Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required</i></p> <p>Wastewater: <i>Service size needs to be verified with Engineer. A grease trap shall be required for pretreatment in case the use of the other units’ changes.</i></p>
				Building: <i>No comments</i>
				<p>Streets, Landscaping, Other: <i>The Streets Division recommends that the following be resolved and/or incorporated within the final design, prior to issuance of a Building Permit (any additional information that has been added is in bold-italicized text):</i></p> <ul style="list-style-type: none"> - <i>Hailey Tree Committee will review the proposal to remove the two trees along the western property.</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.

			<p>Staff Comments</p> <p>The Applicant is proposing to keep the existing signage along HWY 75 (Multi-Unit sign). The Applicant intends to add new signage for the yoga studio and the second tenant in front of those units. A Sign Permit Application shall be submitted and approved prior to signage installation.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.040 On-site Parking Req.</p> <p>See Section 17.09.040 for applicable code.</p> <p>Staff Comments</p> <p>The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development.</p>  <p>Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.09.040.06: 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>N/A. Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08C.040 Outdoor Lighting Standards</p> <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"> Overlighting;

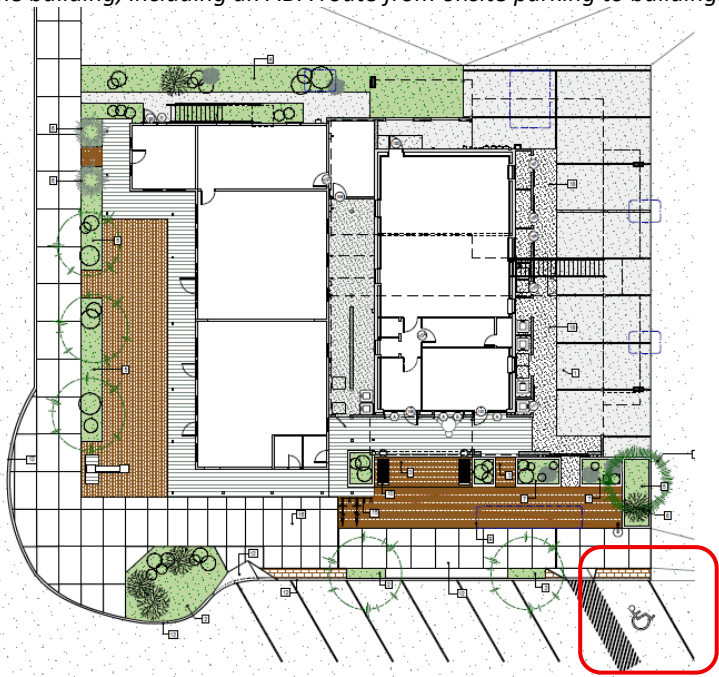
				<p>2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow.</p> <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing 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>
			<p><i>Staff Comments</i></p>	<p><i>The Applicant is proposing a black industrial-style ceiling mounted light fixture to replace the existing light in front of the yoga studio. There are two (2) lights proposed for the unit's signage for Idayoga, and the second tenant unit, which will be approved through their sign permit; All exterior fixtures shall be dark sky complaint with lamping color temperature <3000k.</i></p>     <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>Zoning District: Business (B) Zoning District. Maximum Height: 35' within the Business District</p>

				Required Setbacks: <ul style="list-style-type: none"> • Front Yard: 0 • Side Yards: 0 • Rear Yard: 0 • Lot Coverage: N/A
			<i>Staff Comments</i>	Zoning District(s): Business (B) Zoning District Proposed Height: 27' Proposed Setbacks: - Front: 0 feet - Rear: 0 feet - Sides: 0 feet - Lot coverage: N/A The proposed project complies with the height, lot coverage, and setback requirements of the Hailey Municipal Code. Findings: Compliance. This standard has been met.
<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.
			<i>Staff Comments</i>	The Applicant is proposing to improve the ROW around the property with new sidewalks, curb and gutter, and bulbouts per City Standards. The Applicant shall receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. These items have been made Conditions of Approval. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	This standard has or will be met. Findings: Compliance. This standard has been met.

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

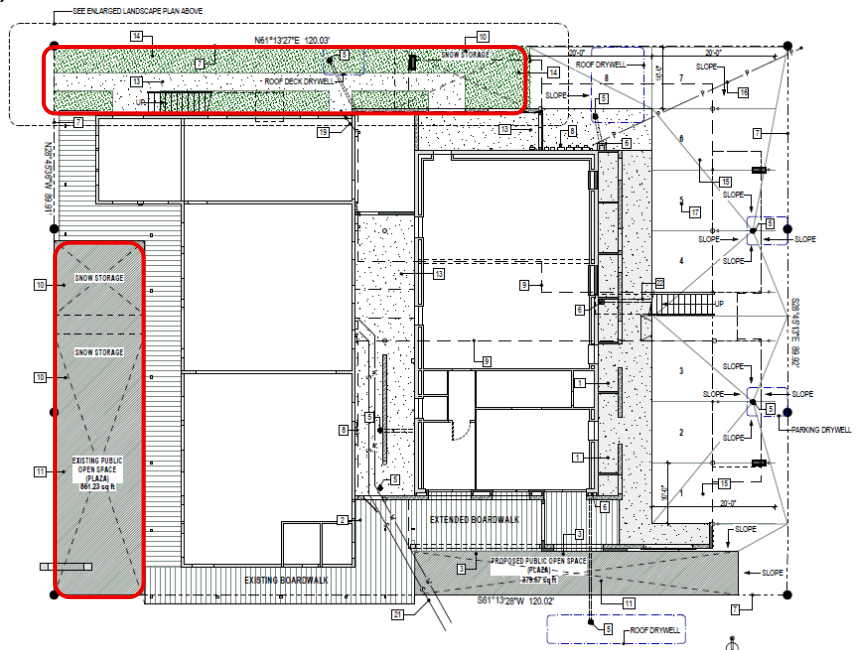
1. Site Planning: 17.06.080(A)1, items (a) thru (n)

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	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.
			<i>Staff Comments</i>	The building exists, and the proposed improvements will align with the existing orientation. A portion of the commercial space is oriented east-west while the other portion is oriented north-south. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees

				<p>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></p> <p>The site contains two (2) existing trees along the western side of the parcel that the Applicant is proposing to remove, as recommended by City Staff. The Applicant shall receive approval from the Hailey Tree Committee before issuance of a Building Permit, which has been made a Condition of Approval.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1c</p>	<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></p> <p>Access to the site exists off E. Silver and Main Street. Safe pedestrian access is provided through the existing driveway and an existing boardwalk, which leads around the building, including an ADA route from onsite parking to building.</p>	
				<p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1d</p>	<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></p> <p>The Applicant is proposing rollout trash bins for both the commercial and the residential component of the development that will be screened from view by a fence and gate. The collection bins will be brought out during waste collection. No dumpster is proposed at this time.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1e</p>	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			<p><i>Staff Comments</i></p> <p>The existing alley will be utilized for building services.</p> <p><i>Findings: Compliance. This standard has been met.</i></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. No vending machine is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></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 style="margin-left: 20px;">i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p style="margin-left: 20px;">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> The onsite parking will be accessed via the public street located off E. Silver Street and the alleyway. The new configuration for onsite parking is located off the alley and along the eastern side of the existing structure, which will be utilized for both commercial and residential parking. <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.02	<p>Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite loading areas:</p> <p style="margin-left: 20px;">a. Requirements: One loading space shall be provided for any single retail, wholesale, or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 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 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'.</p> <p><i>Staff Comments</i> N/A, as no loading space is required. <i>Findings: Compliance. This standard is either not applicable or 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> <p><i>Staff Comments</i> The site is serviced by one (1) public street and an alley: E. Silver Street and the existing alley. The onsite parking area can be accessed via the existing alley, which connects to E. Silver Street. <i>Findings: Compliance. 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> <p><i>Staff Comments</i> The proposed snow storage area is located along the eastern side of the building within the existing open space (plaza), as well as adjacent to the northern property line. The improved hardscape for the project is 831 square feet which requires 208 square feet of snow storage. Onsite snow storage areas are proposed in the amount of 227 square feet. New heated drain lines from the proposed apartment roofs will be designed to gather both snow and stormwater on the roofs of the new apartments as well as the roof top deck of the commercial space to be piped from the drains to a designated drywell. The new roof top gathering</p>

and piping allows for the stormwater to be evenly distributed among the existing drywells. This standard has been met.





Findings: Compliance. This standard has been met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	Please refer to Section 17.06.080(A)1i for further information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	Please refer to Section 17.06.080(A)1i for further information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	Please refer to Section 17.06.080(A)1i for further information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	Please refer to Section 17.06.080(A)1i for further information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	There are planter boxes within the proposed snow storage areas, which will not be affected due to their height from the ground.
				Findings: Compliance. This standard has been met.

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	The building exists and the proposed addition is complementary to the existing building, as well as other commercial or mixed-use buildings in downtown Hailey. The articulation of the rooflines, and various sized windows further enhance the existing structure.

				 <p>PLAZA VIEW FROM THE SOUTH EAST</p>
				<p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.080(A)2b</p> <p>b. Standardized corporate building designs are prohibited.</p> <p><i>Staff Comments</i> N/A, as the proposed building design is not a standardized corporate building design.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2c</p> <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 Applicant has integrated the building's addition to the surrounding site and greater area. Various windows and balconies emphasize human scale and are pedestrian oriented to encourage human activity. The exterior balcony space, outdoor patio space, and mixture of assorted new and existing landscaping encourage human activity and interaction.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2d</p> <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> <p><i>Staff Comments</i> The mixed-use building's addition is proposed to match the elements of the existing building, included are a mixture of exterior siding materials from the likes of stucco, stucco wainscot, refinished steel siding, newly painted trim, new aluminum clad windows, the existing wood siding will remain.</p>	 <p>TREET LEVEL PLAZA DETAIL VIEW FROM THE EAST</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)2e</p> <p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p>	
				<p><i>Findings: Compliance. This standard has been met.</i></p>

			Staff Comments	<i>The proposed addition is designed to match the existing building using similar materials and color pallets. The siding supplier can match the species, profile and saw texture of the proposed new siding to match the existing siding. The supplier has extensive color selection and custom capabilities. The Applicant is confident that the change in siding will not be distracting or feel incompatible with the existing. However, there will be slight difference with the exterior siding. The difference will be mitigated by changing materials at natural places where there is a change of wall plane with different lighting, etc. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.
			Staff Comments	<i>A variety of materials will be used on the exterior to match the existing building, as described in Section 17.06.080(A)2d above. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	<i>Building colors are broken on various elements by incorporating wood accents to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			Staff Comments	<i>This is a flat-roofed building that is proposed to be two (2) stories in height. As such, the Applicant is proposing to incorporate balconies, decorative parapets, and other architectural features that further enhance the building. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: <ol 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.
			Staff Comments	<i>The building incorporates the following techniques that minimize its energy consumption:</i> <ul style="list-style-type: none"> - All windows will be double glazed - All windows will be low emissivity glass - Electric for the residential units

				<ul style="list-style-type: none"> - Exterior insulation is proposed above code for insulation requirements with the proposed use of ROCKWOOL Comfortboard, 110 a rigid, high-density, noncombustible stone wool insulation board designed for use as an exterior continuous insulation in commercial applications. EPS acts as an insulating blanket (continuous insulation) on the outside of the building, where it is most effective, adding an additional R3.85 per inch to your wall assembly. Heating or cooling costs are demonstrably lower using Outsulation in lieu of other exterior materials. Spec sheet is attached to provide more information. - EV charging will be provided for two (2) parking spaces. <p><i>Findings: Compliance. 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> <p><i>Staff Comments</i> All drainage from the flat roof will drain to a designated drywell. <i>Findings: Compliance. 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> <p><i>Staff Comments</i> The proposed design incorporates new heated drain lines from the proposed apartment roofs will be designed to gather both snow and stormwater on the roofs of the new apartments as well as the roof top deck of the commercial space to be piped from the drains to a designated drywell. The new roof top gathering and piping allows for the stormwater to be evenly distributed among the existing drywells. This standard has been met. <i>Findings: Compliance. 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> <p><i>Staff Comments</i> NA, as no drive-through canopies are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2m	<p>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.</p> <p><i>Staff Comments</i> No master sign plan was submitted with the Design Review; however, one will be required prior to the issuance of a Building Permit which has been made a Condition of Approval. <i>Findings: Compliance. This standard has been met.</i></p>

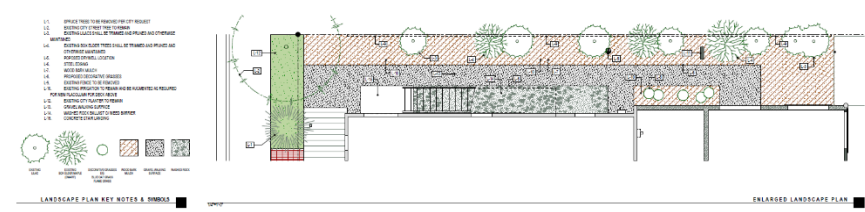
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

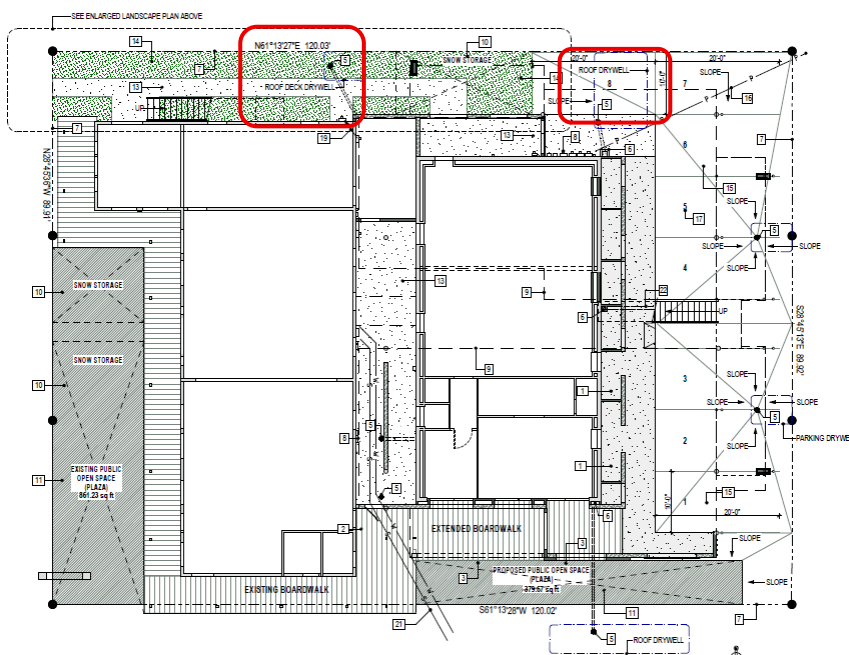
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p> <p><i>Staff Comments</i> N/A. No Accessory Structure is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	<p>b. Accessory structures shall be located at the rear of the property.</p> <p><i>Staff Comments</i> N/A. No Accessory Structure is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	<p>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p>

			<i>Staff Comments</i>	<i>NA. No new fence is proposed at this time. Findings: Compliance. This standard is either not applicable or 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. No new fence is proposed at this time. The Applicant is proposing to remove the existing fence along the northern property line. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A. No roof-mounted mechanical equipment is proposed with this project. Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view. This has been made a Condition of Approval. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. No alternative energy sources are proposed with this project. Findings: Compliance. This standard is either not applicable or 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>All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground
			<i>Staff Comments</i>	<i>All service lines shall be installed underground. City Staff requests that, if applicable, transformer locations be shown on the Building Permit drawings. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>N/A, as no additional appurtenances are proposed. Findings: Compliance. This standard is either not applicable or 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>The Applicant is proposing to retain most of the existing landscaping on the site, with the addition of planter boxes to match the existing ones onsite. Findings: Compliance. 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>Plant materials will be appropriate for the Zone 4 environment.</i>

				<i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	<p>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.</p>
			<i>Staff Comments</i>	<i>There are existing irrigation features that minimize water use within the landscaped area that will be augmented as required.</i>
				<i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p>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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</p>
			<i>Staff Comments</i>	<p><i>The Applicant is proposing to retain most of the existing landscaping on the site with the addition of new planters to match the existing ones. Landscaping includes:</i></p> <p><i>Existing to be maintained:</i></p> <ul style="list-style-type: none"> - Lilacs shall be trimmed/ pruned - Box Elder trees shall be trimmed/ pruned - Street tree to remain - City planter to remain <p><i>Additional proposed landscaping to include:</i></p> <ul style="list-style-type: none"> - Wood bark mulch in planted areas - Decorative grasses Blue Oat Grass and Flame Grass - Gravel walking surface - Existing fence to the north to be removed
				 <p style="font-size: small;">LANDSCAPE PLAN KEY NOTES & SYMBOLS</p> <p style="text-align: right; font-size: small;">ENLARGED LANDSCAPE PLAN</p>
				<i>Findings: Compliance. This standard has been met.</i>
<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>
			<i>Staff Comments</i>	<i>N/A, as this parcel is located within the Business (B) Zoning District.</i>
				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<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>

			Staff Comments	<i>Proposed landscaping varies with a combination of existing trees, planter boxes, and existing shrubs, and the addition of decorative grasses to soften the site, as well as to create visual interest. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			Staff Comments	<i>New heated drain lines from the proposed apartment roofs as well as the commercial space are designed to gather both snow and stormwater to be piped from the drains to a designated drywell.</i>
				 <p>The diagram is a detailed site plan showing building footprints, boardwalks, and landscaping. Key features include: <ul style="list-style-type: none"> Two red boxes highlighting 'ROOF DECK DRYWELL' locations on the upper portion of the site. Another red box highlighting a 'ROOF DRYWELL' location on the right side. Two 'SNOW STORAGE' areas on the left side. 'EXISTING BOARDWALK' and 'EXTENDED BOARDWALK' along the bottom and left edges. 'EXISTING PUBLIC OPEN SPACE PLAZA' and 'PROPOSED PUBLIC OPEN SPACE PLAZA' at the bottom. 'PARKING DRYWELL' on the right side. Various slope indicators and dimensions (e.g., N61°13'27"E 120.03', S61°19'28"W 120.02'). </p>
				<i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	<i>The Applicant shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	<i>N/A, no retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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.
			Staff Comments	<i>NA, no retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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>NA, no retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>

5. Building Design

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"/>	17.06.080(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.
			<i>Staff Comments</i>	<i>The proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade. Findings: Compliance. 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.
			<i>Staff Comments</i>	<i>The building achieves human scale by a prominent entrance, open space areas, site circulation connections and various exterior materials. The landscaping also maximizes human scale and enhances the "sense of place". The various trees, shrubs, and landscape features provide screening for both residents and neighbors. The open space and exterior amenities encourage human activity and further enhance pedestrian interaction. Findings: Compliance. This standard has been met.</i>

Downtown Residential Overlay District

1. Use and Bulk Requirements

<input checked="" type="checkbox"/>	<input type="checkbox"/>		17.04R.040	Use and bulk requirements shall be those of the underlying zoning district, except where specifically amended herein. a. Residential Percentage: There shall be no maximum residential percentage on the ground level.
			<i>Staff Comments</i>	<i>This standard has been met. Findings: Compliance. This standard has been met.</i>


2. Multi-Family and Mixed-Use Density

Compliant			Standards and Staff Comments	
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Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>																										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04R.060	<p>a. Maximum Residential Units Per Acre: Residential units per acre provisions of the underlying district shall not apply; rather density shall be limited by required open space, parking, landscaping and standards of review from chapter 17.06, "Design Review", of this title. The commission shall have the discretion to modify building design based on the standards in chapter 17.06 of this title.</p> <p>b. Dwelling Unit Average Size Requirement: The average dwelling unit size shall be not less than six hundred (600) net square feet per building. (Ord. 1238, 2018)</p>																										
			<i>Staff Comments</i>	<p><i>The proposed project consists of residential units that vary in size to best meet the needs of its tenants. The Applicant is proposing four (4) units ranging from 750 square feet to 954 square feet in size. As shown in the image below, the average dwelling unit size meets this standard above, or the average dwelling unit size is not less than 600 net square feet per building.</i></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3">GROSS FLOOR AREA</th> </tr> </thead> <tbody> <tr> <td rowspan="4" style="writing-mode: vertical-rl; transform: rotate(180deg);">EXISTING GROUND LEVEL</td> <td>OFFICE</td> <td style="text-align: right;">509 SF</td> </tr> <tr> <td>YOGA STUDIO</td> <td style="text-align: right;">1,587 SF</td> </tr> <tr> <td>RESTAURANT</td> <td style="text-align: right;">1,589 SF</td> </tr> <tr> <td>TOTAL GROUND FLOOR AREA</td> <td style="text-align: right;">3,685 SF</td> </tr> <tr> <td rowspan="5" style="writing-mode: vertical-rl; transform: rotate(180deg);">PROPOSED NEW SECOND LEVEL</td> <td>UNIT 1</td> <td style="text-align: right;">954 SF</td> </tr> <tr> <td>UNIT 2</td> <td style="text-align: right;">954 SF</td> </tr> <tr> <td>UNIT 3</td> <td style="text-align: right;">750 SF</td> </tr> <tr> <td>UNIT 4</td> <td style="text-align: right;">778 SF</td> </tr> <tr> <td>TOTAL RESIDENTIAL AREA</td> <td style="text-align: right;">3,436 SF</td> </tr> <tr> <td colspan="2">TOTAL ENCLOSED AREA</td> <td style="text-align: right;">7,421 SF</td> </tr> </tbody> </table> <p><i>Findings: Compliance. This standard has been met.</i></p>	GROSS FLOOR AREA			EXISTING GROUND LEVEL	OFFICE	509 SF	YOGA STUDIO	1,587 SF	RESTAURANT	1,589 SF	TOTAL GROUND FLOOR AREA	3,685 SF	PROPOSED NEW SECOND LEVEL	UNIT 1	954 SF	UNIT 2	954 SF	UNIT 3	750 SF	UNIT 4	778 SF	TOTAL RESIDENTIAL AREA	3,436 SF	TOTAL ENCLOSED AREA		7,421 SF
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3. Parking Spaces, Screening and Storage Requirements																														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04R.060	<p>A. Onsite Parking Spaces Requirements for Multiple Family Dwellings and Dwellings withing a Mixed-Use Building.</p> <ol style="list-style-type: none"> 1. A minimum of one space per residential dwelling unit, where up to twenty-five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such. 2. At least one guest parking space for every six (6) dwelling units. <p>Unimproved City rights-of-way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.</p>																										
			<i>Staff Comments</i>	<p><i>The proposed project is located in the Business Zoning District. The Hailey Municipal Code requires a minimum of one (1) parking space per 1,000 square feet of commercial use. The project is approximately 7,421 square feet in size, with 3,985 square feet being commercial space. The Hailey Municipal Code requires one (1) parking space per residential unit under 1,000 square feet. This requires the project to provide a total of seven (7) onsite parking spaces; three (3) commercial spaces and four (4) residential spaces to fulfill this standard. The Applicant has provided eight (8) onsite parking spaces for the commercial and residential component of the development. This standard has been met.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>																										

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.060	<p>B. Usable Open Space, Screening and Landscaping</p> <p>1. Useable open space of not less than ten percent (10%) of the total lot area shall be included in the project design. Useable open space shall not include private decks, patios or rooftop gardens.</p> <p>2. A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings; and</p> <p>3. Minimum distance setbacks in section 17.09.020.11 of this title shall not apply.</p>
			<i>Staff Comments</i>	<p>The lot size is 10,789 square feet, 10% of open space is required which would equate to 1,079 square feet of open space. The existing restaurant/ main street plan includes 861 square feet along Main Street. The proposed addition includes an additional 379 square feet of open space including the rooftop deck for a total of 1,240 square feet of open space for the mixed-use project.</p> <p>Findings: Compliance. This standard has been met.</p>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.060	<p>c. Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two feet (22'), as determined through the design review process.</p>
			<i>Staff Comments</i>	<p>N/A.</p> <p>Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>d. Storage All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis and other similar items. Size, location and design of the storage areas shall be determined through the design review process.</p>
			<i>Staff Comments</i>	<p>The Applicant is proposing storage units within each residential unit as well as an additional shared interior storage unit for the commercial units.</p> <p>At the March 16, 2026, public meeting, the Commission requested the addition of onsite bike storage for utilization by the public and/or tenants. Currently, Wylde Beet – the existing commercial business located within the structure, has parking for six (6) bicycles. Staff and the Commission agreed that that the total number of bike spaces onsite was sufficient.</p> <p>Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.07	<p>All multi-family residential, 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.</p>
			<i>Staff Comments</i>	<p>25% of the required number of bicycle spaces is two (2) spaces. The Applicant is proposing to provide five (5) spaces total.</p> <p>Findings: Compliance. This standard has been met.</p>
Additional Design Review Requirements for Nonresidential and Mixed-Use Buildings located within the B, LB or TN Districts (B)				
1. Site Planning: 17.06.080 (B) 1, 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(B)1a	<p>a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.</p>

			Staff Comments	<i>The proposed building complements the surrounding area and adjacent uses. The proposed mixed-use is within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning districts.</i> <i>Integration of the addition to the surrounding site is an imperative facet of the project with a variety of outdoor spaces and connectivity throughout the site.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	b. Wider sidewalks are encouraged to provide additional amenities, such as seating areas and bicycle racks.
			Staff Comments	<i>There are existing sidewalks onsite; however, the Applicant proposed to expand those improvements to reflect the typical sections for side streets within Hailey's Municipal Code. Final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit. This has been made a Condition of Approval.</i> <i>Findings: Compliance. This standard has been met.</i>
2. Building Design: 17.06.080 (B) 2, items (a) thru (g)				
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	c. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit
			Staff Comments	<i>The proposed building design exists, and the design of the residential addition will retain and carry forward similar design features of the existing façade.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2b	d. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in rooflines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.
			Staff Comments	<i>The building achieves human scale by prominent entrances, site circulation connections, and outdoor patio space. The landscaping also maximizes human scale with the various existing trees, planter boxes, shrubs, and turf provide screening for the adjoining properties and uses.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures and colors on building facades. Human scale can also be achieved by incorporating structural elements, such as colonnades and covered walkways, overhangs, canopies, entries and landscaping. Particular attention should be paid to creating interest at the street level.
			Staff Comments	<i>The addition/improvements provide a flat roof to utilize the proposed rooftop deck. The various sized windows, parapets, balconies, and covered walkways offer structural elements that enhance the pedestrian experience through active store fronts, varied textures and engaging human-scaled elements.</i> <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080 (B)2d	Buildings that exceed thirty feet (30') in height, the entire roof surface shall not project to the highest point of the roof. The commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof and other architectural elements.

			Staff Comments	<i>The max height at record grade is 27', this standard doesn't apply. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080 (B)2e	Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			Staff Comments	<i>The proposed use provides a large outdoor rooftop deck for the commercial space as well as additional personal balconies for the residential units.</i>
				
				<i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to, the following: <ol style="list-style-type: none"> 1. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; 2. Stepping down the massing of the building along the site's edge; and 3. Limiting the length of or articulating building facades to reflect adjacent residential patterns.
			Staff Comments	<i>The building exists and is compatible with the surrounding single-family residential uses with landscaped buffers, fences and an existing alleyway to separate uses. The onsite parking areas are smaller and broken up by landscaping rather than large, continuous paved surfaces to respect the adjoining residential use. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)3	Landscaping: When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight feet (8') wide to create a year-round visual screen of at least six feet (6') in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			Staff Comments	<i>There are existing landscaping buffers along the eastern side of the building where residential zoning exists, an existing alleyway also acts as a buffer between the mixed-use structure and residential neighborhood to the east.</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 Hailey Municipal Code, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
 - 1. Ensure compliance with applicable standards and guidelines.
 - 2. Require conformity to approved plans and specifications.
 - 3. Require security for compliance with the terms of the approval.
 - 4. Minimize adverse impact on other development.
 - 5. Control the sequence, timing, and duration of development.
 - 6. Assure that development and landscaping are maintained properly.
 - 7. Require more restrictive standards than those generally found in the Hailey Municipal Code.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
 - 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 - 2. 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 placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and/or improvements:
 - i. **Life and Safety:**
 - i. The building shall comply with IFC, IRC, and IBC code requirements, as applicable.
 - ii. **Water and Wastewater:**
 - i. All construction shall be to City Standards.
 - ii. The Water Department will need permanent access to the meter vault. If the meter vault is in asphalt or in a drivable area, a heavy traffic rated lid and collar is required.
 - iii. The wastewater service size shall be verified with Engineer and shown in the detailed civil set.
 - iv. A grease trap shall be required for pretreatment in the event the use characteristics change in the future.
 - iii. **Streets:**
 - i. A Public Right-of-Way Maintenance Agreement for public infrastructure along Silver Street shall be approved by Council and recorded prior to issuance of a Certificate of Occupancy.
- d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
- e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
- 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) All public right-of-way sidewalks and drainage improvements shall meet City Standards, receive approval via an Encroachment Permit, and final design of said improvements shall be reviewed by City Staff prior to issuance of a Building Permit.
- h) This Design Review approval is for the date the Findings of Fact are signed.
- i) 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.
- j) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
- k) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.

- l) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
- m) The meter shall be screened from view (subject to approval by Idaho Power) of the public street.
- n) Where roof or ground-mounted mechanical equipment are proposed, said equipment shall be shielded and screened from view.
- o) A Master Sign Plan shall be submitted for the whole building to ensure the design & location of signs are compatible and/or complementary to one another, before issuance of a Building Permit.
- p) The Applicant shall remove the existing Box Elder trees along the northern property line and replace them with additional Lilac bushes.

Signed this _____ day of _____, 2026.

Janet Fugate, Planning and Zoning Chair

Attest:

Yadira Ward, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 20, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval a Preliminary Plat Application by Guerra-Ori, LLC, wherein Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard) is subdivided into three (3) townhouse sublots, each subplot ranging from 6,798 to 8,278 square feet in size and located within the General Residential (GR) Zoning District. This project is known as Shapi Shay Subdivision.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2026, and mailed to property owners and public agencies on April 1, 2026.

Background and Project Overview: The Applicant proposed to subdivide an existing vacant lot at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision) into three (3) new residential townhouse sublots. Sublot One (1) consists of 8,278 square feet, Sublot Two (2) consists of 6,798 square feet, and Sublot Three (3) consists of 7,100 square feet. According to the Applicant, each subplot will contain one (1) single-family residence, one (1) attached garage, and one (1) Accessory Dwelling Unit.

The Applicant has provided a preliminary plat map showing building footprints, grading and drainage improvements, utilities, easements, and other infrastructure improvements, as well as conceptual architectural elevations for the proposed residential structures. The subdivision is proposed to have a single curb cut for vehicular egress/ingress, which is located off Woodside Boulevard. Each residence will be serviced via an access lane that is twenty-six feet (26') in width. 1,500 square feet of snow storage is proposed on site.

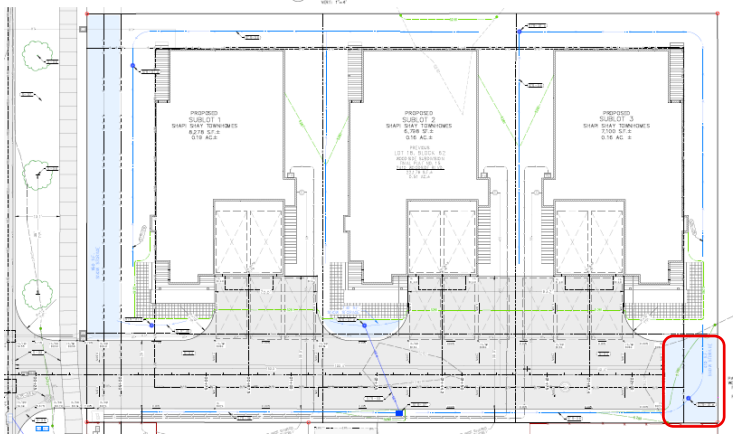
Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

On April 20, 2026, the Commission unanimously recommended for approval by the Hailey City Council the Preliminary Plat Application by Guerra-Ori, LLC, wherein Lot 18, Block 62, Woodside Subdivision #15 (2410 Woodside Boulevard) is subdivided into three (3) townhouse sublots, each subplot ranging from 6,798 to 8,278 square feet in size and located within the General Residential (GR) Zoning District. This project is known as Shapi Shay Subdivision.

Standards of Evaluation for a Subdivision				
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"/>	17.06.050	Complete Application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No Comments</i>
				Life/Safety: <i>The Hailey Fire Chief has reviewed and approved the use of the</i>

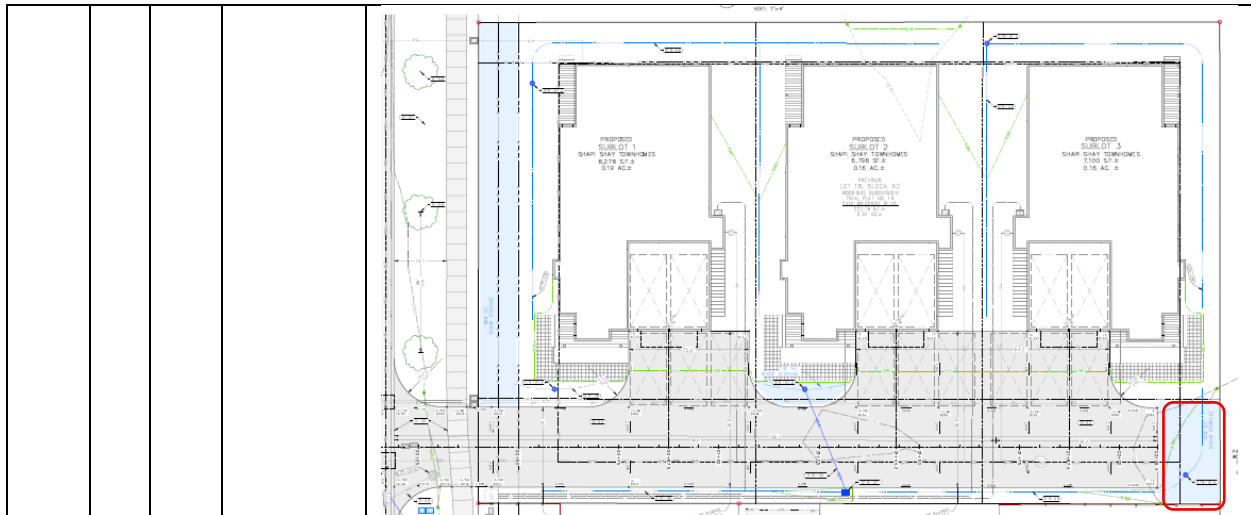
				<i>snow storage area as a turnaround feature.</i>
				Water and Sewer: <u>Wastewater:</u> <ul style="list-style-type: none"> The Applicant shall swap the location of the Water/Sewer services. Staff would like to see Sewer go in close to center lot and water go to lot corners - per Hailey common practice. <u>Water:</u> <ul style="list-style-type: none"> There are some concerns with locating an existing water service to the north of the lot. If one cannot be located, the Applicant will need to install a third service.
				Building: No Comments
				Streets: No Comments
				Landscaping/Parks: The Applicant is proposing to plant three (3) street trees along the property's frontage. The Hailey Tree Committee reviewed the proposal on April 8 th and asked the Applicant to change the street tree species from Maples to American Elms. More detail has been described in the accompanying Design Review Staff Report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	Please refer to the specific standards as noted herein.
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	<i>The subject parcel is located along Woodside Boulevard, an existing public street. A 26'-wide access lane is proposed for the site, to be located along the southern property boundary and is 26' in width.</i> <i>All driveways are oriented from the access lane connecting to each townhouse unit; all onsite parking is located within and/or in front of the proposed structures.</i> <i>Existing street alignments for Woodside Boulevard are adequate to safely accommodate existing and anticipated vehicular traffic.</i> Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.

			<i>Staff Comments</i>	<i>N/A, as no cul-de-sacs or dead-end streets and alleys are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			<i>Staff Comments</i>	<i>Access to the site can be achieved from Woodside Boulevard. Vehicle congestion, terrain and other factors that could limit access are not anticipated. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			<i>Staff Comments</i>	<i>The subject parcels are located along Woodside Boulevard, an existing public street. A 26'-wide access lane is proposed for the site, to be located along the southern property boundary. No three-way intersections are proposed at this time, and it appears that Woodside Boulevard and the access lane are intersecting at a 90-degree angle. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			<i>Staff Comments</i>	<i>N/A, as the subject parcels are located along Woodside Boulevard. There is a 26'-wide parking access lane proposed for the site, to be located along the southern property boundary. No traffic calming measures exist nor are any proposed at this time. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			<i>Staff Comments</i>	<i>A 26'-wide access lane is proposed for the site, to be located along the southern property boundary. Properties that are greater than 150' from the City right-of-way must be serviced by a fire access lane and turnaround area, as regulated by the City of Hailey Fire Code Official. The Applicant is proposing a hammerhead-like feature along the eastern property boundary to accommodate fire access, as needed. The Hailey Fire Chief has reviewed and approved this configuration, as well as the proposed snow storage area in this</i>

				<p>location. Findings: Compliance. This standard has been met.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G.	<p>Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.</p> <p><i>Staff Comments</i> Woodside Boulevard exists. The proposed access lane services the proposed project. Roadway travel surfaces and widths meet City Standards. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H.	<p>Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.</p> <p><i>Staff Comments</i> The site is generally flat and the public road, Woodside Boulevard, exists. Road grades appear to be at least two (2%) percent or greater, but not more than six (6%) percent. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	<p>Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p> <p><i>Staff Comments</i> The site is mostly flat. Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval. The City Engineer will review all proposed storm sewers, drywells and other drainage facilities. Permits shall be obtained for installation of all drywells. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	<p>Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.</p>

			<i>Staff Comments</i>	<i>N/A, as it doesn't appear that street and traffic control signs are needed at this time. If signage is needed, any and all new signage shall be installed per City Standards, in which a final review and approval will be conducted prior to issuance of a Building Permit. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			<i>Staff Comments</i>	<i>The street within the proposed project – Woodside Boulevard – is an existing platted street. The proposed internal parking access lane will be privately maintained. Findings: Compliance. This standard has been met.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. The access lane will be maintained by the homeowner's association. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<i>Staff Comments</i>	<i>The access lane will connect to the public street, Woodside Boulevard. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no private streets are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall Meet

				<p>the parking standards of section 17.09.030, Onsite Parking Dimensions. Guest/overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.</p>
			<p><i>Staff Comments</i></p> <p>Per the Hailey Municipal Code, single family dwellings are required to provide at least two (2) onsite parking spaces and Accessory Dwelling Units are required to provide (1) onsite parking space. For the proposed subdivision, there will be three (3) single family dwelling units, as well as one (1) ADU per subplot; therefore, six (6) onsite parking spaces are required for the primary residences, as well as one (1) onsite space per ADU for each subplot (3 spaces in total for the proposed ADUs).</p> <p>The site plan shows a total of three (3), two-car garages, for a total of six (6) interior parking spaces. As well as one (1) additional exterior parking space for each ADU unit, for a total of nine (9) onsite parking spaces. No off-street parking is proposed, and no guest parking is proposed, nor is it required, as there are no existing or proposed private streets. This standard has been met.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>	
			<p>M.</p> <p>Driveways:</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>M. 1.</p> <p>Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway.</p>	
			<p><i>Staff Comments</i></p> <p>The proposed residential units can be accessed from the access lane off Woodside Boulevard. All driveways are oriented towards the access lane, and all onsite parking is located within and/or in front of the proposed structures.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>M. 2.</p> <p>Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths:</p> <ul style="list-style-type: none"> a) Accessing one residential unit: twenty feet (20') b) Accessing two residential units: thirty feet (30') <p>No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</p>	
			<p><i>Staff Comments</i></p> <p>The access lane and driveway areas will be constructed of an all-weather surface. The access/driveway for Sublot 1 is approximately 20' in width, while the shared driveway for Sublots 2-3 is approximately 39' in width. While the proposed driveway for Sublots 2-3 is larger than 30' in width, Staff have no concerns with an additional 9' in width, as this driveway will not be located off a public street.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>M. 3.</p> <p>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</p>	
			<p><i>Staff Comments</i></p> <p>The access lane is proposed at approximately 190.4' in length (edge of asphalt at Woodside Boulevard to eastern extent of parking access lane). A turnaround feature has been approved by the Fire Department.</p> <p>In addition, the Hailey Fire Chief has reviewed and approved the use of the snow storage area within the hammerhead-like feature.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>	



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	<p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p> <p><i>Staff Comments</i> All driveways and the access lane will be managed and maintained by the homeowner's association. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	<p>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.</p> <p><i>Staff Comments</i> The area designated for an access lane/driveway serving more than one (1) dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	<p>No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.</p> <p><i>Staff Comments</i> All driveways are oriented internally from the access lane. Said driveways do not appear to impact existing infrastructure and appear to be compatible with existing and planned residential units. Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	<p>Parking Access Lane: Multifamily, townhouse developments of greater than four (4) dwelling units, and cottage developments may be served by a parking access lane. A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p> <p><i>Staff Comments</i> N/A Findings: Compliance. This standard is either not applicable or has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	<p>Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.020(N), comments noted above, for further information. Findings: Compliance. This standard has been met.</p>

16.04.030: Sidewalks and Drainage Improvements				
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"/>	A.	<p>Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.</p> <p><i>Staff Comments</i> A 5'-wide sidewalk exists and is shown along the property frontage of Woodside Boulevard. Any damage to the existing sidewalk shall be repaired at the Owner's expense prior to issuance of a Certificate of Occupancy. This has been made a Condition of Approval.</p> <p><i>Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A), comments noted above, for further information. <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p> <p><i>Staff Comments</i> N/A. No new sidewalks are proposed with this application. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.</p> <p><i>Staff Comments</i> N/A. This site is not located adjacent to a public or private street that is not currently a through street. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<p>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</p> <p><i>Staff Comments</i> N/A. The Application is for a Preliminary Plat. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

16.04.040: Alleys and Easements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</p> <p><i>Staff Comments</i> N/A. This project is located in the General Residential District. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>The minimum width of an alley shall be twenty-six (26') feet.</p> <p><i>Staff Comments</i> N/A, as no alleys are proposed or existing. The proposed access lane is 26' in width. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>All alleys shall be dedicated to the public or provide for public access.</p> <p><i>Staff Comments</i> N/A. The proposed access lane shall serve the proposed residential units. This lane is proposed to function as access for the site. Easements located along the north, south, east and west property lines serve as public utility and/or drainage easements for the site. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	<p>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</p>

			Staff Comments	<i>All infrastructure to the site will be installed underground. Such infrastructure will be installed within the existing Public Utility Easements and/or within the parking access lanes. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	<i>No alleys exist and/or are proposed. The proposed access lane does not currently show any drainage containment features; however, the northern-most ten feet (10') of each parcel is designated as a public utility and drainage easement, per the Preliminary Plat. This easement is also directly adjoined to an "Open Space" area that has been dedicated to the City of Hailey. This open space is undeveloped and is designated as an additional, larger public utility and drainage easement. Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	<i>N/A, as no dead-end alleys are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	<i>Easements are currently shown for utilities along all lot lines. The parking access lane is also proposed to function as access, as well as be a site for various utilities and infrastructure, and has been dedicated as an easement on the plat. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			Staff Comments	<i>A twenty-six foot (26')-wide access and utility easement has been shown on the preliminary plat, providing access to each of the proposed units' individual driveways and property areas. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any

				<p>subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.</p>
			<i>Staff Comments</i>	<p>No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision. <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.</p>
			<i>Staff Comments</i>	<p>There are a proposed 10'-wide snow storage and 5'-wide Public Utility Easement that exist along the property frontage of Woodside Boulevard. The Applicant is proposing to use both the snow storage easement, as well several locations within the site for snow storage areas. <i>Findings: Compliance. This standard has been met.</i></p>

16.04.050: Blocks

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"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</p>
			<i>Staff Comments</i>	<p>There are no proposed changes in the block for the subdivision. The minimum lot size, setbacks, access, and circulation needs of the site are met. <i>Findings: Compliance. This standard has been met.</i></p>

16.04.060: Lots

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"/>	16.04.060	<p>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</p> <p><i>Staff Comments</i> All lots conform to the minimum standards for lots located within the General Residential (GR) Zoning District.</p> <p><u>Required:</u></p> <ul style="list-style-type: none"> - Minimum size of 6,000 square feet - Minimum width of fifty feet (50') <p><u>Proposed Sublots:</u></p> <ul style="list-style-type: none"> - Lot 1: 8,725 square feet - Lot 2: 6,798 square feet - Lot 3: 7,100 square feet <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p> <p><i>Staff Comments</i> The proposed lots are not more than double the minimum size required. <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</p> <p><i>Staff Comments</i> N/A, as no double frontage lots are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.</p> <p><i>Staff Comments</i> No unbuildable lots are platted. The access lane will be platted as a parcel on the plat and has been made a Condition of Approval. All other access, utility, and snow storage easements have been shown on the preliminary plat. <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</p> <p><i>Staff Comments</i> N/A, as no flag lots are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>This standard does not apply with the proposed Townhouse Sublots. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) District. Findings: Compliance. This standard is either not applicable or has been met.</i>
16.04.070: Orderly Development				
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"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A. The Applicant intends to develop the three (3) Townhouse Sublots and residences in a single phase. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A. The Applicant is not requesting a phased subdivision. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following: a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<i>N/A Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most

				<p>effective layout feasible.</p> <p>4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</p> <p>5. Park land shall be most appropriately located on the Contiguous Parcels.</p> <p>6. Grading and drainage shall be appropriate to the Contiguous Parcels.</p> <p>7. Development shall avoid easements and hazardous or sensitive natural resource areas.</p> <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	<i>N/A. The Applicant is only proposing to subdivide a single parcel. Findings: Compliance. This standard is either not applicable or has been met.</i>
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	<i>N/A, as no perimeter walls, gates, landscape berms or retaining walls are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
16.04.090: Cuts, Fills, Grading and Drainage				
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"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			<i>Staff Comments</i>	<i>The proposed subdivision complements the pattern of the surrounding area and greater Woodside Subdivision. The current site conditions are mostly flat, sparse vegetation, and no drainage channels or other significant hydrological/geological features. A single curb cut for the proposed access lane will service the access needs for all three (3) of the proposed sublots. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			<i>Staff Comments</i>	<i>N/A, as the City Engineer has not required a Soils Report from the Applicant. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.

			<i>Staff Comments</i>	<p><i>Very minimal grading will be required for the proposed subdivision, as the site is mostly flat and undisturbed. Vegetation at the site is primarily sparse grass and volunteer shrubs.</i></p> <p><i>Preliminary grading, drainage, and any street and utility improvements will be reviewed at final design by the City Engineer. No concerns have been noted at this time.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	<p>Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p><i>Very little grading will be necessary as the site is mostly flat. A grading plan has not been requested at this time.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 2.	<p>Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.</p> <p><i>The site is relatively flat and appears to be well suited for development.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.</p> <p><i>Erosion control and re-vegetation shall be included in final design.</i></p> <p><i>Findings: Compliance. This standard will be met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures. <p><i>Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	<p>The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall</p>

				<p>provide a copy of EPA’s “NPDES General Permit for Storm-water Discharge from Construction Activity” for all construction activity affecting more than one acre.</p> <p><i>Staff Comments</i> The northernmost ten feet (10’) of each parcel is designated as a public utility and drainage easement, per the Preliminary Plat. This easement is also directly adjoined to an “Open Space” area that has been dedicated to the City of Hailey. This open space is undeveloped and is designated as an additional, larger public utility and drainage easement.</p> <p>Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. This has been made a Condition of Approval.</p> <p>Any necessary permits shall be obtained for installation of all drywells. This has been made a Condition of Approval.</p> <p>Findings: Compliance. This standard has been met.</p>
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16.04.100: Overlay Districts

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			<i>Staff Comments</i>	N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			<i>Staff Comments</i>	N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			<i>Staff Comments</i>	N/A, as the proposed subdivision, is not located adjacent to the Big Wood River or its tributaries.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.
			<i>Staff Comments</i>	N/A, as the proposed subdivision, is not located within the Hillside Overlay District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			<i>Staff Comments</i>	N/A, as the proposed subdivision, is not located within the Hillside Overlay District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			<i>Staff Comments</i>	N/A, as the proposed subdivision, is not located within the Hillside Overlay District.

16.04.110: Parks, Pathways and Other Green Spaces

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"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.

			<i>Staff Comments</i>	<p>The Applicant has not proposed any areas for parks or pathways in conjunction with this subdivision. The parcel proposed for development is approximately one-half (0.5) mile away from Keefer Park, a 32-acre public/City-owned park and recreation area that provides access to every type of park and recreation amenity serviced by the City of Hailey. Woodside Boulevard is directly adjacent to the proposed subdivision as well, providing public sidewalks, bike lanes, and overall multi-modal connectivity for the subdivision and surrounding neighborhoods. Given these circumstances, Staff recommend that a park in-lieu fee be paid, commensurate with the size and scope of the proposed subdivision and in accordance with the Hailey Municipal Code. This has been made a Condition of Approval.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			A. 1.	Parks:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	<p>In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a park shall be reduced by 75%, but in no event shall the area required for a park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.</p>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.</p>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</p> <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies), c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are

				<p>subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p> <p>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	<i>N/A. The Subdivision will be made up of Sublots with individual private ownership of each lot.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
			D.	Minimum Requirements:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			<i>Staff Comments</i>	<i>N/A. All privately-owned green space is limited to each individual subplot and its individual owner(s). No "common" private green space is proposed with this development. All ongoing maintenance and standards for green space on individual sublots shall be the responsibility of the subplot's owner and controlled by the subdivision's required homeowner's association.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 5.	<p>Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board.</p> <p>Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The city may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a park for every square foot of qualified dedicated Pathway right-of-way.</p>
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.

			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by section 4.10.04 of this section.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.110(A) for further detail.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			<i>Staff Comments</i>	<i>N/A. Please refer to Sections 16.04.110(A) and 16.04.110 (D.1) for further detail.</i>
			H.	In-Lieu Contributions:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 (A) for further detail.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			<i>Staff Comments</i>	<i>If the Commission chooses to recommend an in-lieu contribution, the cash contribution standards will be met.</i> <i>Please refer to Section 16.04.110(A) for further detail.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>If the Commission chooses to recommend an in-lieu contribution, the cash contribution standards will be met.</i> <i>Please refer to Section 16.04.110(A) for further detail.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the city and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which

				may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>If the Commission chooses to recommend an in-lieu contribution, the cash contribution standards will be met.</i> <i>Please refer to Section 16.04.110 for further detail.</i> <i>Findings: Compliance. This standard has been met.</i>

16.05: Improvements Required:

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"/>	16.05.010	<p>Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.</p> <p><i>Staff Comments</i> <i>The Applicant intends to construct all necessary infrastructure, if the project is approved.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer’s written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.</p> <p><i>Staff Comments</i> <i>This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.</p> <p><i>Staff Comments</i> <i>This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except those parks shall be guaranteed and maintained by the developer for a period of two years.</p> <p><i>Staff Comments</i> <i>This standard will be met.</i></p>

16.05.020: Streets, Sidewalks, Lighting, Landscaping

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	<p>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.</p> <p><i>Staff Comments</i> <i>All public infrastructure shall meet City specifications. No streetlights are needed or proposed at this time.</i></p>
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			<p>In June 2024, the Planning and Zoning Commission held a public hearing for the exploration of Hailey Municipal Code updates. This public hearing (June 3, 2024) included a discussion about additional water conservation measures that the City may wish to pursue. This topic was fully embraced by Planning and Zoning Commissioners. Additional landscaping/irrigation requirements for recently approved subdivisions in Hailey (Sunbeam, Colorado Gulch) were cited as model examples of water conservation measures that positively impact natural resource stewardship in Hailey. Given this precedence, the following shall be added as a plat note and applicable to the proposed subdivision: <i>“The following turf landscape restrictions shall apply to the subdivision and each individual lot:</i></p> <ul style="list-style-type: none"> i. A maximum of thirty percent (30%) of the total land area may be turf. ii. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional. iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent”. <p><i>This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> Any and all street cuts for the installation of the water and sewer mains shall be per this standard.</p> <p>Connection details to the existing water and wastewater systems shall be approved by the Water and Wastewater Divisions prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</p> <p>If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.</p> <p><i>Staff Comments</i> Street names and signage exist and meet this standard. Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Streetlights: Streetlights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where</p>

				<p>proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.</p>
			<i>Staff Comments</i>	<p>N/A, as no streetlights are shown and/or proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p><i>Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i></p> <p><i>The Wastewater Division recommends that the Applicant install a new sewer main for the subdivision, extending from the existing Woodside Boulevard sewer main and traveling east, through the dedicated access and utility easement (26’) within the northern half of the proposed development. Stub-outs from this new sewer main shall then position sewer services at the center of each building unit. This has been made a Condition of Approval.</i> <i>Findings: Compliance. This standard has been met.</i></p>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer’s discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p><i>Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures.</i></p> <p><i>The Water Division is requesting that the Applicant locate each meter vault within the “backside” of the sidewalk in the City right-of-way area. The Applicant shall also “hot tap” the water main for each service on Woodside and abandon existing water service at the existing main if it is not intended for use. These have been made Conditions of Approval.</i> <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating</p>

				<p>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> <p><i>Staff Comments</i> N/A, as this project is not within the Townsite Overlay (TO) District. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to issuance of a Building Permit. <i>Findings: Compliance. This standard has been met.</i></p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p> <p><i>Staff Comments</i> All utilities are shown to be installed underground and within either the proposed Public Utility Easements located along each lot line or the proposed access lane. The Applicant has proposed wiring for electric car charging and/or future solar power generation. This may include full wiring installation, just conduit, and/or energy-generation devices. The Applicant should be aware of the City of Hailey Clean Energy Rebate Program to help offset the cost of these installations, in addition to other federal/utility financial support programs that can be applied to full EV and/or solar infrastructure. These additions support Hailey’s clean energy goals, improve the marketability of the residences, lower utility costs, and improve the overall energy resilience for the residents of Shapi Shay Subdivision. <i>Staff are available to assist the Applicant in exploring energy resilience measures and accessing financial incentive programs.</i> <i>Findings: Compliance. This standard has been met.</i></p>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p> <p><i>Staff Comments</i> See Section 16.04.110(A) for further detail.</p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p> <p><i>Staff Comments</i> An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure compliance with City of Hailey code. The city will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</p>

				<i>Findings: Compliance. This standard has been met.</i>
16.05.090: Completion; Inspections; Acceptance				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>N/A. No infrastructure improvements are proposed with this development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A, as the completion of all major infrastructure by the Developer is preferred over bonding.</i>
16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met. Findings: Compliance. This standard has been met.</i>

The following Conditions of Approval for this Application:

General Conditions:

- a) All Fire Department and Building Department requirements shall be met.
 - i.
- b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to:
 - i. Permits shall be obtained for installation of all drywells.
 - ii. The Applicant shall install a new sewer main for the subdivision, extending from the existing Woodside Boulevard sewer main and traveling east, through the dedicated access and utility easement (26’) within the northern half of the proposed development. Stub-outs from this new sewer main shall then position sewer services at the center of each building unit.
 - iii. The Applicant shall swap the location of the Water/Sewer services. Sewer placement to the center of the lot and water placement to the lot corners.
 - iv. The Applicant shall locate each meter vault to the east of the existing sidewalk within the City right-of-way area. Vaults are preferred to be located outside of the asphalt parking access lane; any vaults that must be located within the asphalt area shall be installed with a heavy traffic ring and lid.
 - v. The Applicant shall “hot tap” the water main for each service on Woodside and abandon existing water service at the existing main if it is not intended for use.

- vi. If signage is needed, any and all new signage shall be installed per City Standards, which a final review and approval will be conducted prior to issuance of a Building Permit.
- vii. If the total area of asphalt removed for the installation of services under the public street exceeds 25% of the street area, the Applicant shall completely remove and replace all paving adjacent to the development.
- c) All improvements and all improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- d) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- e) Any subdivision inspection fees due shall be paid prior to recording the Final Plat.
- f) Any application fees due shall be paid prior to recording the Final Plat.
- g) The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey's Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer.

Streets and Right-of-Ways:

- h) The area designated for an access lane/driveway serving more than one (1) dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement.
- i) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
- j) Any damage to the existing sidewalk shall be repaired at the Owner's expense prior to issuance of a Certificate of Occupancy.

Other:

- k) Drainage for the site shall meet the approval of the City Engineer, prior to issuance of a Building Permit.
- l) The following shall be added as a plat note and applicable to the proposed subdivision:
"The following turf landscape restrictions shall apply to the subdivision and each individual lot:
 - i. A maximum of thirty percent (30%) of the total land area may be turf.
 - ii. Promotes a low water use landscape through the use of drought-tolerant plants either from an approved list or as recommended by a landscape design professional.
 - iii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent".

Signed this _____ day of _____, 2026.

Janet Fugate, Planning and Zoning Chair

Attest:

Yadira Ward, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 20, 2026, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, for the development of three (3) detached townhouses, each approximately 3,192 square feet in size. Each proposed townhouse is two (2) stories in height and includes a two (2) car garage, three (3) bedrooms, and two (2) bathrooms. The Applicant also proposed a 683 square-foot Accessory Dwelling Unit (ADU) located on the second floor of each dwelling unit to include one (1) bedroom and one (1) bathroom. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District.

FINDINGS OF FACT

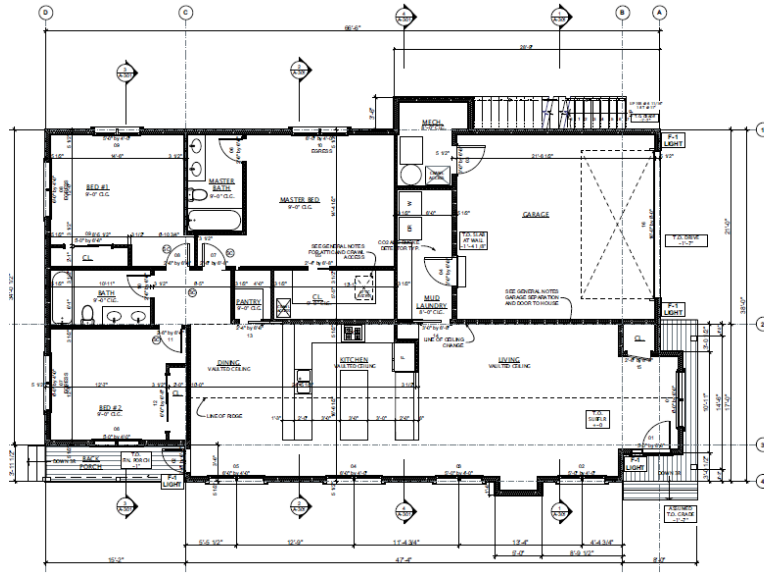
Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2026, and mailed to property owners and public agencies on April 1, 2026.

Background and Project Overview: The Applicant proposed the development of three (3) detached townhouses, each approximately 3,192 square feet in size. Each proposed townhouse is two (2) stories in height and includes a two (2) car garage, three (3) bedrooms, and two (2) bathrooms. The Applicant is also proposing a 683 square foot Accessory Dwelling Unit (ADU) located on the second floor of each dwelling unit and is proposed to include one (1) bedroom and one (1) bathroom. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District.

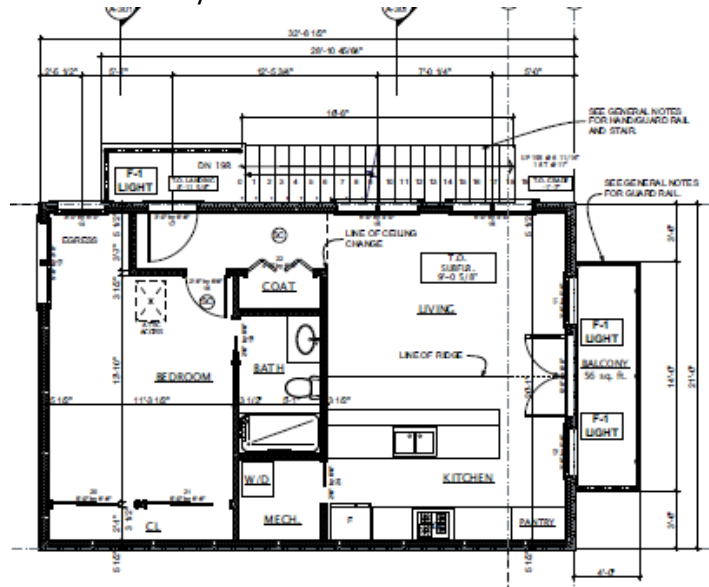
Three (3) townhouse sublots:

- Sublot 1: 8,278 square feet
- Sublot 2: 6,798 square feet
- Sublot 3: 7,100 square feet

- **First Floor:**
 - Total living space: 2,037 square feet
 - Double car garage: 472 square feet
 - Living room, kitchen, dining room, three (3) bedrooms and two (2) bathrooms
 - Covered porch



- **Second Floor- ADU:**
 - Total living space: 683 square feet per unit
 - Living room, kitchen, one (1) bedroom, one (1) bathroom
 - Laundry Area
 - 56 square foot balcony



Site access is located off the existing public street, Woodside Boulevard.

Design Review Preapplication: On November 17, 2025, the Hailey Planning and Zoning Commission heard a Design Review Pre-application or this project and made the following recommendations/suggestions:

1. The Applicant presented a building design that positions the garages of each townhouse along the front elevation of each home, and approximately three (3) feet behind the front door.
 - Per Hailey’s Municipal Code, Title 17, Section 17.06.070. E. Detached Townhouse Developments, specific standards apply to the sitting of each garage. **In addition to the standards applicable to all non-residential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:**
 - **Driveway Access: Garages shall be located near the rear of the primary residence and in no case shall be located less than ten feet (10') behind the front façade of the residence.**
 - On January 5, 2026, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments.
 - On March 23, 2026 the Hailey City Council approved a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.06 Design Review, Section 17.06.080: Design Standards, Item A: Nonresidential, Multi-Family Or Mixed-Use Building Development, Item E: Detached Townhouse Development, and Item F: Cottage Development, refining and/or amending design standards for cottage and townhouse developments.
 - E. Detached Townhouse Developments: In addition to the standards applicable to all non-residential, multi-family or mixed-use developments located within the City of Hailey described in subsection A of this section, the following design standards also apply to detached townhouse developments located within the City of Hailey:
Driveway Access: Garages are preferred to be located near the rear of the primary residence, and behind its front façade.
2. The Commission suggested that the Applicant provide separate onsite parking for the ADU units, possibly between the townhouse buildings or towards the end of the western portion of the lot. The Commission requested that the proposed parking spaces be identified on the site plan when fully submitted. The Commission would also like to see, as suggested by staff, street trees planted along Woodside Boulevard as part of their full Design Review submittal. **The Applicant has complied with the Commission’s request and provided both.**
3. The Commission suggested that the Applicant provide a variety of exterior colors to the townhouse buildings to differentiate them from each other. They also suggested adding more windows to the second floor of each ADU and to provide a more efficient roof overhang to cover the exterior stairs to help reduce the buildup of snow and rain on the stairs. **The Applicant has added these additional components to their building design.**


4. The Commission asked that the dimension of the second-floor balconies be included on the plans for submittal, as well as the square footage of the proposed outdoor space in the designated side yards. **The Applicant has incorporated both the dimensions of the second-floor balconies and the overall square footage for outdoor space.**

Reasoned Statement: These Findings of Fact, Conclusions of Law, and Decision (“Findings”) represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

On April 20, 2026, the Commission unanimously approved the Design Review Application submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, for the development of three (3) detached townhouses, each approximately 3,192 square feet in size. Each proposed townhouse is two (2) stories in height and includes a two (2) car garage, three (3) bedrooms, and two (2) bathrooms. The Applicant is also proposing a 683 square-foot Accessory Dwelling Unit (ADU) located on the second floor of each dwelling unit to include one (1) bedroom and one (1) bathroom. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District.

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: <i>No comments</i> Life/Safety: <i>All codes (Municipal, Building, Fire, and Energy) shall be met.</i> Water and Sewer: Building: <i>No comments</i> Streets, Landscaping, Other:
<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.
			<i>Staff Comments</i>	<i>N/A, no signage is proposed.</i>
<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.
			<i>Staff Comments</i>	<i>Per the Hailey Municipal Code, single family dwellings are required to provide at least two (2) onsite parking spaces and Accessory Dwelling Units are required to provide (1) onsite parking space. For the proposed subdivision, there will be three (3) single family dwelling units, as well as one (1) ADU per subplot; therefore, six (6) onsite parking spaces are required for the primary residences, as well as one (1) onsite space per ADU for each subplot (for a total of 9 onsite spaces)</i> <i>The site plan shows a total of three (3) two-car garages, for a total of six (6) interior parking spaces. As well as one (1) additional exterior parking space for</i>

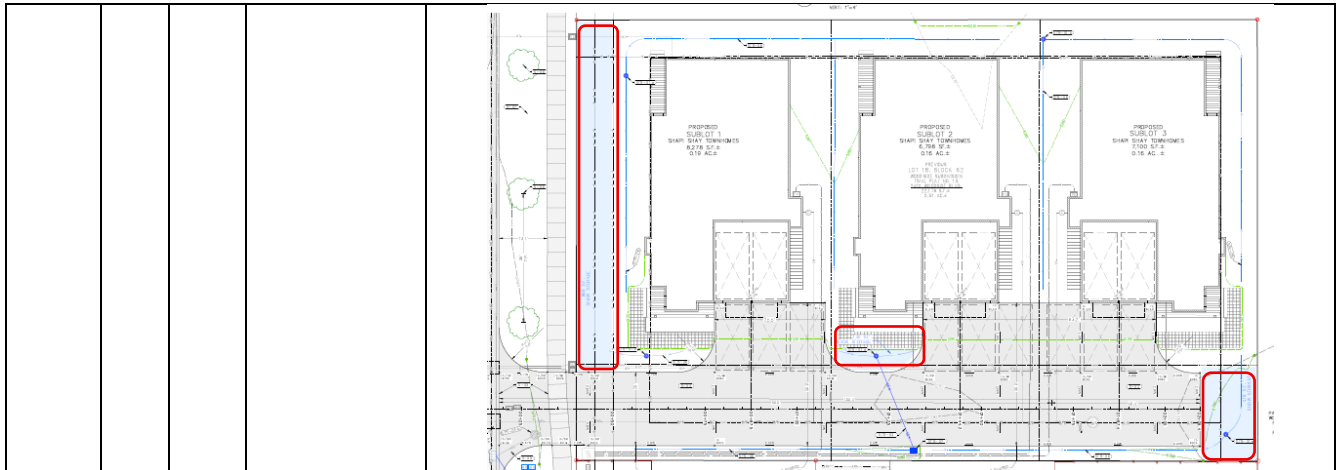
				<p>each ADU unit, for a total of nine (9) onsite parking spaces. No off-street parking is proposed, and no guest parking is proposed, nor is it required, as there are no existing or proposed private streets. This standard has been met. <i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>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. <i>N/A. Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08C.040 Outdoor Lighting Standards</p>	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<p><i>Staff Comments</i></p>	<p><i>The Applicant is proposing downcast, Minka Kirkham Bronze 8 1/2" Wide Dark Sky LED Outdoor Wall Light, F-1 Wall mounted fixture: 15 Watt, 3000K A-19 LED = 1600 Lumens in Dark Bronze dark sky compliant fixtures. Cut sheets are attached. The proposed fixtures are to be located at the front & rear of each townhouse building. Findings: Compliance. This standard has been met.</i></p>

				 <p style="text-align: center;">Minka Kirkham Bronze 8 1/2\" Wide Dark Sky LED Outdoor Wall Light</p> <p>F-1 Wall mounted fixture: 15 Watt, 3000K A-19 LED = 1600 Lumens Dark Bronze Mounting Height 8'-0\"</p> <ul style="list-style-type: none"> • 8 1/2\" wide x 8\" high. Extends 10 1/2\" from the wall. • Inspired by rustic industrial and farmhouse barn lights. From the Minka Lavery Bohino collection. Aspen bronze finish. Metal shade. Hammered glass. • Dark wire approved for full cut off. California Title 24 compliant. Dark Sky regulations vary by region, so please check with your local municipality for requirements. • Wet location rated for outdoor use. Can also be used indoors. <p style="text-align: center;">① EXTERIOR LIGHT FIXTURE</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p> <p>Zoning District: General Residential (GR) Maximum Height: 35'</p> <ul style="list-style-type: none"> - Front Yard: 20' - Side Yard (n) (s) 8' <ul style="list-style-type: none"> o <i>The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet it's n height, provided, however, no side or rear yard shall be less than ten (10) feet.</i> - Rear Yard: 10' - Lot Coverage: 40% 	
			<p>Staff Comments</p> <p>Zoning District(s): <i>General Residential (GR)</i> Proposed Height: <i>25'-8\"</i> Proposed Setbacks:</p> <ul style="list-style-type: none"> - <i>Front: 20'</i> - <i>Rear: 10'</i> - <i>Side (n)10.33 (s) 40.52</i> - <i>In between Buildings: 7.59'</i> - <i>Proposed Lot Coverage: 36%</i> <p><i>Findings: Compliance. This standard has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070(A)1 Street Improvements Required</p> <p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>	
			<p>Staff Comments</p> <p><i>There is an existing five foot (5') wide sidewalk along the property frontage of Woodside Boulevard, with no proposed changes.</i> <i>Findings: Compliance. This standard has been met.</i></p>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.070(B) Required Water System Improvements</p> <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>	
			<p>Staff Comments</p> <p><i>N/A – The lot is not located in TO and no alley access is proposed.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>	

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

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> <p><i>Staff Comments</i> The proposed townhouse project follows the general grid pattern of the Woodside Subdivision. The townhomes are oriented north/south on the lot. Sun exposure is created by the separation of the units as well as the proposed landscaped open space between the units for the residents. Findings: Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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> N/A, as the site does not contain any existing mature landscaping. Findings: Compliance. This standard is either not applicable or has been met.</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> The proposed site circulation has been designed to keep vehicular traffic access and onsite parking to the 26' shared access lane. The onsite driveways lead to the entryways of each unit providing safe and convenient access. The existing sidewalk along Woodside Blvd. provides safe access and sufficient circulation to the parcel, as well as the greater surrounding area. Findings: Compliance. This standard has been met.</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> Each unit will have individual trash cans and recycle containers, which will be walked to the curb along Woodside Boulevard for weekly pickup. A letter from Clear Creek Disposal has been provided commenting on the adequacy of the proposed use of individual trash receptacles, their locations during weekly refuse removal, and their accessibility of. Findings: Compliance. This standard has been met.</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 -There is no existing alley to be utilized for building services. Findings: Compliance. This standard is either not applicable or 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>


			<i>Staff Comments</i>	<i>N/A- No vending machines are proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>
<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>
			<i>Staff Comments</i>	<i>All onsite parking for the primary units is proposed to be located within the garages, the proposed driveways, as well as the extra onsite parking spaces for the ADU units, which will be accessed from the shared access lane located off Woodside Boulevard. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.02	<p>Loading Space Requirements and Dimensions: The following regulations apply to all commercial and industrial uses with onsite 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 4,000 square feet, except grocery and convenience stores where one loading space shall be provided for a floor area in excess of 1,000 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 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’.</p>
			<i>Staff Comments</i>	<i>N/A, as the proposed use is residential. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	<i>N/A, there is no existing alley, nor is one proposed. The site and onsite parking area can be accessed via the private drive off Winterhaven Drive. Findings: Compliance. This standard is either not applicable or has been met.</i>
<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 as follows: 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>	<i>Onsite snow storage areas are proposed for this parcel in the amount of 1,500 square feet, including the access aisles and driveways. The improved hardscape for the project is 5,250 square feet which requires 1,313 square feet of snow storage. The Applicant exceeds this requirement with 1,500 square feet of onsite snow storage. Findings: Compliance. This standard has been met.</i>





<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Plantings in snow storage areas to be salt tolerant and to be pruned and maintained to not interfere with snow storage.</i> <i>Findings: Compliance. This standard has been met.</i>

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	a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposal is for three (3), two-story townhouse buildings, comprising of three (3) residential units plus an ADU unit for each subplot. A variety of homes, single family and multifamily exist nearby, and within the greater Woodside Subdivision. The layout of the individual housing units, the articulation of the rooflines, and the materials complement the surrounding area.</i> <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>N/A, as the proposed building design is not a standardized corporate building design.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.

			Staff Comments	<i>The proposed design, layout, and separation of the units, open space areas, and various exterior colors and materials emphasize human scale, are pedestrian oriented and encourage human activity. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	<i>Various colors, materials, exterior balconies and stairways reduce building mass and large building surfaces. The front elevation wall mass is broken up by various siding materials, various sized windows, and roof parapets. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	<i>N/A, as no expansion is planned at this time. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.
			Staff Comments	<i>A variety of materials and colors will be used on the exterior, as described in Section 17.06.080(A)2d above. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	<i>Building colors are shown on the elevations. Colors are broken up on various buildings to help break up mass and be harmonious with other neighboring buildings. Please refer to Section 17.06.080(A)2d above for further detail. Findings: Compliance. This standard has been met.</i>
				<p><i>All lots will have white windows and doors.</i></p> <p><i>Lot 1: Vertical Board & Batten 6" Lap- Benjamin Moore Rever Pewter, custom built maple stained to match Benjamin Moore Branchport Brown, fascia, trim beams Benjamin Moore Copley Grey, and Trex decking in toasted sand.</i></p> <div style="text-align: center;">  </div> <p style="font-size: small;">*COLORS / FINISHES 1) Windows: White Primered Clear Color black powder coated exterior (LTS43) 2) Roofing: Malarkey Product, 30-year Shingle Black 3) Flashing: Black 4) Decking: Trex Composite Decking, Natural, Color Toasted Sand 5) Entry Door: Custom Built Maple Stained to Match Benjamin Moore Branchport Brown 6) Siding: 6" Horizontal Lap, Painted Benjamin Moore rever Pewter 7) Fascia, Trim, Beams, Railing: Benjamin Moore Copley Grey</p> <p><i>Lot 2: Vertical Board & Batten 6" Lap- Benjamin Moore Sweet Rosey Brown, custom built maple stained to match Benjamin Moore Branchport Brown, fascia, trim beams Benjamin Moore Feather Down, and Trex decking in toasted sand.</i></p>

				 <p style="font-size: small;">*COLORS / FINISHES 1) Windows: Windsor Pinnacle Clad Color black powder coated exterior (LT843) 2) Roofing: Malarkey Product, 30-year Shingle Black 3) Flashing: Black 4) Decking: Trex Composite Decking, Natural, Color Toasted Sand 5) Entry Door: Custom Built Maple Stained to Match Benjamin Moore Branchport Brown. 6) Siding: 6" Horizontal Lap, Painted Benjamin Moore Sweet Rosy Brown 7) Facia, Trim, Beams, Railing: Benjamin Moore Feather Down</p> <p><i>Lot 3: Vertical Board & Batten 6" Lap- Benjamin Moore Louisburg Green, custom built maple stained to match Benjamin Moore Branchport Brown, facia, trim beams Benjamin Moore Castle Peak Grey, and Trex decking in toasted sand.</i></p>  <p style="font-size: small;">*COLORS / FINISHES 1) Windows: Windsor Pinnacle Clad Color black powder coated exterior (LT843) 2) Roofing: Malarkey Product, 30-year Shingle Black 3) Flashing: Black 4) Decking: Trex Composite Decking, Natural, Color Toasted Sand 5) Entry Door: Custom Built Maple Stained to Match Benjamin Moore Branchport Brown. 6) Siding: 6" Horizontal Lap, Painted Benjamin Moore Louisburg Green 7) Facia, Trim, Beams, Railing: Benjamin Moore Castle Peak Grey</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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> <p><i>Staff Comments</i> The proposed buildings are two (2) stories in height. The variety of colors utilized, and various siding provide depth, and human scale to the building façades. Findings: Compliance. This standard has been met.</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>	<i>The building incorporates the following techniques that minimize its energy consumption:</i> <ul style="list-style-type: none"> - All windows will be double glazed - All windows will have low emissivity - Solar conduits “stub outs” shall be provided if needed for future occupants. <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>The front pedestrian entrances have covered porches, as well as snow clips which will retain snow and keep pedestrian access points clear. The ADU entrance has a roof overhang with snow clips to retain and keep pedestrian access clear.</i> <i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts from the building appear to be routed underground to a drywell. All downspouts, overflow downspouts, and roof leaders will either drain into drywells or into landscape areas only, and not onto pedestrian and hardscape locations.</i> <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>NA, as no drive-through canopies are proposed.</i> <i>Findings: Compliance. This standard is either not applicable or 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 a Master Signage Plan is not required of a single-tenant building.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>

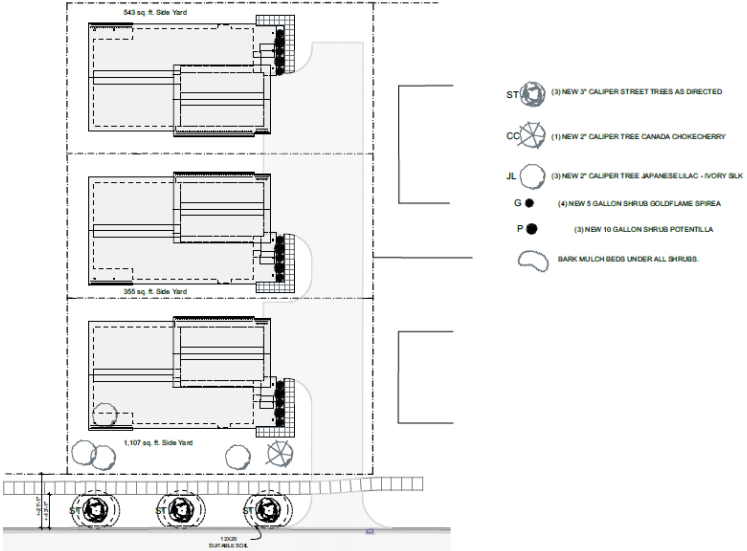
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<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 - No Accessory Structure is proposed.</i> <i>Findings: Compliance. This standard is either not applicable or 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 - No Accessory Structure is proposed.</i> <i>Findings: Compliance. This standard is either not applicable or 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 - No Accessory structure is proposed.</i> <i>Findings: Compliance. This standard is either not applicable or 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>No fence is proposed at this time. If the Applicant decides to add one at a later date, they will need to apply for Fence Permit Application to be reviewed for compliance. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A, as no roof-mounted mechanical equipment is proposed with this project; however, if so, all roof projections shall be screened from view of onsite parking, adjacent public streets, and adjacent properties. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 with this project. Findings: Compliance. This standard is either not applicable or 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>All service lines into the property shall be installed underground and no service equipment shall be placed on utility poles. All trash receptacles are proposed to be kept in the garages and taken out to the curb for pick up. Findings: Compliance. This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	h. All service lines into the subject property shall be installed underground
			<i>Staff Comments</i>	<i>All service lines shall be installed underground. City Staff request that, if applicable, transformer locations be shown on the Building Permit drawings. Findings: Compliance. This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	i. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>N/A, as no additional appurtenances are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>

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

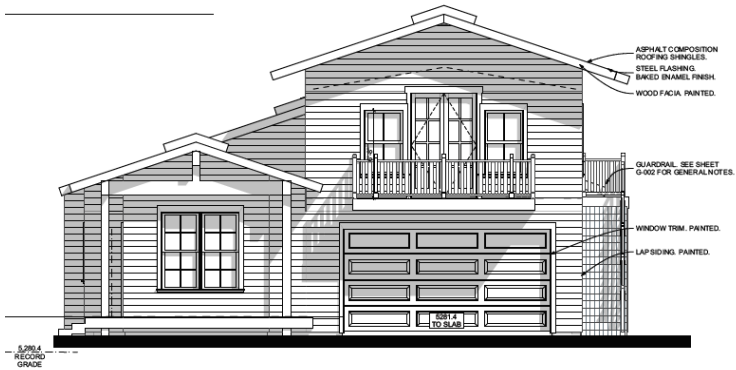
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			<i>Staff Comments</i>	<i>The Applicant is proposing drought tolerant native compatible plant materials. All new shrubs and trees are to be drought tolerant species and hardy to the zone 4 environment. All planted areas are to be professionally maintained.</i> <ul style="list-style-type: none"> - One (1) new 2" caliper Canada Chokecherry tree - Three (3) new 2" caliper Japanese Lilac- Ivory Silk trees - Four (4) new 5-gallon Goldflame Spirea shrubs - Three (3) new 10-gallon Potentilla shrubs - Exact sub-species of trees and shrubs listed TBD based on availability and

			<p>at the recommendation of the landscaper.</p> <ul style="list-style-type: none"> - Bark beds to surround all shrubs. - Three (3) new 3" caliper street trees as directed. American Elm which was recommended Street Trees from the Tree Committee at their meeting in April. - All areas not paved or covered by planting beds to be grass. Landscaper to verify drought tolerant native mix suitable to zone 6.  <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)4b</p> <p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p><i>Staff Comments</i> Plant materials will be appropriate for the Zone 4 environment. <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)4c</p> <p>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.</p> <p><i>Staff Comments</i> A temporary irrigation system that fully operates for at least two (2) complete growing seasons will be installed to establish drought tolerant plant species. Irrigation features that minimize water use, such as moisture sensors, are encouraged. The irrigation systems shall not be placed against the pavement; they shall be positioned in a way where they will not spray water on the pavement or other hard-scape areas. <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)4d</p> <p>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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</p> <p><i>Staff Comments</i> Proposed landscaping is varied. A combination of trees and shrubs, to soften the site, as well as create visual interest.</p>

				<i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<i>N/A, as this parcel is not located within the LI or SCI Zoning District. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>N/A, as this parcel is not located in the B, LB, TN, SCI-O Zoning districts. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>Storm water runoff is located within the landscaping beds, turf area, and/or drywells, as shown on the civil plans. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>The Applicant shall be responsible for maintaining plant material in a healthy condition. Plants were chosen for reduced maintenance, drought tolerance and ability to thrive in conditions on-site. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>N/A, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or 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, no new retaining wall is being proposed with this project. Findings: Compliance. This standard is either not applicable or has been met.</i>

Additional Design Review Requirements for Multifamily Buildings 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 <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	<p>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.</p> <p><i>Staff Comments</i> The proposed building complements the surrounding area and adjacent uses. The proposed residential use is within the General Residential (GR) Zoning District. Integration of the buildings into the surrounding site and landscape is an imperative facet of the project. As such, a variety of landscaping and features provide screening for both residents and neighbors alike.</p> <div style="text-align: center;">  </div> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	<p>b. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.</p> <p><i>Staff Comments</i> There is an existing five foot (5') wide sidewalk along the property frontage of Woodside Boulevard providing connection to the pathways within the subdivision, providing safe access and sufficient pedestrian circulation. <i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	<p>c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.</p> <p><i>Staff Comments</i> To ensure safe pedestrian access through the site as well as site maintenance, the Applicant has proposed to pave the site. The proposed site circulation has been designed to keep vehicular traffic access and onsite parking to the private access lane off of Woodside Boulevard. The onsite driveways lead to the entryways of each unit, providing safe and convenient access. The existing sidewalk provides safe access and sufficient circulation. The proposed exterior open space side yards encourage people to connect and enjoy the outdoors while reflecting on the curated surrounding land. <i>Findings: Compliance. This standard has been met.</i></p>

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 <i>Staff Comments</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The proposed building design provides a design that responds to the varying character of the city.</i></p> <ul style="list-style-type: none"> - <i>The design of the building reflects the evolving style of Hailey. Importance has been placed on restrained and familiarity of the past and the warmth and nuance of contemporary design.</i> - <i>The proposed landscaping plan further separates the building from less intensive uses.</i> <p><i>The multifamily project creates a natural transition from single family use to higher-density residential use.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	<p>b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</p>
			<i>Staff Comments</i>	<p><i>The buildings achieve human scale by prominent entrances, site circulation connections and various exterior materials.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>

3. Parks, Pathways and other Green Space: 16.04.110 (D) (G)

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"/>	16.04.110 (D)	<p>D. Minimum Requirements: Private Green Space or Common Open Space: Use and maintenance of any privately owned green or common open space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council. Common open space in a cottage development shall serve only the occupants of the development in which it is located and shall meet the requirements of subsection <u>16.04.110D3</u>: Minipark, as well as subsection 17.06.080F: Design Standards, Cottage Development.</p>
				<i>Staff Comments</i>
				<p><i>The Applicant and Staff have agreed that a park in-lieu fee would be most appropriate. The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey’s Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	<p>G. Specific Green Space and Common Open Space Standards: If green space is required or offered as part of a subdivision, townhouse, cottage, or condominium developments, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):</p> <p>1. Shall meet the minimum applicable requirements required by subsection D of this section. 2. Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent green space (both existing and potential future space).3. The use of the private green space shall be restricted to parks, pathways, trails or other recreational purposes, unless otherwise allowed by the city.4. The private ownership and maintenance of green space shall be adequately provided for by written agreement.</p>

			Staff Comments	<p><i>The Applicant and Staff have agreed that a park in-lieu fee would be most appropriate. The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey’s Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i></p>
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General Requirements for Accessory Dwelling Units
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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"/>	17.08D.020	<p>Applicability.</p> <p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<p>General Provisions.</p> <p>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.</p>
			Staff Comments	<p><i>Each townhouse unit is proposing to incorporate a 632 square foot ADU, located within the primary residence and on the second floor. The proposed new asphalt driveway will service both the primary residence, as well as the ADU. Parking for the primary residence and the ADU are provided via the shared access lane located off Woodside Boulevard.</i></p> <p><i>Regarding setbacks, this parcel is located within the General Residential (GR) Zoning District. In said district, the required minimum setbacks are as follows:</i></p> <ul style="list-style-type: none"> - Front: 20' - Sides: 8' is the base setback plus an additional one (1) foot of setback for every two (2) feet of building height that exceeds 20' in height. - Rear: 10'. - Building Height: 35' - Lot Coverage: 40% <p><i>The proposed setbacks for the ADU are as follows:</i></p> <ul style="list-style-type: none"> - Front: 20' - Rear: 10' - Side (n)10.33 (s) 40.52 - In between Buildings: 7.59' - Building Height: 28.5' - Proposed Lot Coverage: 36% <p><i>The proposed ADU is a reflection of other ADU building types in Hailey, where a detached ADU unit creates a secondary dwelling with onsite parking. The ADU is positioned on the second floor of the townhouse unit and appears subordinate in scale and size to the primary dwelling building portion. Additionally, all bulk requirements with respect to setbacks, lot coverage, building height, and density comply with Hailey’s Municipal Code. Based on the above, the Chair and Administrator found that this standard has been met. Findings: Compliance. This standard has been met.</i></p>

<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>One (1) ADU is proposed per townhouse subplot. Findings: Compliance. This standard has been met.</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 townhouse residence, and both are located within the General Residential (GR) Zone District. Findings: Compliance. This standard has been met.</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>The proposed ADU is not located within the Special Flood Hazard Area, this standard does not apply. Findings: Compliance. This standard has been met.</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. Findings: Compliance. This standard has been met.</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;
			<i>Staff Comments</i>	<i>At this time, the Applicant intends to utilize the ADU as a long-term rental, expressly for occupants other than those in the main house. This standard shall be met and has been made a Condition of Approval. Findings: Compliance. This standard has been met.</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.
			<i>Staff Comments</i>	<i>At this time, the Applicant intends to utilize the ADU as a long-term rental, expressly for occupants other than those in the main house. This standard shall be met and has been made a Condition of Approval. Findings: Compliance. This standard has been met.</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.
			<i>Staff Comments</i>	<i>Pursuant Hailey's Municipal Code, Gross Floor Area is defined as:</i> <ul style="list-style-type: none"> - <i>The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:</i> <ul style="list-style-type: none"> - <i>The basement of a single- or multiple-family dwelling is not included as floor area; and</i>

				<p style="text-align: center;">- The basement of any other building is included as floor area.</p> <p>The gross floor area, excluding the garage for the principal building, is approximately 2,037 square feet in size, and sixty-six percent of this would be 1,344 square feet.</p> <p>The lot size is 22,176 square feet, which would allow for a maximum gross floor area of 900-1,000 square feet based on the sublots ranging from 6,798-8,278 square feet in size.</p> <p>That said, the Applicant is proposing a 683 square foot ADU per subplot which complies with this standard.</p> <p>Findings: Compliance. This standard has been met.</p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size (square feet)</th> <th style="text-align: left;">Minimum Gross Floor Area (square feet)¹</th> <th style="text-align: left;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	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														
			<i>Staff Comments</i>	<p>Please refer to Section 17.08D.060A, noted above, for further details.</p> <p>Findings: Compliance. This standard has been met.</p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</p>												
			<i>Staff Comments</i>	<p>The proposed ADUs have one (1) bedroom.</p> <p>Findings: Compliance. This standard has been met.</p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.070: Livability	<p>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 delineated 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.</p>												
			<i>Staff Comments</i>	<p>The Applicant is proposing a 56 square foot balcony for each ADU unit.</p> <p>Findings: Compliance. This standard has been met.</p>												
Chapter 17.09: Parking and Loading																
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	<p>Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.</p>												
			<i>Staff Comments</i>	<p>Access for the primary residence and the ADU is provided via the proposed new driveway. The new primary residence provides parking in the two car garage, as well as several onsite parking spaces within the driveway. The one (1) parking space required for the ADU is located onsite.</p> <p>Findings: Compliance. This standard has been met.</p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05. D	<p>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.</p>												
			<i>Staff Comments</i>	<p>The proposed onsite parking for the ADU is located along the existing driveway.</p> <p>Findings: Compliance. This standard has been met.</p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	<p>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</p>												

				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.
			<i>Staff Comments</i>	<i>The one (1) parking space required for the ADU is located within the driveway/parking area in front of the primary residence. Findings: Compliance. 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 Hailey Municipal Code, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
 - 1. Ensure compliance with applicable standards and guidelines.
 - 2. Require conformity to approved plans and specifications.
 - 3. Require security for compliance with the terms of the approval.
 - 4. Minimize adverse impact on other development.
 - 5. Control the sequence, timing, and duration of development.
 - 6. Assure that development and landscaping are maintained properly.
 - 7. Require more restrictive standards than those generally found in the Hailey Municipal Code.
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
 - 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 - 2. 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 Planning and Zoning Commission considered and approved a Design Review Application submitted by Guerra-Ori, LLC, and represented by Jay Cone of Jay Cone Architecture, for the development of three (3) detached townhouses, each approximately 3,192 square feet in size. Each proposed townhouse is two (2) stories in height and includes a two (2) car garage, three (3) bedrooms, and two (2) bathrooms. The Applicant also proposed a 683 square-foot Accessory Dwelling Unit (ADU) located on the second floor of each dwelling unit to include one (1) bedroom and one (1) bathroom. The proposed townhouses are located at 2410 Woodside Boulevard (Lot 18, Block 62, Woodside Subdivision No. 15) within the General Residential (GR) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (l) will be met:

The following Conditions are placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to, the following requirements and/or improvements:
 - i. **Life and Safety:**
 - i. The building shall comply with IFC, IRC, and IBC code requirements.
 - ii. **Water and Wastewater:**
 - i. All construction shall be to City Standards.
 - iii. **Streets:**
 - i. Final design and construction plans shall be to City Standards.
- d) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
- e) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
- 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 and Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) All exterior lighting shall comply with the Outdoor Lighting Ordinance.

- i) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road. If construction, parking, and staging is within the City Right-of-Way, applicable fees shall be paid at or prior to issuance of a Building Permit.
- j) All ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
- k) The Applicant shall provide a cost estimate for the proposed park space, compliant with Hailey’s Municipal Code, prior to the issuance of a Certificate of Occupancy. All estimates and fees are subject to review and approval by the City Engineer.
- l) The lots containing 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 utilized as a long-term rental (31 days or longer).

Signed this ____ day of _____, 2026.

Janet Fugate, Planning and Zoning Chair

Attest:

Yadira Ward, Community Development Assistant

Return to Agenda



Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of May 4, 2026

To: Hailey Planning & Zoning Commission
From: Ashley Dyer, Community Development City Planner

Overview: Consideration of a Conditional Use Permit Application by Mark Gardoski with Marky's Super Tow for the approval of an Impound Yard for vehicles towed by the Hailey Police Department, located at 4181 Glenbrook Drive (Lot 27, Block 42, Woodside Subdivision #10), in the Light Industrial (LI) Zoning District.

Hearing: May 4, 2026

Applicant: Mark Gardoski with Marky's Super Tow
Location: 4181 Glenbrook Drive (Lot 27, Block 42, Woodside Subdivision #10)
Zoning: Light Industrial (LI) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 15, 2026, and mailed to adjoining property owners on April 15, 2026. The onsite notice was posted to the property on April 13, 2026.

Application: The Applicant is proposing to use the vacant lot at 4181 Glenbrook Drive as an impound yard for vehicles that have been towed by the Hailey Police Department namely from accidents, winter parking violations, and other enforcement-related towing. The lot will hold towed vehicles until they are picked up/processed by the owner's insurance, which is typically two (2) to three (3) weeks.

The parcel is located within the Light Industrial Zoning District, which allows for Towing operations, such as this, via an approved Conditional Use Permit (CUP) Application. The proposed use further aligns with the LI Zoning District's purpose. Specifically, **the purpose of the LI district is to provide areas for light industrial operations and limited related (or associated) retail sales. "Limited related retail sales" is defined as restricted to retail sales clearly associated with and secondary to the permitted use and of the type not normally located in downtown business districts (e.g., the retail sale of auto parts by an auto dealership). The area is characterized by industrial and service type traffic usage and patterns, and light manufacturing or construction related services. The intent is to group these uses that demand similar circulation patterns and service requirements together and provide regulations to preserve the integrity of the industrial uses while ensuring the health, welfare and safety of the community. (Ord. 1191, 2015)**



The proposed use aligns with the purpose of the Light Industrial District and is compatible with nearby uses.

Procedural History: The Conditional Use Permit Application was submitted on April 7, 2026, and certified complete on April 20, 2026. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on May 4, 2026, in the Hailey City Council Chambers and virtually via Microsoft Teams.

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	<p>Complete Application: 17.11.020 The application shall include at least the following information:</p> <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.

				<p>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.</p> <p>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.</p> <p>j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan.</p> <p>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.</p> <p>l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article.</p> <p>m. A fee established in a separate ordinance approved by the Council.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: <i>No comments</i></p> <p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer:</p> <p>Building: <i>No comments</i></p> <p>Streets: <i>No comments</i></p> <p>Parks: <i>No comments</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			Staff Comments	<p><i>No signage is proposed at this time; however, if the Applicant decides to add signage, a Sign Permit Application shall be required prior to the installation of any signage. This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <p>e. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> a. Overlighting; b. Energy waste; c. Glare; d. Light Trespass; e. Skyglow. <p>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.</p> <p>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.</p> <p>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.</p>
			Staff Comments	<p><i>N/A, the Applicant is not proposing to install any additional exterior lighting.</i></p>

<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.
			<i>Staff Comments</i>	<p><i>Per the city's code, the Applicant is required to provide one (1) onsite parking space per 1,000 square feet of commercial space.</i></p> <p><i>The specified use will not require additional parking for employees or public use as this lot is proposed for an impound yard which will house vehicles temporarily. No buildings exist or are proposed for the site.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(B)	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 areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
			<i>Staff Comments</i>	<i>N/A, as the site is not serviced by an alley; this standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(C)	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.
			<i>Staff Comments</i>	<i>N/A, as the site is not serviced by an alley; this standard does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(D)	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.
			<i>Staff Comments</i>	<i>N/A, as no onsite loading spaces are required with this Conditional Use Application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			<i>Staff Comments</i>	<i>N/A, as no subdivision access will be impacted by this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(F)	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.
			<i>Staff Comments</i>	<i>The existing configuration allows ingress & egress of vehicles through the public right-of-way from Glenbrook Drive.</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, as the proposed project does not include any stacked parking for the existing development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chapter 17.05: Bulk Requirements	LI District: <ul style="list-style-type: none"> ● Maximum Building Height: 35 feet ● Minimum Setbacks: <ul style="list-style-type: none"> ○ Front Setback: 10 feet ○ Side and Rear Yard Setback: 10/side and 10/rear. ● Maximum Lot Coverage: 75

			<i>Staff Comments</i>	<i>N/A, as there is no proposed structure for this site or this use.</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	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The Comprehensive Plan calls for economic diversity to support a variety of projects and programs that meet the needs generated by various segments of the population. The proposed use aligns with the following Goals of Hailey' Comprehensive Plan:</i></p> <p>Goal 3.6.2 – Promote land use and development that contributes to economic diversification. Objective - Strategic development and redevelopment within existing City limits maximizes land uses and serves to meet market demands while managing appropriate, sustainable growth.</p> <p><i>The proposed CUP Application offers a diverse use within the LI Zoning District, as supported by Hailey's Comprehensive Plan. By approving said use via a CUP Application, various economic endeavors may be provided to further support complementary and diverse uses within Hailey.</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>
			<i>Staff Comments</i>	<p><i>The city recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, use, and circulation. In order to protect public welfare, and to further ensure that there's conformance with our Comprehensive Plan, a Conditional Use Permit has been submitted.</i></p> <p><i>The use allows for a small-scale impound yard to accommodate the Hailey Police Department when vehicles are towed within the city. The use is compatible with other uses in the LI Zoning District.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(b)	<p>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;</p>

			<i>Staff Comments</i>	<i>The proposed use is located within the LI Zoning District and does not change nor alter the character of the surrounding properties.</i>
<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>	<i>The proposed use will not have a negative impact on the surrounding properties. Vehicular traffic will be minimal and comparable to other light industrial uses. The impounded vehicles will be stored onsite and positioned away from the public street to reduce any negative impacts visible by passing vehicular and pedestrian traffic. The tow trucks are properly muffled to reduce noise, fumes and vibrations. The intended use is compatible with the district and adjoining properties. All activity will take place inside the property, which is surrounded by an existing security fence.</i>
<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>	<i>The site is currently serviced by essential public facilities and services.</i>
<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>	<i>At this time, no additional cost will be incurred from any public agencies or facilities for the operation of said use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	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
			<i>Staff Comments</i>	<i>The effects of the proposed use on adjoining properties will not be hazardous or disturbing to existing or future neighboring uses. Vehicular traffic will be minimal and comparable to other light industrial uses. The impounded vehicles will be stored onsite and positioned away from the public street to reduce any negative impacts visible by passing vehicular and pedestrian traffic. The tow trucks are properly muffled to reduce noise, fumes and vibrations. The intended use is compatible with the district and adjoining properties. All activity will take place inside the property which is surrounded by a security fence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	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;
			<i>Staff Comments</i>	<i>All vehicular approaches to the property exist off Glenbrook Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(h)	h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.
			<i>Staff Comments</i>	<i>No trees or mature landscaping, scenic or historic features currently exist on the property as the site is vacant and undeveloped.</i>

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.

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that “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.”

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Municipal Code. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any Conditional Use Permit approved by the Commission.

By ordinance, the Commission is required to decide to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons, therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Hailey Municipal Code, in making their decision.

The Commission should make Findings of Fact related to the criteria of Section 17.11, (a) through (q).

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

- a) All Fire Department and Building Department requirements shall be met regarding all maintenance, administrative, and other functions of the proposed project.
- b) A Sign Permit Application shall be submitted prior to the installation of any signage.

Motion Language

Approval: Motion to approve the Conditional Use Permit Application by Mark Gardoski with Marky's Super Tow for the approval of an Impound Yard for vehicles towed by the police department, located at 4181 Glenbrook Drive (Lot 27, Block 42, Woodside Subdivision #10), in the Light Industrial (LI) Zoning District, finding that the application meets each of the Criteria for Review, (a) through (b) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (b) will be met.

Denial: Motion to deny the Conditional Use Permit Application by Mark Gardoski with Marky's Super Tow for the approval of an Impound Yard for vehicles towed by the police department, located at 4181 Glenbrook Drive (Lot 27, Block 42, Woodside Subdivision #10), in the Light Industrial (LI) Zoning District, finding that _____[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

GLENBROCK DR

10' Easment

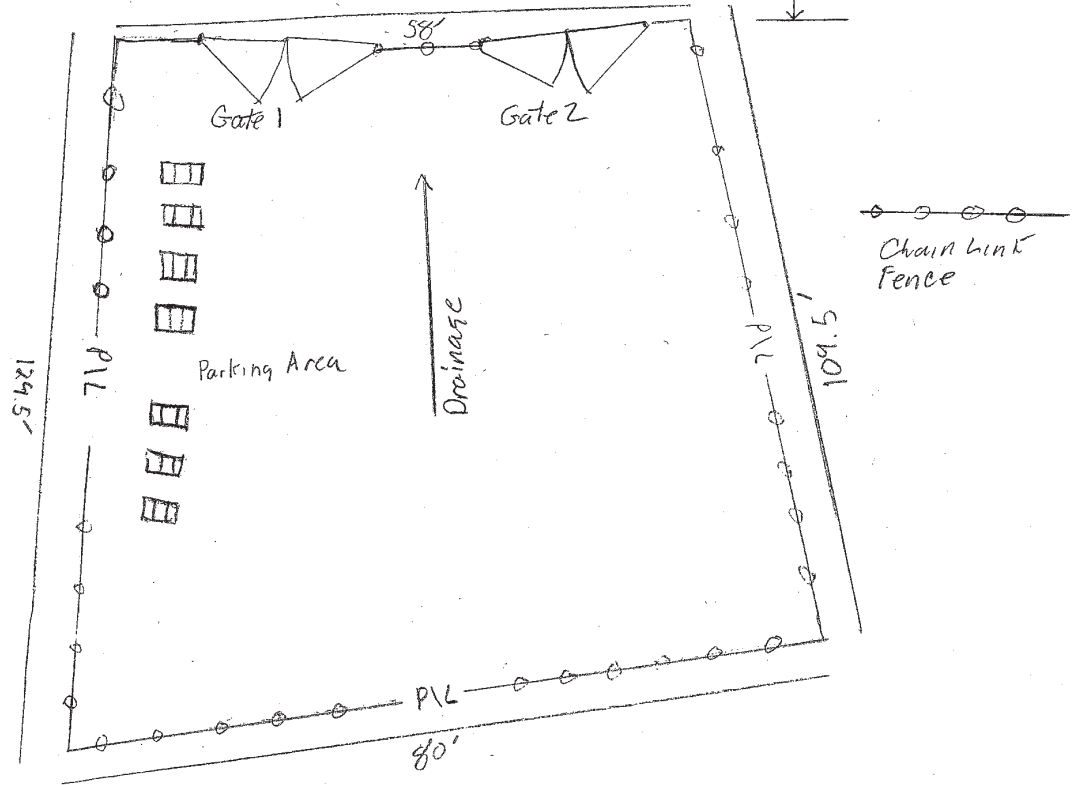
NORTH

PROPEITY LESSEE

MARKYS SUPERTOW
1406 KIMBERLY ROAD
TWIN FALLS ID. 83301
(208) 734-1869

SCOPE OF WORK

REPAIR EXISTING CHAINLINK FENCE
REPLACE EXISTING SWING GATES WITH
SLIDING GATES.



1. Existing use.

Formerly the lot was used by Karl Malone Motorsports for storing cars, snowmobile, and ATVs.

2. Proposed Conditional use

We are proposing to use the Lot located at 4181 Glennbrook Drive as a police impound yard for vehicles being towed from accidents and drivers arrests, in addition any other towing required by Law Enforcement. This is our only intent for the lot and it will not be used for working on or disassembling anything for scrap. The area will hold said vehicles till they can be picked up by the owners or insurance. Normal hold times are one to two weeks.

3. Effects on adjoining properties.

Our operation will not be a factor in the following areas.

Glare, none, the vehicles will be parked far enough back from the fence as to not cause any glare issue to passing traffic.

Noise, Our trucks are properly muffled for both sound and environmental requirements.

Odor, again our vehicles are operating within accepted environmental requirements.

Fumes, parked vehicles will emit no fumes. If a vehicle is damaged to a point that any of its fluids could leak or produce fumes, proper mitigation will be taken to prevent any such occurrence.

Vibration, no repair or work will be occurring at this location no vibration will occur at anytime.

4. Identifying surrounding land uses.

This location is proposed for a police impound lot, it will be in keeping with the areas other businesses that include another tow company two buildings down. Multiple Auto body repair and automobile maintenance as the area is already zoned for Light Industrial use.

5. Statement of compliance

We will ensure compliance with City Code Requirements and standards.

No Salvage of vehicles,

No Stacking of vehicles,

We have a great deal of experience in management plans for leaking fluids and the clean up of any such fluids. Our training and mitigation techniques prevent fluid leaking upon the ground.

topoView

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Location | Map Name

4181 Glenbrook Dr, Hailey, Id... 🔍 ✕

17 maps here | Scale: All, Date: 1953-2026, Series: All
Elevation @ 43.485, -114.273 is 5,239 ft. (1,597 m)

Filter records ✕ Name Date Scale State

Hailey, ID	1955 (HTMC, 1968 ed.)	Scale 1:250000
	JPEG (5.1 MB)	GeoTIFF (16.8 MB)
	KMZ (4.1 MB)	GeoPDF (24.1 MB)
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Hailey, ID	1955 (HTMC, 1973 ed.)	Scale 1:250000
Hailey, ID	1955 (HTMC, 1981 ed.)	Scale 1:250000
Hailey, ID	1955 (HTMC, 1981 ed.)	Scale 1:250000
Bellevue, ID	1957 (HTMC, 1959 ed.)	Scale 1:62500
Bellevue, ID	1957 (HTMC, 1973 ed.)	Scale 1:24000
Bellevue, ID	1957 (HTMC, 1973 ed.)	Scale 1:62500
Hailey, ID	1959 (HTMC, 1959 ed.)	Scale 1:250000
Hailey, ID	1959 (HTMC, 1959 ed.)	Scale 1:250000
Hailey, ID	1962 (HTMC, 1962 ed.)	Scale 1:250000
Bellevue, ID	1986 (HTMC, 1986 ed.)	Scale 1:24000
Bellevue, ID	1986 (HTMC, 1986 ed.)	Scale 1:24000

📍

🗺️

📏 30m / 100ft

🌐

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of March, 2026, by and between **WOOD RIVER COMMUNITY VENTURES LLC**, an Idaho limited liability company, whose address is c/o Oppenheimer Development Corporation, 877 W. Main Street, Suite 700, Boise, Idaho, 83702 hereinafter referred to as "Lessor", and **MARKY'S SUPERTOW LLC**, an Idaho limited liability company, 198 Gem Street S, Twin Falls, Idaho 83301 hereinafter referred to as "Lessee".

RECITALS:

- A. Lessor is the owner of real property in Blaine County, Idaho described as Lots 26 and 27, Block 42, Woodside Subdivision No. 10. ("Property").
- B. The parties desire to herein provide the terms and conditions pursuant to which the Lessee shall lease from the Lessor a fenced and gated portion of the Property described as follows:

Approximately one-half of a fenced and gated area containing a total of approximately 0.34 acres, approximately 0.159 acres of which is situated within Lot 26 with the remaining approximately 0.181 acres of which is situated in Lot 27. ("Leased Premises")

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereby agree as follows:

1. **Premises.** Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the hereinabove described Leased Premises.
2. **Term.** The Term of this Lease shall be for a month-to-month period commencing on March 1, 2026. This Agreement can be terminated at any time by either party upon not less than thirty (30) days prior written notice to the other party. ("Lease Term")
3. **Rent.** Rent for the Leased Premises shall be \$750.00 per month, payable in advance on the 1st of each month of the Lease Term.
4. **Use of Premises.** The Lease Premises shall be used exclusively for vehicle storage from towing operations.
5. **Maintenance.** Lessee agrees to maintain the Leased Premises, including fences and gates, free of noxious weeds, trash, and debris.
6. **Improvements.** Lessee understands and agrees that it will take possession of the Leased Premises at the commencement of the Lease Term, and shall be solely responsible for the acquisition and installation of all equipment, furnishings and improvements Lessee deems necessary for its business purposes.

7. **Indemnification.** Lessee shall save and hold Lessor harmless from any claim or cause of action, for property damage, personal injury or death, or other loss, including reasonable attorney's fees and costs, arising, or resulting or arising from the possession and use of the Leased Premises by the Lessee, its employees, agents, customers, or invitees; Lessee shall, at all times during the term hereof and at its own cost and expense, procure and continue in force a Policy of General Liability Insurance covering the Leased Premises, and naming the Lessor as an Additional Insured, insuring against liability for injury and/or death of any person or for property damages arising from, or in any way connected with, the use, operation, or condition of the Leased Premises. Such liability insurance policy shall be in an amount of not less than **ONE MILLION DOLLARS (\$1,000,000.00)** combined single limit coverage for bodily injury, death, and property damage. The limits of such insurance shall not, however, limit the liability of Lessee for any such claim of personal injury, death, or damages.

8. **Lessee's Personal Property.** The risk of loss, damage, destruction, theft, or other casualty to any personal property used or stored upon the Leased Premises by or with the consent and approval of the Lessee shall be solely on the Lessee, or the owners thereof, and not on the Lessor.

9. **Possession.** Lessee shall be given possession of the Leased Premises at the commencement of the Lease Term.

10. Default and Remedies.

(a) The doing of any of the following by the Lessee shall constitute an event of default under the terms of this Lease:

(i) Failure of Lessee to pay any sums required to be paid hereunder, where such failure continues for five (5) days after receipt of written notice thereof by the Lessor;

(ii) Failure to perform any obligation as required or conditioned by any of the covenants or agreements contained in this Lease within a reasonable time, but in no event later than thirty (30) days after written notice by the Lessor to the Lessee, specifying Lessee's failure to perform such obligations.

11. **Surrender of the Premises.** Upon the Termination or expiration of the Lease Term, the Leased Premises shall be surrendered by the Lessee to the Lessor. All personal property including furnishings, fixtures and equipment belonging to the Lessee shall be promptly and carefully removed upon surrender by the Lessee, and the Lessee shall repair any damage to the Leased Premises caused by such removal or by the original installation of said personal property. Should Lessee fail to make such repairs, Lessor, after five (5) days written notice to the Lessee, may undertake such repairs at Lessee's expense.

12. **Compliance with Law.** Lessee shall occupy and use the Leased Premises in accordance with all applicable local, county and state ordinances and statutes, and Lessee shall be

responsible for obtaining any and all permits and licenses which may be required for the conduct of its business thereon.

13. Waiver. Waiver of a breach of any provision of this Lease by any party in any particular instance shall not be deemed a waiver of any other breach of this Lease.

14. Quiet Enjoyment. So long as the Lessee is not in default, Lessor warrants and covenants that, during the term hereof, Lessee shall have the exclusive right to possession and the quiet enjoyment of the Leased Premises, and shall have, hold, and enjoy the Leased Premises without interference by the Lessor.

15. Venue. The venue of any action arising out of the execution or breach of this Lease shall be in the district court of Idaho.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement on the day and year first written above.

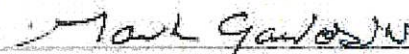
"LESSOR"

WOOD RIVER COMMUNITY VENTURES LLC

By: 
Its: VICE PRESIDENT

"LESSEE"

MARKY'S SUPER TOW

By: 
Its: OWNER

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of May 4, 2026

To: Hailey Planning and Zoning Commission
From: Ashley Dyer, Community Development City Planner

Overview: Continuation of a Design Review Application submitted by Ben and Susan Worst, and represented by Thomas Howland of Howland Architecture, for the construction of a new 945 square foot Accessory Dwelling Unit located above a new, detached 1,148 square foot garage; an addition to the existing 1,688 square foot single-family residence located at 516 South River Street (Lot 16A, Block 8, Hailey Townsite) within the General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Hearing: May 4, 2026

Applicant: Ben and Susan Worst, LLC, represented by Thomas Howland of Howland Architecture
Location: Lot 16A, Block 8, Hailey Townsite (516 S. River Street)
Zoning/Size: General Residential (GR), Downtown Residential Overlay (DRO), Townsite Overlay (TO)
Lot size: 7,200 square feet

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on March 18, 2026.

Application: The Applicant is requesting approval to construct a new 945 square foot Accessory Dwelling Unit (ADU) located above a new, detached 1,148 square foot garage. This new ADU/garage addition is in conjunction with proposed upgrades to the existing 1,688 square foot historic single-family residence. Upgrades to the historic single-family residence include replacing the failing roof that was built in 1966, exterior material upgrades, and additional landscaping integrated onsite.

The purpose of the GR district is to provide areas for a variety of residential uses and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. (Ord. 1191, 2015)

The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey. (Ord. 1238, 2018)

The purpose of the townsite overlay district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)

The Planning and Zoning Commission continued the hearing from April 6, 2026, to May 4, 2026, and recommended that the Applicant amend and/or clarify the following:

- Replace the proposed rail lighting with safety stairway lighting
 - The proposed railing lighting was removed and a new decorative fixture at the door leading to the spiral stairs was added to provide safety lighting. Additionally, two (2) exterior light fixtures at the north end of the 2nd floor ADU balcony were removed to reduce potential light trespass for the neighbors to the north.
 - The first-floor window in the ADU stair tower is eliminated and the second-floor window is reduced in size from 12' x 5' to 9'6" x 4'
- Amend the building design for the front façade by adding a cricket feature to the front door to create more of a ranch-style design
 - Adding a cricket over the front door created issues with channeling storm water/snow melt toward the property line. The Applicant is proposing a bright red front door along with new landscaping that helps to highlight the location of the door. Landscaping includes new choke cherry trees and a planter box to the left of the door.
- Notes have been added to the Construction Activity Plan to protect the existing trees onsite in the front and rear of the property
 - Notes were added for the contractor to flag and protect existing trees to be retained.
 - Parking and dumpster location shifted based on the commission's concerns about servicing a dumpster located off the alley.
- Create cohesiveness between the existing building and the new building design
 - The Applicant changed the proposed siding color on the primary residence to "Midnight Shadow". The Applicant is also proposing to utilize that color on the second level of the ADU. The natural wood siding along the front façade of the primary residence will match the first-floor siding on the ADU. The posts on the west facing side of the ADU match the posts of the proposed porch on the west side elevation of the primary residence.
- Submit a more detailed landscaping plan

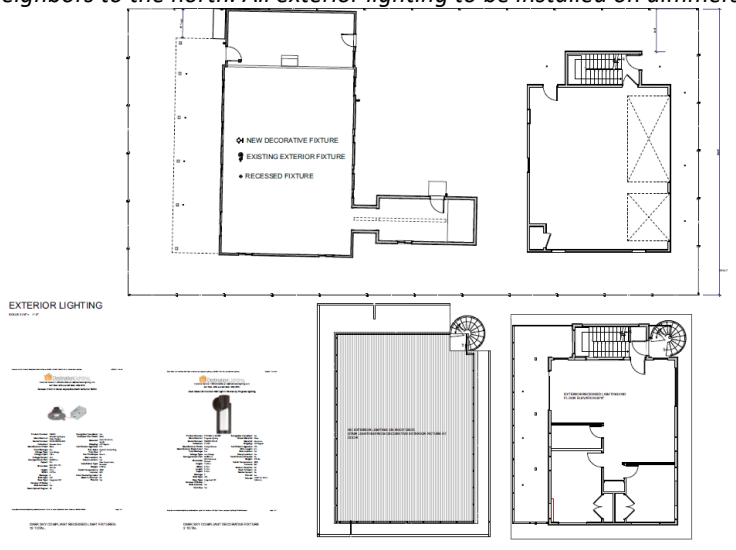
- The landscaping plan has been updated to show all surfaces on the property as well as new plantings in the front a back yard. All plantings have been selected for low water usage. We’re aiming to meet Hailey’s water reduction goals with this plan.
- Mitigate snow/water shedding to adjoining lots by providing water retention on the lot.
 - A drainage plan has been added to the drawing set showing drywell setbacks and grading notes to prevent storm water/snow melt from shedding onto adjoining properties.
 - The roof overhang on the north side of the primary residence is now proposed to be reduced from its current 1’-11” to 6”, and a new gutter is proposed to prevent water from draining onto the neighboring property. Snow retention over entry also called out in plans
- Miscellaneous:
 - All finish floor heights and roof overhang setbacks from the property line have been added to address the commission’s concerns.

The amended plans, depicting the above modifications, are attached for review and consideration by the Commission.

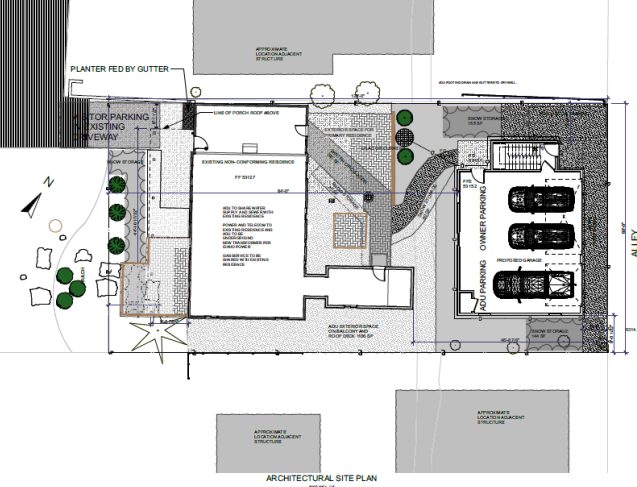
Procedural History: The Application was submitted on March 6, 2026, and certified complete on March 24, 2026. A public hearing will be held on April 6, 2026, in the Council Chambers and virtually via Microsoft Teams.

General Requirements for all Design Review Applications				
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"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water: <i>The Applicant shall connect to the existing water line after the meter vault and if the meter vault is in hard scape or a drivable area, they will need to install a metal collar over the vault.</i>
				Wastewater: <i>The Applicant shall not utilize an additional sewer tap and shall tap into their own existing service.</i>
				Building: <i>No comments</i>
				Streets: <i>Applicant shall submit an encroachment permit and a grading/drainage plan.</i>



<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.
			<i>Staff Comments</i>	<i>N/A, as no signage is proposed at this time.</i>
<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. 17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum
			<i>Staff Comments</i>	<i>The Hailey Municipal Code requires a minimum of two (2) onsite parking spaces for single-family residential dwellings, and one (1) onsite parking space for Accessory Dwelling Units. The proposed garage addition will include three (3) parking spaces to service the single-family residence and the new ADU. Parking is also available along River Street, within the public right-of-way. Parking in the right-of-way is allowed within the Townsite Overlay (TO) Zoning District.</i> <i>Parking requirements for the proposed residence are met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<i>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Recessed lighting is proposed for the exterior of the new front porch, the existing residence, garage doors and the 2nd floor balcony (12 in total). Two (2) decorative fixtures are proposed for the front door of the primary residence, and the other one will be placed at the ADU door leading to the spiral stairway. The originally proposed lighting at the north end of the 2nd floor ADU balcony were removed to reduce potential light trespass for the</i>


				<p><i>neighbors to the north. All exterior lighting to be installed on dimmers.</i></p>  <p>The drawings include a main floor plan with a legend for 'NEW DECORATIVE FIXTURE', 'EXISTING EXTERIOR FIXTURE', and 'RECESSED FIXTURE'. Below this are three smaller diagrams: 'EXTERIOR LIGHTING' showing fixture types, 'ROOF EXTERIOR LIGHTING' showing a roof-mounted fixture, and 'SECOND FLOOR EXTERIOR LIGHTING' showing a second-floor fixture.</p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>Zoning District: Townsite Overlay (TO) Zoning District:</p> <ul style="list-style-type: none"> - Maximum Building Height: 30 feet - Front Yard Setback: 12 feet - Side Yard Setbacks: 8 feet (Base setback: Fifteen percent (15%) of lot width, or ten feet (10'), whichever is less). - Rear Yard Setback: 10 feet' - Garage Setback 20' - Lot Coverage: 30% <p>Preservation of Historic Structures: Bulk Requirement Flexibility: The City aims to promote the historic, architectural, archaeological and cultural heritage, features and qualities of Hailey through the identification, evaluation, designation, and protection of historic structures. Where historic commercial and residential structures are preserved, flexibility in the bulk requirements of the Townsite Overlay (TO) Zoning District may be approved by the Administrator and/or the Planning and Zoning Commission on a case-by-case basis, as follows:</p> <p>Maximum Building Height: When any building permit application includes the retention of a historic commercial or residential structure, the maximum building height shall be subject to the maximum building height allowed by the underlying zoning designation of the parcel(s).</p> <p>Maximum Lot Coverage: When any building permit application includes the retention and preservation of a historic residential structure, the maximum lot coverage may be forty percent (40%), regardless of the number of stories above grade or the existence of a garage. Where a historic residential or commercial structure is retained and preserved and located within a zoning district that allows for lot coverage greater than forty percent (40%), the underlying zoning district and/or zoning overlay shall govern.</p>



			Staff Comments	<p><i>Bulk details proposed by the Applicant are as follows and comply with the zoning districts.</i></p> <ul style="list-style-type: none"> - <i>Maximum Building Height: Existing Residence: 18.3'- ADU: 23.2'</i> - <i>Front Yard Setback: Existing: 19.8' – ADU: 84'</i> - <i>Side Yard Setbacks: Existing: (S) 6.9' (N) 1'- ADU: (S) 9' (N) 9'</i> - <i>Rear/alley Setback: Existing: 46.8'- ADU: 6'</i> - <i>Lot Coverage: 39.3%. The Applicant is proposing 40% with the preservation of the historic building.</i> <p><i>The Applicant would like to utilize the Bulk Requirement Flexibility option in Hailey's Municipal Code whereby when a historical residential structure is retained and preserved, the lot coverage maximum may increase to forty percent (40%), regardless of the number of stories above grade or the existence of a garage.</i></p> <p><i>The Commission should discuss and provide feedback on the Applicant's proposal, or the request to increase the maximum lot coverage to 40%.</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>Pursuant Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence.</i></p> <p><i>Though the proposed project is an addition (detached garage and ADU) and modification to an existing single-family residence, Planning Staff believe collecting a sidewalk in-lieu payment is appropriate given the size and scope of the project. The Applicant shall pay an in-lieu fee based on Hailey's currently adopted rate table, subject to review and approval by the City Engineer. This payment shall be made prior to issuance of a Building Permit. This has been made a Condition of Approval.</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 Applicant is proposing the construction of a new garage off the alleyway. Insulating the water service line and main line has been made a Condition of Approval.</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>
			17.06.090(C)1	1) Site Planning

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p>	<p>Staff Comments <i>The existing building, which respects the grid, will be retained. The new garage/ADU is aligned with the alley in the traditional grid layout.</i></p>  <p>ARCHITECTURAL SITE PLAN</p>
<input checked="" 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. 	<p>Staff Comments <i>The scale and massing are consistent with smaller homes in the surrounding neighborhood. The existing home is to be retained. The proposed garage/ ADU is detached and set behind the existing house. From River Street, the perceived mass of the proposed garage/ADU from the street will be of similar scale or smaller than the adjacent projects.</i></p> <ul style="list-style-type: none"> • <i>The front façade and entrance on the existing home are clearly visible and face River Street.</i> • <i>The west facade, which is the most visible from the street, is a single-story building with a covered porch.</i> • <i>The existing residence is accessed via River Street, with the new proposed garage/ADU building’s access via the existing alley.</i>



				<ul style="list-style-type: none"> • <i>The proposed garage/ADU has a third bay large enough to accommodate a recreational vehicle. In addition, there is parking on the existing River Street driveway.</i> • <i>There is ample open space including a patio and lawn. The ADU has a generous roof deck.</i> • <i>The new west facing roof of the existing house will be strong enough to support solar panels. No photovoltaic panels are proposed at this time.</i> • <i>Snow storage for the driveway and circulation areas exceeds City of Hailey requirements of 25%. Snow storage has been identified on the site plan and is sufficient for the site.</i> • <i>Utilities exist and are located underground. Any and all new utilities to service the proposed ADU will be located underground.</i>
<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> <p><i>Staff Comments</i> <i>New windows and doors for the existing house are consistent with the layout and window to wall ratio of windows, seen traditionally in Old Hailey. They are shaded by the new porch. The windows for the ADU are rectangular and oriented vertically facing the alley and the existing house. The less visible windows on the north and south sides are rectangular and oriented horizontally consistent with midcentury- modernist design. No solar energy collection devices are proposed at this time. However, the new west facing roof of the house will be structured to accommodate photovoltaic panels.</i></p> <p><i>This will be further evaluated at the time of Building Permit submittal and prior to its issuance.</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> <p><i>Staff Comments</i> <i>The west facade of the house, which is the most visible from the street, is a single story with a covered porch. A new shed roof is proposed for the existing structure. The proposed garage/ADU is located at the rear of the lot and is a two-story building which is accessed from the alley. Neither of the proposed buildings are very large.</i></p> <p><i>The proposed two-story garage/ADU is on the alley. The low slope roof and roof deck minimize the height of the new structure. Balconies and overhangs break up the wall planes. Differing exterior siding for the first and second floors of the garage/ADU further break up the perceived mass of the building.</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
				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.
			<i>Staff Comments</i>	<p><i>The midcentury modern architectural style of the proposed garage/ADU complements the existing ranch style house. The new porch, the bright red door and the new landscaping will help make the property feel more welcoming from River Street.</i></p> 

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			<i>Staff Comments</i>	<i>The new front porch for the existing house will protect the front entrance, provide a shaded outdoor space in the summer, while the bright red door and the new landscaping will help welcome visitors from River Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			<i>Staff Comments</i>	<i>The proposed garage/ADU aligns with the alley. The existing house is aligned with River Street. The existing house matches the scale and orientation of existing homes in the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			<i>Staff Comments</i>	<i>The proposed garage/ADU is a compact rectangle largely hidden behind the new roof of the existing house. The new porch for the existing house preserves the horizontal composition of the ranch style prevalent in the nearby China Gardens neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Staff Comments</i>	<i>The new roof of the existing house preserves the simple gable shape typical of ranch style houses. The new porch roof on River Street preserves the horizontal design and provides a welcoming entry maintaining the feel of Old Hailey homes.</i> <i>The balconies and roof overhangs of the proposed garage/ADU serve to break up the wall planes to reduce the perceived mass of the structure.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)3d</p>	<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>Staff Comments</i> The new 2:12 porch protects the front door of the existing house and provides a sheltered pedestrian space along the house.</p>  <p>The balconies and roof overhangs protect the vehicle garage doors as well as the entry doors of the proposed garage/ADU.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)3d</p>	<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>Staff Comments</i> The new, simple gable roof for the existing house and the shed roof for the new porch have pitches, ridge lengths, and materials similar to those traditionally found in the neighborhood.</p> <p>The low slope roof of the garage/ADU is consistent with midcentury modernist design and is similar to several of the new buildings along River Street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)3d</p>	<p>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</p>

			<i>Staff Comments</i>	<p><i>The proposed roof of the existing house has a 6:12 pitch and the new porch roof has a 2:12 pitch similar to other ranch style homes.</i></p> <p><i>The low slope roof of the garage/ADU minimizes the mass of the new structure and is consistent with midcentury modernist design.</i></p>
<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>Staff Comments</i> <i>The primary wall plane of the existing house is parallel to the front lot line. The wall plane of the proposed garage/ADU is parallel to the alley.</i></p>
<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>Staff Comments</i> <i>The height of the front wall plane of the proposed garage/ADU is 23'-2". The new roof peak of the existing house will be 15'-4". Both fall into the traditional range of homes in the neighborhood.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</p> <p><i>Staff Comments</i> <i>The projected stairway breaks up the massing of the proposed garage/ADU. Balconies and roof overhangs break up the vertical wall planes.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p>f. Windows</p> <p>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</p> <p><i>Staff Comments</i> <i>The new windows and front door for the existing house match the character of similar ranch style homes.</i></p> <p><i>The fenestration of the proposed garage/ADU uses rectangular windows and doors in a vertical orientation similar to the existing house facing the alley and the existing house. Windows on the less visible north and south walls are rectangular in a horizontal orientation consistent with midcentury modernist design.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</p> <p><i>Staff Comments</i> <i>Windows on the side lot lines of the proposed garage/ADU are planned so to respect the privacy of neighboring properties. Stairway windows face north. The south facing windows are in bedrooms.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p>g. Decks and Balconies</p> <p>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</p> <p><i>Staff Comments</i> <i>The balcony on the west side of the proposed garage/ADU faces the existing house. The cable railings for the roof deck minimize its visual presence.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<i>The balcony on the west side of the proposed garage/ADU faces the existing house. The cable railings for the roof deck minimize its visual presence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			<i>Staff Comments</i>	<p><i>The proposed garage/ADU utilizes projected roof overhangs and balconies as well as natural board siding on the first floor and painted siding in “Midnight Shadow” on the second floor to break up the wall planes and match the primary residence. Black windows, trim and Fascia are proposed with natural wood soffits to match the siding.</i></p>  <p><i>New Horizontal siding LP Smartside in Midnight Shadow and new natural wood siding to match the ADU. New black windows and doors, and a new porch to match the natural stain with a black corrugated metal roof and black shingles. The Applicant is proposing a new bright red door to help distinguish the entrance of the existing home and breaks up the River Street facade.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<i>The largest wall plane of the addition is broken up by various windows and guard rails. The flat roof form and exterior colors</i>

				<i>encourage human scale and are complementary to the surrounding area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			<i>Staff Comments</i>	<i>New Horizontal siding LP Smartside distinguishes the entrance of the existing home and breaks up the River Street facade. The new porch columns provide visual interest as well as emphasizing the location of the front door.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Staff Comments</i>	<i>The existing residence aligns with the nature and character of Old Hailey. The new open front porch for the existing house will give a more generous, welcoming appearance to the River Street facade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)3i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<i>New vehicle access to the proposed garage/ADU is through the alley, reducing dependence on the existing River Street parking. The new porch is intended to make the entrance to the property more pedestrian friendly.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<i>New onsite parking is provided by the proposed garage/ADU accessed from the alley. This should reduce dependence on River Street parking.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Staff Comments</i>	<i>Vehicle access to the proposed garage/ADU is from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>The detached garage/ADU is proposed to be accessed off the alleyway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley.</i>


<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>There is ample space for a possible recreational vehicle in the third garage bay accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>The alley exists and will be utilized for access to onsite parking.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<i>Utilities are currently located aboveground within the existing alley. Any additional utilities and/or building infrastructure will be located within the existing alley. Per Idaho Power the Applicant shall upgrade the transformer that serves the secondary pole and apply with Idaho Power for power for the new build. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>The existing alley that services the residence is paved, and if noxious weeds are present on the site, the developer will control noxious weeds as required by state law.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>New landscaping along alley is a simple gravel driveway.</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.
			<i>Staff Comments</i>	<i>N/A, as no accessory building is proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	<i>N/A, as no additional accessory buildings are proposed.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<p>Guideline: Noxious weeds shall be controlled according to State Law.</p> <p><i>Staff Comments</i> If noxious weeds are present on the site, the Developer shall control according to State Law.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p>9. Fences and Walls</p> <p>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.</p> <p><i>Staff Comments</i> NA, as no fencing exists or is proposed for the site.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p>Guideline: Retaining walls shall be in scale to the streetscape.</p> <p><i>Staff Comments</i> N/A, as none are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p>10. Historic Structures</p> <p>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</p> <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. <p><i>Staff Comments</i> Blaine County GIS lists the existing structure at 516 S River Street as having been constructed in 1966 and remodeled in 2012. The remodel converted the single-car garage into a mudroom and added a small addition to the back of the house. The Applicant is proposing to replace the failing roof on the existing structure, but no other alterations to the existing residence are proposed at this time.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p>

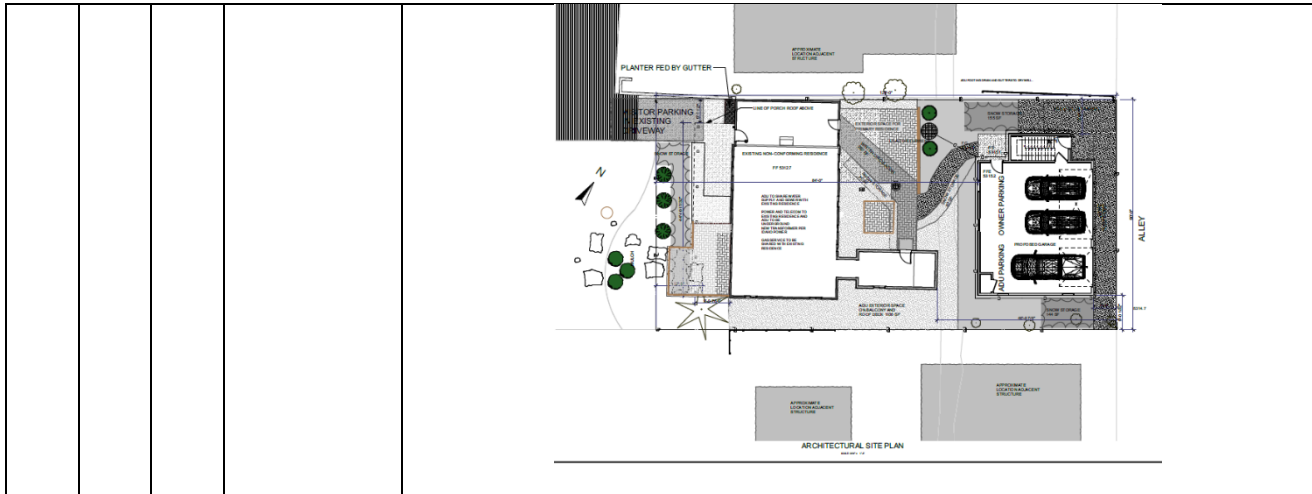
				<ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>The Applicant is proposing to replace the failing roof on the existing structure as well as the addition of a new covered porch and a new door and windows, no other alterations are proposed to the primary structure at this time.</i>

General Requirements for Accessory Dwelling Units

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"/>	17.08D.020	<u>Applicability.</u> 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	<u>General Provisions.</u> 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 floor area of an accessory dwelling unit (ADU) is limited to no more than sixty-six percent (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.</i>

				<i>The proposed ADU is detached from the primary residence and is approximately 945 square feet in size, which is 63% of the existing residence. This standard has been met.</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>
<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 an existing single-family residence, and both are located within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.</i>
				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		A. 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	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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	1. 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;

			<i>Staff Comments</i>	<i>The owners intend to reside in the ADU full time, while the primary residence will be a long-term rental. The standard has been made a Condition of Approval.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2. 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.												
			<i>Staff Comments</i>	<i>The owners intend to reside in the ADU full time, while the primary residence will be a long-term rental. The standard has been made a Condition of Approval.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	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.												
			<i>Staff Comments</i>	<i>The gross floor area of the principal building is 1,688 square feet in size, with 66% of its size equaling 1,114 square feet. The Applicant meets this standard, the proposed ADU is 945 square feet in size.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">Lot Size (square feet)</th> <th style="padding: 5px;">Minimum Gross Floor Area (square feet)¹</th> <th style="padding: 5px;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Up to 7,000</td> <td style="padding: 5px;">300</td> <td style="padding: 5px;">900</td> </tr> <tr> <td style="padding: 5px;">7,001 – 8,000</td> <td style="padding: 5px;">300</td> <td style="padding: 5px;">950</td> </tr> <tr> <td style="padding: 5px;">Lots 8,001 and greater</td> <td style="padding: 5px;">300</td> <td style="padding: 5px;">1,000</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	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														
			<i>Staff Comments</i>	<i>Specifically, the lot is 7,200 square feet in size and the proposed ADU is 945 square feet in size.</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.												
			<i>Staff Comments</i>	<i>The proposed ADU has two (2) bedrooms.</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.												
			<i>Staff Comments</i>	<i>The Applicant designated an exterior space to include a 1,106 square foot balcony and roof deck for the ADU.</i>												



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.
			<i>Staff Comments</i>	<i>The proposed garage will provide covered parking for three cars off the alley. New vehicle access to the proposed garage/ADU is through the alley, reducing dependence on the existing River Street parking. The proposed garage/ADU has a third bay large enough to accommodate a recreational vehicle. In addition, there is parking on the existing River Street driveway.</i>
<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.
			<i>Staff Comments</i>	<i>The following elements of the proposed site plan mitigate light trespass from the proposed parking:</i> <ul style="list-style-type: none"> - <i>The proposed garage will provide covered parking for three cars off the alley.</i> - <i>ADU Access from the garage</i> - <i>the ADU is located directly above the garage</i>
<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.
			<i>Staff Comments</i>	<i>The proposed garage will provide covered parking for three cars off the alley.</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.**
In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

The following Conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
 - i. Life and Safety:**
 - i. The building shall comply with IFC and IBC code requirements.
 - ii. Water and Wastewater:**
 - i. All construction shall be to City Standards.

- ii. All water main lines within the alley that are less than six (6) feet deep, shall be insulated with material (blue board insulation or similar material) for 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.
 - iii. Existing water and sewer services shall be utilized.
 - iv. Applicant shall connect to the existing water line after the meter vault and if the meter vault is in hard scape or a drivable area they will need to install a metal collar over the vault.
- iii. **Streets:**
- i. An Encroachment and draining plan shall be required before issuance of a Building Permit.
- d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
 - e) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
 - f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
 - g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
 - h) 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. The Applicant shall upgrade the transformer that serves the secondary pole and apply with Idaho Power for power for the new build.
 - j) The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees, as applicable.
 - k) The Applicant shall pay sidewalk in-lieu fees for the property's frontage (River Street). This payment shall be made prior to issuance of a Certificate of Occupancy.
 - l) Upon completion of all required public landscaping and before issuance of a certificate of occupancy and/or final project approval, a licensed arborist shall certify all public tree plantings have been installed in compliance with the project approvals as to species, health, irrigation, city construction standards, project drawings, and other relevant requirements such as Hailey Tree Committee recommendations. Similarly, any public landscape not certified by the licensed arborist shall be certified by a licensed landscape architect for same or other relevant topics. The arborist or landscape architect shall also provide documentation of public tree well inspections including dimensions and material types during the placement of all subsurface items.
 - m) When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental.

Motion Language:

Approval: Motion to approve the Design Review Application submitted by Ben and Susan Worst for the construction of a new 945 square foot Accessory Dwelling Unit located above a new, detached 1,148 square foot garage; an addition to the existing 1,688 square foot single-family residence located at 516

South River Street (Lot 16A, Block 8, Hailey Townsite) within the General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (m) are met.

Denial: Motion to deny the Design Review Application submitted by Ben and Susan Worst for the construction of a new 945 square foot Accessory Dwelling Unit located above a new, detached 1,148 square foot garage; an addition to the existing 1,688 square foot single-family residence located at 516 South River Street (Lot 16A, Block 8, Hailey Townsite) within the General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, 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].

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PROJECT INFORMATION

SCOPE OF WORK: REPLACE THE FAILING ROOF ON THE HISTORIC EXISTING RESIDENCE. BUILT IN 1966. CONSTRUCT A NEW ADU AND GARAGE ACCESSED FROM THE ALLEY

DESCRIPTION: HAILLEY LOT 16A BLK 8

ZONE: GR - TOWNSITE OVERLAY

PRIMARY RESIDENCE SETBACKS: FRONT: 19'9" ALLEY: 46'8"
 SIDE SOUTH: 6' 9" SIDE, NORTH: 0'

PRIMARY RESIDENCE HEIGHT PROPOSED: 18' 3 1/4"

ADU SETBACKS: FRONT: 84" ALLEY: 6"
 SIDE SOUTH: 9' SIDE, NORTH: 9'
 ADU HEIGHT PROPOSED: 22'-2 1/4"

RECORD GRADE: 5313.7'
 PROPOSED HEIGHT ABOVE RECORD GRADE: 24.33'

NOTE: LOT LINE ADJUSTMENT IN PROGRESS.

EXISTING HOME: 1688 SF
 PROPOSED ADU: 945 SF (56% OF EXISTING RESIDENCE)
 GARAGE: 1148 SF
 TOTAL LOT COVERAGE: 2836 SF
 LOT DIMENSIONS: 70' X 120'
 LOT AREA: 7200 SF
 LOT COVERAGE: 39.3%
 MAX 40% LOT COVERAGE WITH PRESERVATION OF A HISTORIC BUILDING

BUILDING CODE SUMMARY

2018 IRC
 BUILDING OCCUPANCY: SINGLE FAMILY RESIDENCE
 CONSTRUCTION TYPE: VB
 PRIMARY RESIDENCE STORIES: 1
 ADU STORIES: 2
 PRIMARY RESIDENCE (EXISTING): 1688 SF
 ADU: 1079 SF
 GARAGE: 1148 SF



PROJECT TEAM
OWNER: BEN AND SUSAN WORST
 BEN WORST
 208.720.8417
 BEN@BENWORSTLAW.COM
ARCHITECT: HOWLAND ARCHITECTURE STUDIO, INC
 THOMAS HOWLAND
 208.721.8246
 THOMAS@HOWLANDARCHITECTURE.COM
STRUCTURAL ENGINEER: K&S ENGINEERING
 DAVE KONRAD
 208.788.5036
 KSENGINEER@KSENGINEERING.COM
ENERGY CONSULTANT: GREENWORKS
 JOHN REUTER
 208.721.2992
 John@idahogreenworks.com

SHEET INDEX

General Drawings
 G-001 COVER PAGE
 G-002 MATERIALS PAGE - ADU
 G-003 MATERIALS PAGE - EXISTING RESIDENCE

Landscape Drawings
 L-001 LANDSCAPE PLAN
 L-002 DRAINAGE PLAN

Architectural Site Plans
 AS-001 ARCHITECTURAL SITE PLAN - PROPOSED
 AS-002 SITE SURVEY
 AS-003 EXTERIOR LIGHTING PLAN
 AS-004 CONSTRUCTION ACTIVITY PLAN

Existing Plans
 A-101 EXISTING RESIDENCE

Floor Plans
 A-102 PRIMARY RESIDENCE - PROPOSED
 A-103 GARAGE PLAN - PROPOSED
 A-104 ADU PLAN - PROPOSED

Roof Plans
 A-105 ROOF PLAN - EXISTING RESIDENCE
 A-106 ROOF PLAN - PROPOSED
 A-107 ADU ROOF PLAN - PROPOSED

Elevations
 A-201 RESIDENCE ELEVATIONS - EXISTING
 A-202 RESIDENCE ELEVATIONS - PROPOSED
 A-203 RESIDENCE ELEVATIONS - PROPOSED
 A-204 ADU ELEVATIONS - PROPOSED

COLOR PHOTOGRAPHS
 .1 PHOTOGRAPHS OF EXISTING RESIDENCE



HAS

HOWLAND ARCHITECTURE
 STUDIO, INC
 307 E SPRUCE ST HAILLEY ID 83333

DRAWINGS ISSUED
 3.31.2026 DESIGN REVIEW SET
 4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON ZEAXS

516 S River
 516 S RIVER ST HAILLEY ID 83333
 RE-ROOF EXISTING HOME
 NEW GARAGE AND ADU

PROJECT NO: Project No. 2603
 MODEL FILE:
 516 S River- DES- REVIEW w/ drainage Rev 1.pln
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SHEET TITLE
COVER PAGE

G-001

SHEET 13 OF 45

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- HORIZONTAL SIDING LP SMARTSIDE. COLOR: MIDNIGHT SHADOW - ADU TO MATCH
- NEW NATURAL STAIN WOOD SIDING AT FRONT DOOR - ADU TO MATCH
- NEW BLACK WINDOWS AND DOORS
- NEW PORCH POSTS AND BEAMS NATURAL STAIN TO MATCH SIDING AT DOOR
- NEW PORCH ROOF BLACK CORRUGATED METAL
- NEW MAIN ROOF BLACK SHINGLE
- EXISTING XERISPACING IN FRONT YARD TO BE AUGMENTED PER LANDSCAPE PLAN

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SEE PAGE 28 NOTE ON EXIST

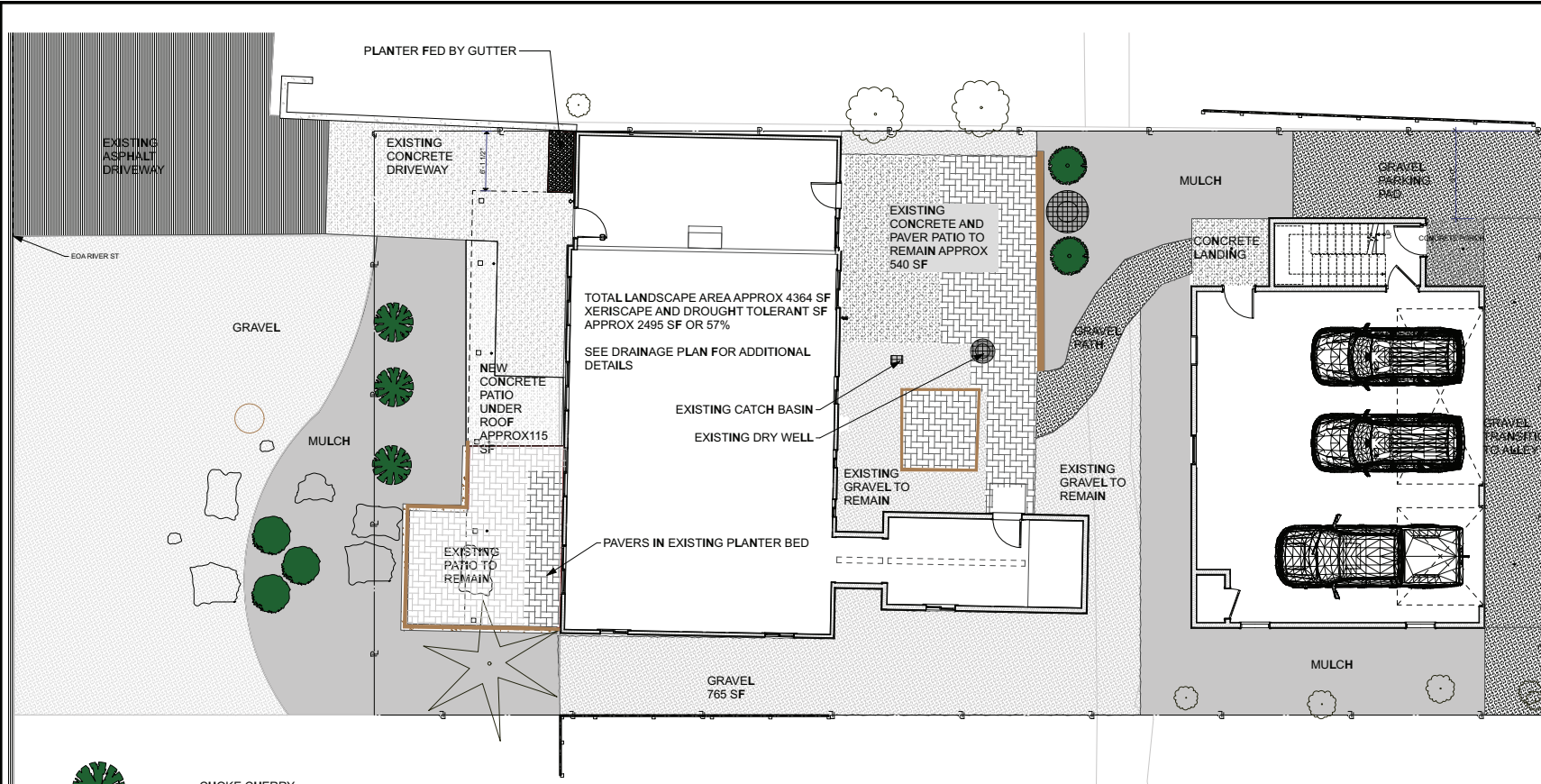
516 S River
516 S RIVER ST HAILEY ID 83333
REEROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2803
MODEL FILE:
516 S River- DES- REVIEW w/ drainage Rev 1.pln
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SHEET TITLE
MATERIALS PAGE -
EXISTING RESIDENCE







G-003
SHEET 15 OF 45

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LANDSCAPE PLAN

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

-  CHOKE CHERRY
-  REGENT SERVICE BERRY
-  CURRENT
-  EXISTING PONDEROSA
-  EXISTING TREES
-  EXISTING BOULDERS

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE(S) AS NOTED ON SHEETS

516 S River

516 S RIVER ST HAILEY ID 83333
RENOV EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2603
MODEL FILE:
516 S River- DES. REVIEW w/ drainage Rev 1.pln
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SHEET TITLE
LANDSCAPE PLAN

L-001

SHEET 16 OF 45

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HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON SHEETS

516 S River

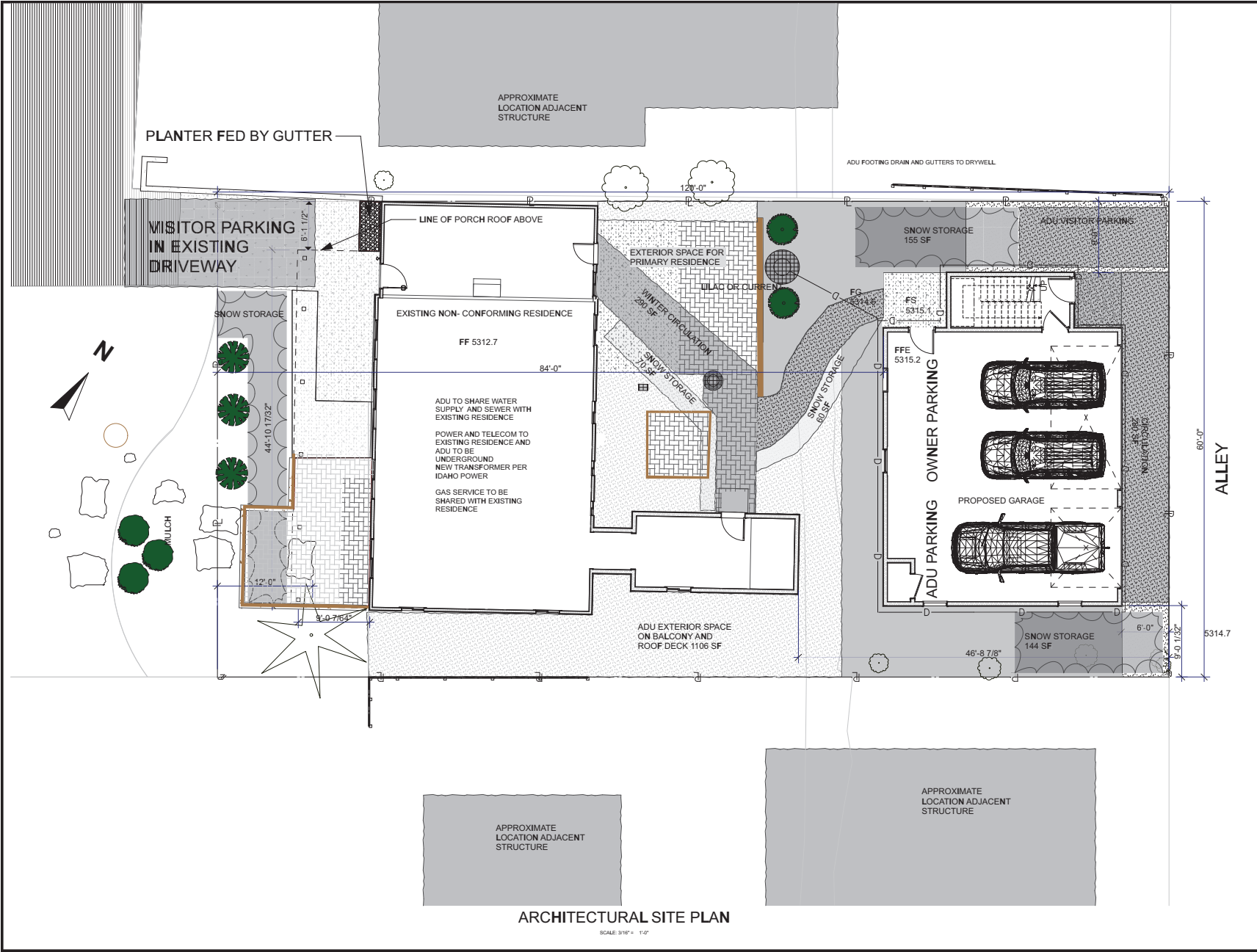
516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2603
MODEL FILE:
516 S River- DES. REVIEW w/ drainage Rev 1.pln
DRAWN BY: THOMAS HOWLAND
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SHEET TITLE
**ARCHITECTURAL SITE
PLAN - PROPOSED**

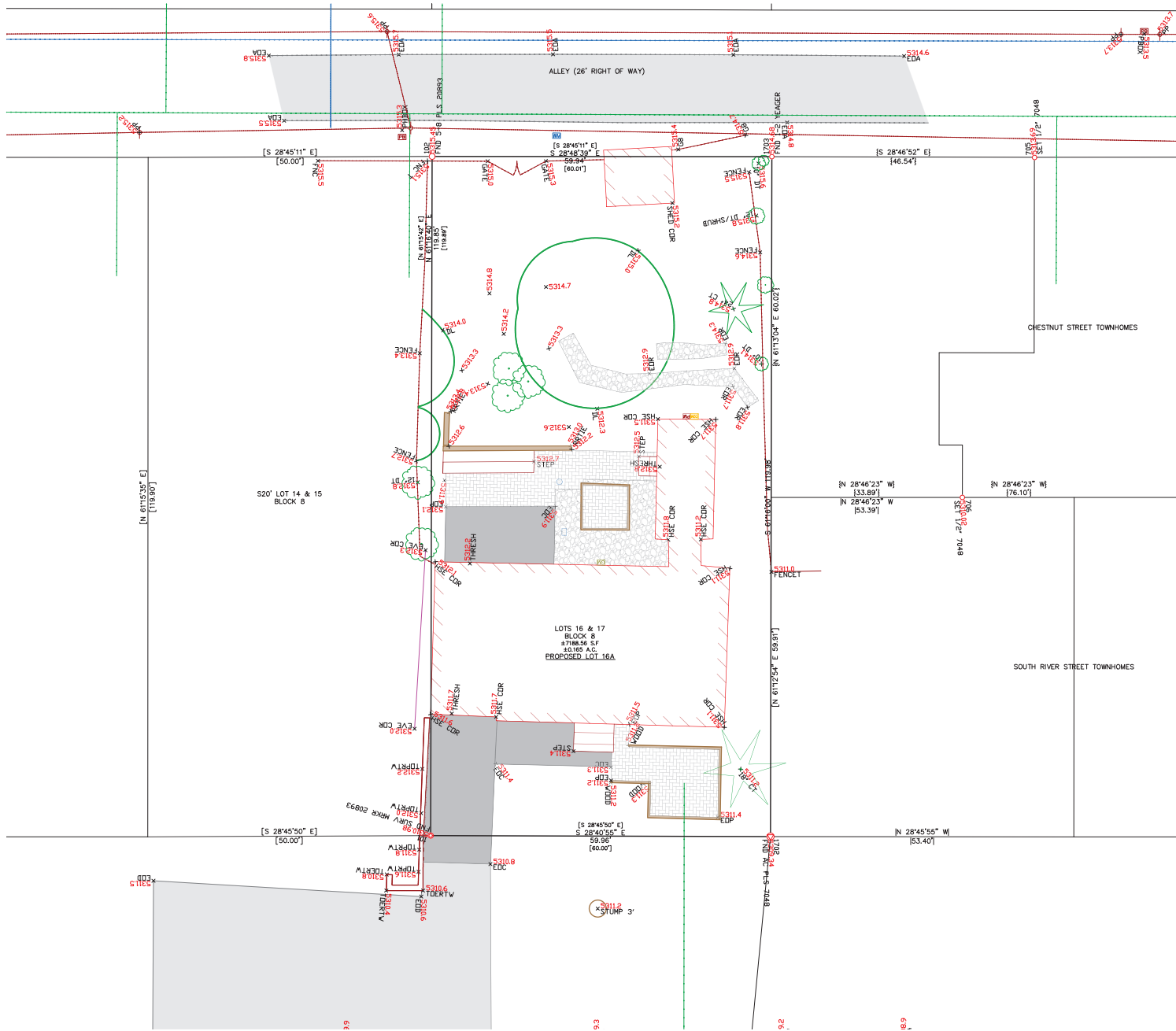
AS-001

SHEET 18 OF 45



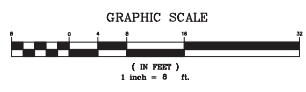
ARCHITECTURAL SITE PLAN

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



- ### LEGEND
- Subject Boundary
 - Adjoining Lot Line
 - Existing Structure
 - Existing Fench
 - EOA - Edge of Asphalt
 - EOG - Edge of Gravel
 - EOR - Edge of Rock Retaining Wall
 - EOP - Existing Powers
 - ECC - Existing Concrete
 - EW - Edge of Wood or Roll Road Tie
 - RTW - Retaining Wall
 - OWP - Overhead Power
 - SWR - Sewer Main
 - SS - Sewer Service
 - WTR - Water Main
 - WS - Water Service
 - CL - Center Line
 - DL - Drip Line
 - Fence
 - Roof Overhang
 - Found 1/2" Rebar, As Shown
 - Found 5/8" Rebar, As Shown
 - Found Survey Marker, As Shown
 - WMTR - Water Meter
 - CB - Catch Basin/Dry Well
 - PP - Overhead Power Pole
 - PBOX - Power Box
 - PMTR - Power Meter
 - GMTR - Gas Meter
 - COM - Com Box
 - Stump
 - DT - Deciduous Tree
 - CT - Coniferous Tree
 - [] Record Bearing & Distance
Inst. No. 709748
per Inst. No. 709748
 - [] Record Bearing & Distance
Inst. No. 629427
 - [] Record Bearing & Distance
Inst. No. 504157

- ### NOTES
- Beals of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - Boundary information is from the Plats of South River Street Townhomes, Instrument Number 504157; Chestnut Street Townhomes, Instrument Number 629427; Halley Townsite, Block 8; Lot 8A, Instrument Number 651184; Lot 8A, Block 7, Original Townsite Halley Townsite, Instrument Number 599615; Lot 10A, Block 7, Halley Townsite, Instrument Number 733009; A Record of Survey of Halley Townsite, Block 8, Lot 15 & the South 20 Feet of Lot 14, Instrument Number 709748; A Record of Survey of Lot 11, The North 20' of Lot 12, & 20' of vacated Elm Street Adjacent to Block 8, Halley Townsite, Instrument Number 676032; Records of Blaine County, Idaho.
 - Except as stated or shown on this map, this Survey does not intend to reflect any of the following which may be applicable to Subject Real Property: Natural Hazards, Encroachments, Wetlands, Ditches, Easements other than those shown or listed herein, Building Setbacks, Restrictive Covenants, Subdivision Restrictions, Zoning Restrictions, Land-Use Regulations, or Deed Restrictions and Exceptions contained within a current Title Policy.
 - The Subject Property is within the City Halley General Residential District (GR). Please refer to the City of Halley Code of Ordinances for more information about this zone.
 - Shown structures are measured to exterior of finished surfaces. Wall dimensions should be verified before design or construction.
 - Utility Locations shown are based on visual surface evidence. Utility locations should be verified before any excavation.
 - Not all trees and vegetation are shown, some locations are approximate.
 - Aerial Imagery, if shown, is from Nearmap 2025.



A SITE SURVEY SHOWING
LOT 16&17, BLOCK 8, HALEY TOWNSITE
 WITHIN S9, T2N., R.18E., B.M., CITY OF HALEY, BLAINE COUNTY, IDAHO
 PREPARED FOR BEN WORST AND TOM HOWLAND

PROJECT PATH AND DATE: U:\Corison\Projects\2197-Halley_Bk8_Lts16-17.dwg, 2/19/2026 11:55:29 AM MST

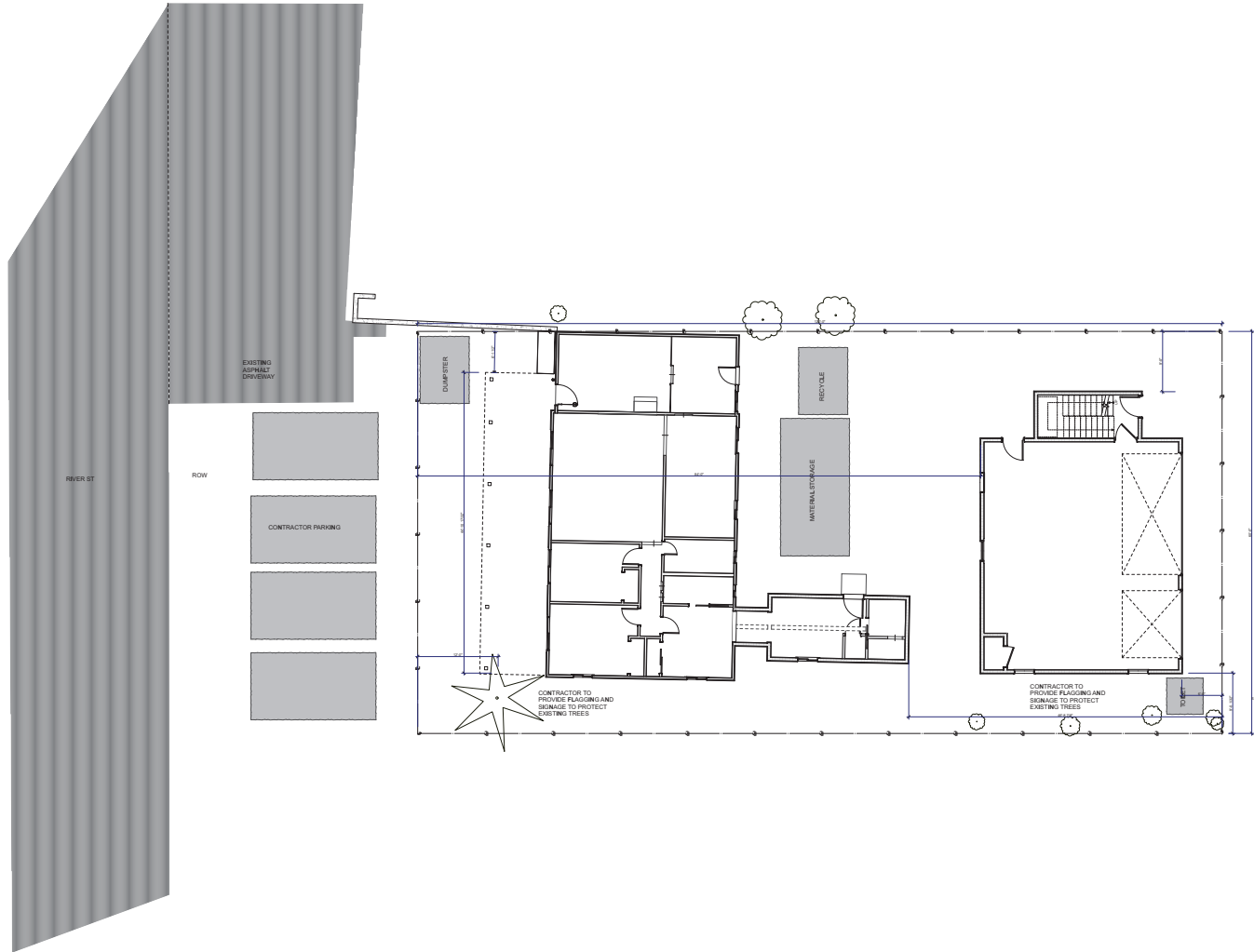
Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Planning
 460 Main Dr., Unit 1
 Boise, Idaho 83721
 Phone: (208) 227-1888, 227-1887 fax
 email: bsmith@engineerprofsite.com

REVISIONS	NO	DATE	BY

SHEET 1 OF 1



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CONSTRUCTION ACTIVITY PLAN

SCALE: 1/8" = 1'-0"

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON XX'S

516 S River
516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

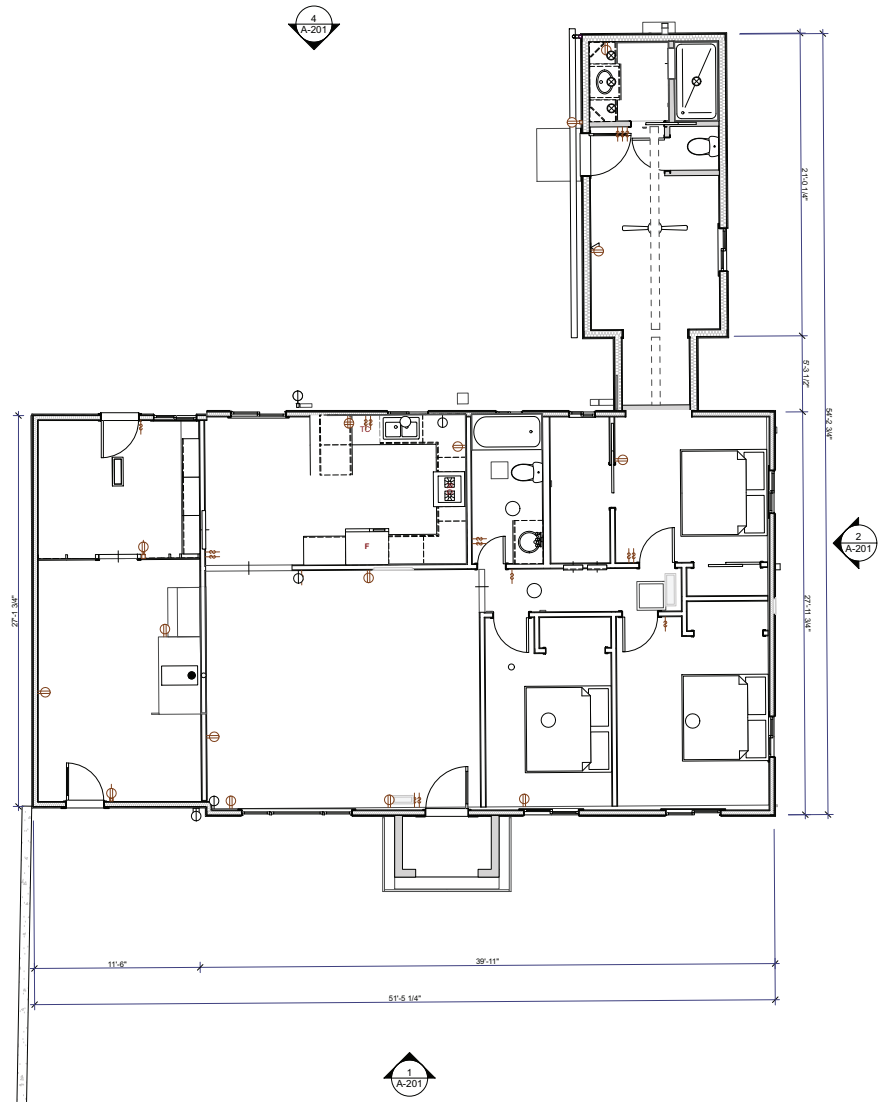
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MODEL FILE:
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SHEET TITLE
CONSTRUCTION
ACTIVITY PLAN

AS-004

SHEET 21 OF 45

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FIRST FLOOR - EXISTING

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

HAS

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STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON EXHS

516 S River
516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

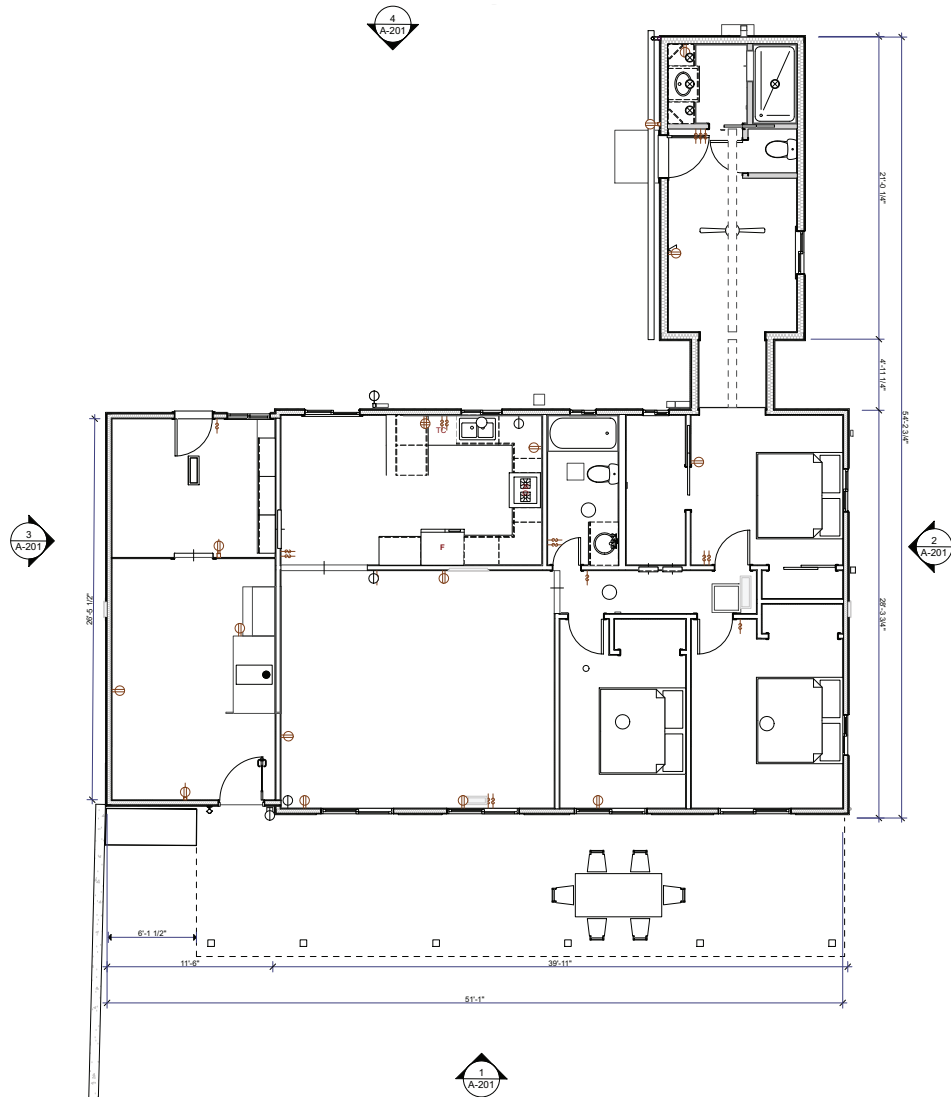
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SHEET TITLE
EXISTING RESIDENCE

A-101

SHEET 22 OF 45

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PRIMARY RESIDENCE - PROPOSED

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

HAS

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STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON EXHS

516 S River

516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

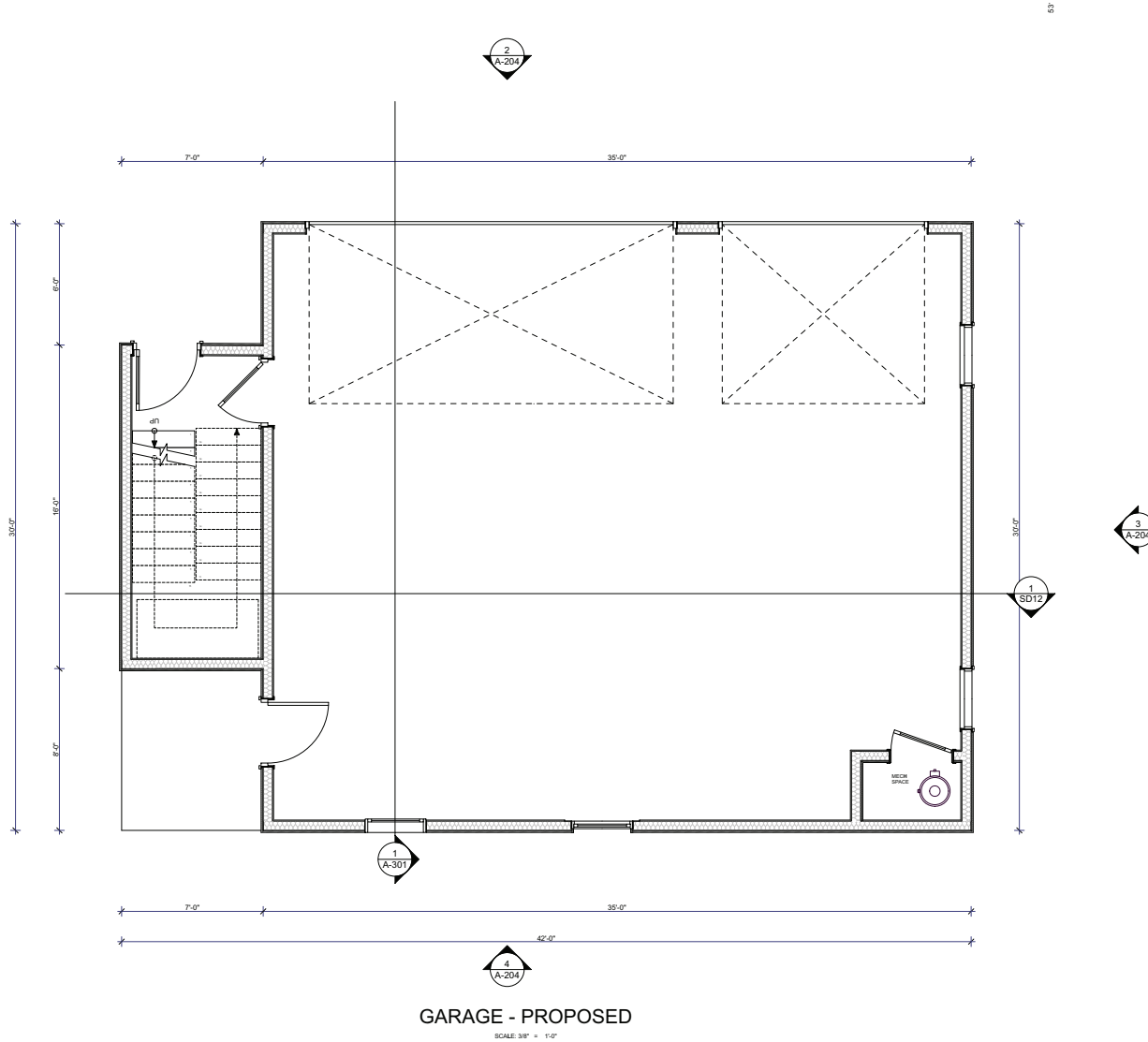
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SHEET TITLE
PRIMARY RESIDENCE -
PROPOSED

A-102

SHEET 23 OF 45

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DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON DRAWING

516 S River
516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2803
MODEL FILE:
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SHEET TITLE
**GARAGE PLAN -
PROPOSED**

A-103

SHEET 24 OF 45

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STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED

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4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON EXXS

516 S River
516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2603

MODEL FILE:
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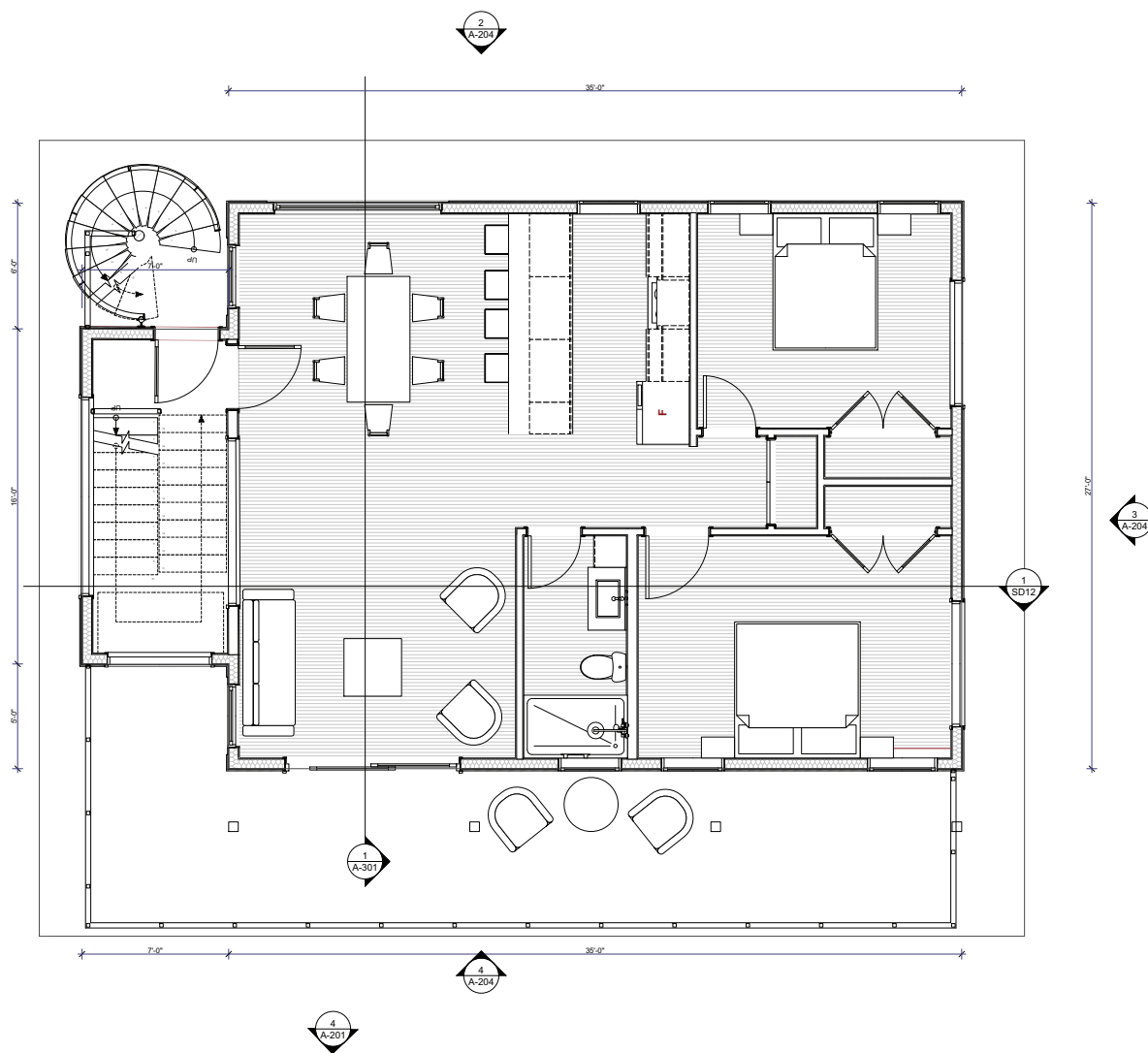
SHEET TITLE

**ADU PLAN -
PROPOSED**

A-104

SHEET 25

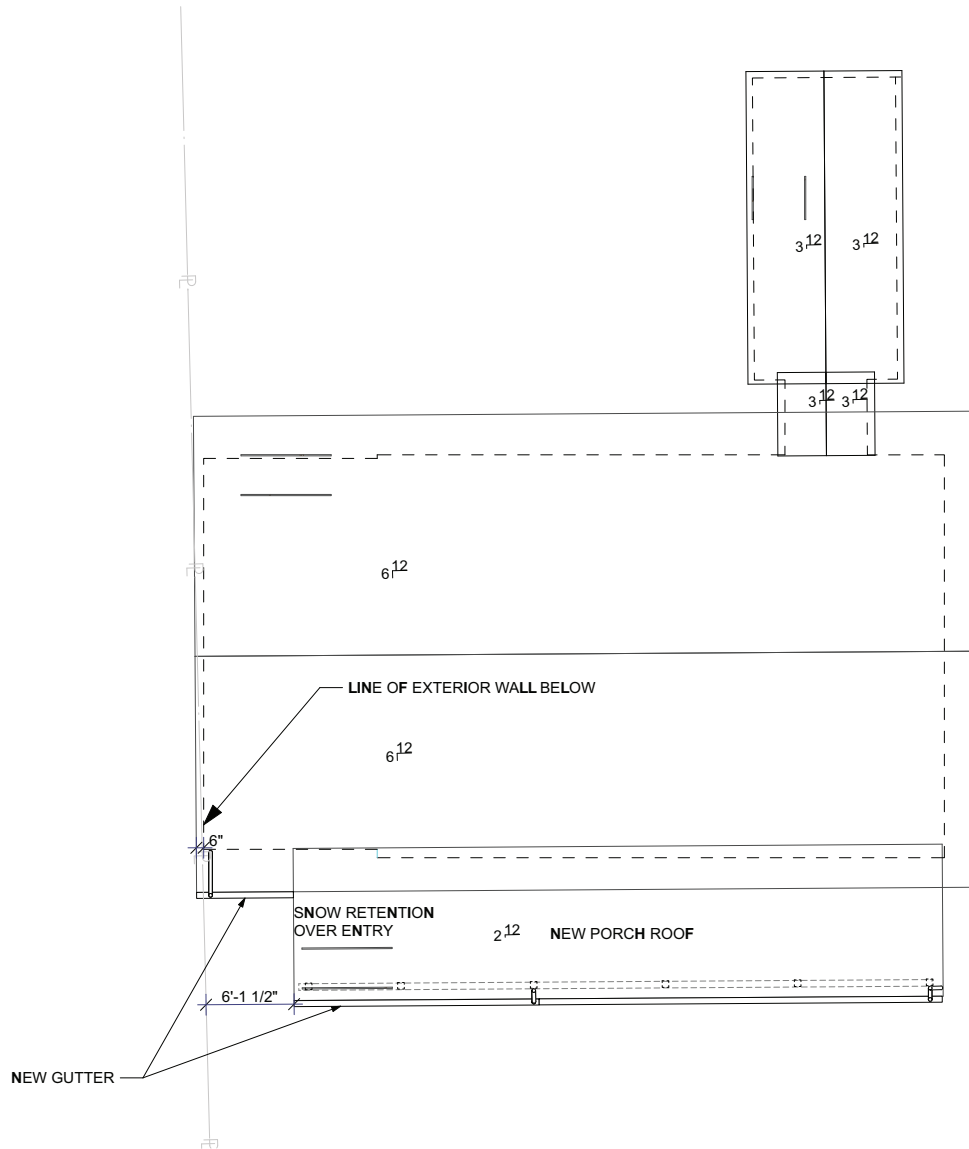
OF 45



ADU - PROPOSED

SCALE: 3/8" = 1'-0"

J:\user\thomashowland\Documents\Job Files\150 San Badger\516 S River- DES. REVIEW w/ drainage Rev 1.pln



ROOF PLAN - PROPOSED

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

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON SHEETS

516 S River
516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

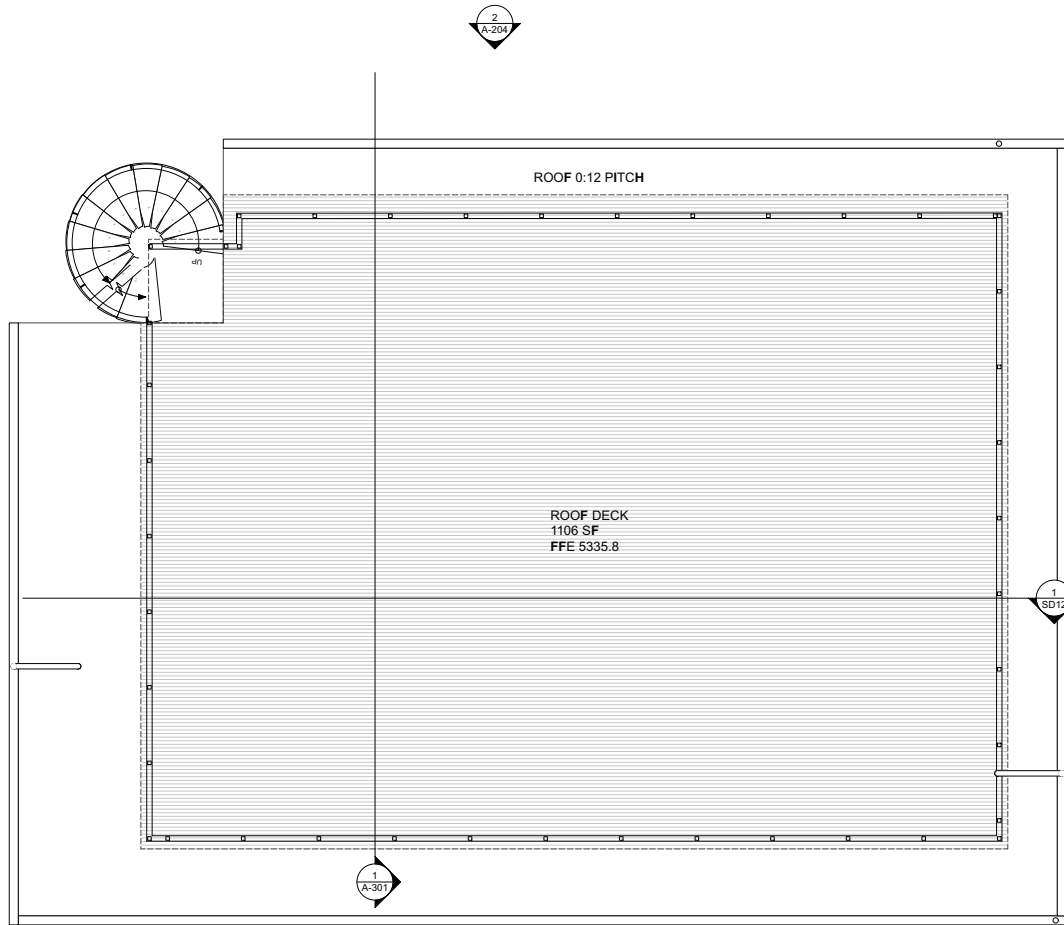
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SHEET TITLE
ROOF PLAN -
PROPOSED

A-106

SHEET 27 OF 45

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ADU ROOF - PROPOSED
 SCALE 3/8" = 1'-0"

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON XX'S

516 S River
 516 S RIVER ST HAILEY ID 83333
 RE-ROOF EXISTING HOME
 NEW GARAGE AND ADU

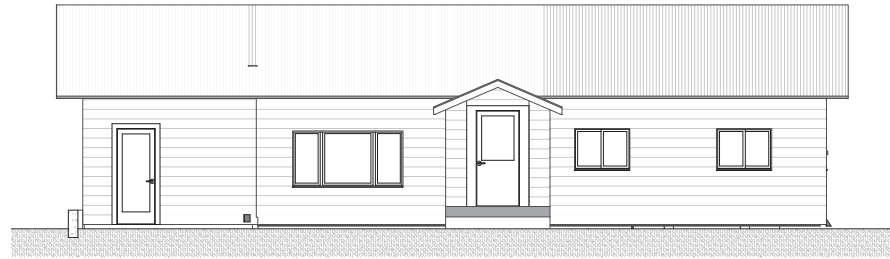
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MODEL FILE: 516 S River- DES. REVIEW w/ drainage Rev 1.pln
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SHEET TITLE
ADU ROOF PLAN - PROPOSED

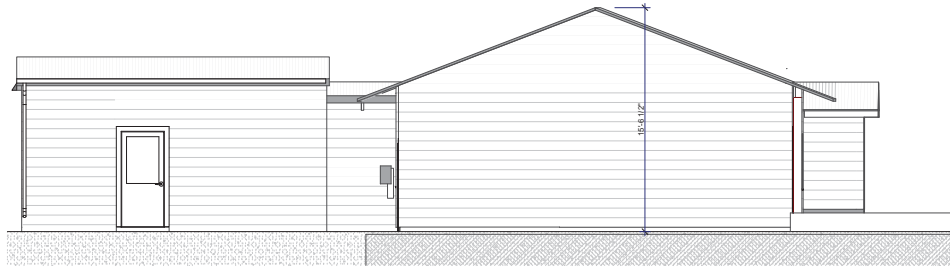
A-107

SHEET 28 OF 45

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WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON DRAWING

516 S River
516 S RIVER ST HAILEY ID 83333
REEROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2803
MODEL FILE:
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SHEET TITLE

RESIDENCE
ELEVATIONS -
EXISTING

A-201

SHEET 29 OF 45

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WEST ELEVATION - PROPOSED

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



SOUTH ELEVATION - PROPOSED

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

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON DRAWING

516 S River

516 S RIVER ST HAILEY ID 83333
REROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2803
MODEL FILE:
516 S River- DES. REVIEW w/ drainage Rev 1.pln
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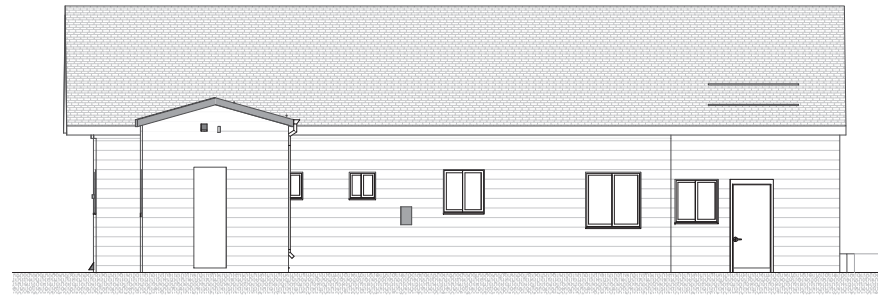
SHEET TITLE

RESIDENCE
ELEVATIONS -
PROPOSED

A-202

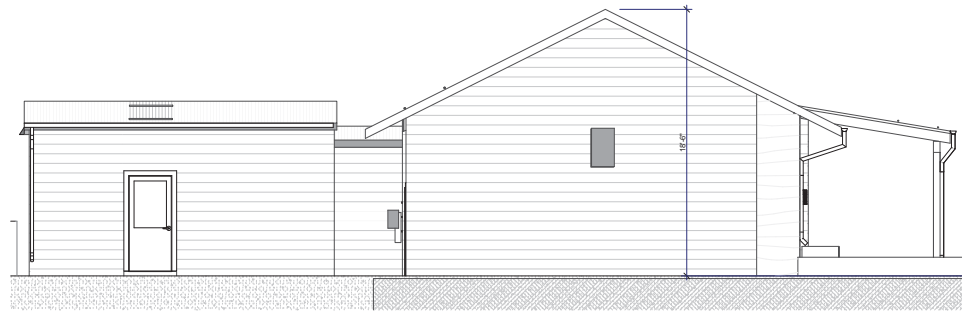
SHEET 30 OF 45

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EAST ELEVATION - PROPOSED

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



NORTH ELEVATION - PROPOSED

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

HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON XX'S

516 S River
516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2603
MODEL FILE:
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SHEET TITLE

RESIDENCE
ELEVATIONS -
PROPOSED

A-203

SHEET 31 OF 45

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HAS

HOWLAND ARCHITECTURE
STUDIO, INC
307 E SPRUCE ST HAILEY ID 83333

DRAWINGS ISSUED
3.31.2026 DESIGN REVIEW SET
4.28.2026 DESIGN REVIEW REV 1

SCALE AS NOTED ON EACH

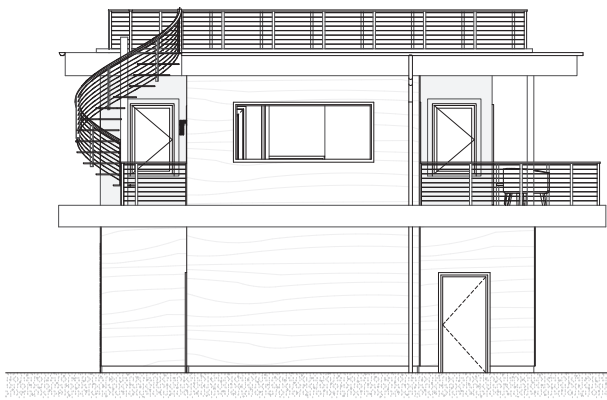
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516 S RIVER ST HAILEY ID 83333
PEROOF EXISTING HOME
NEW GARAGE AND ADU

PROJECT NO: Project No. 2603
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SHEET TITLE
ADU ELEVATIONS -
PROPOSED

A-204

SHEET 32 OF 45



NORTH ELEVATION - ADU

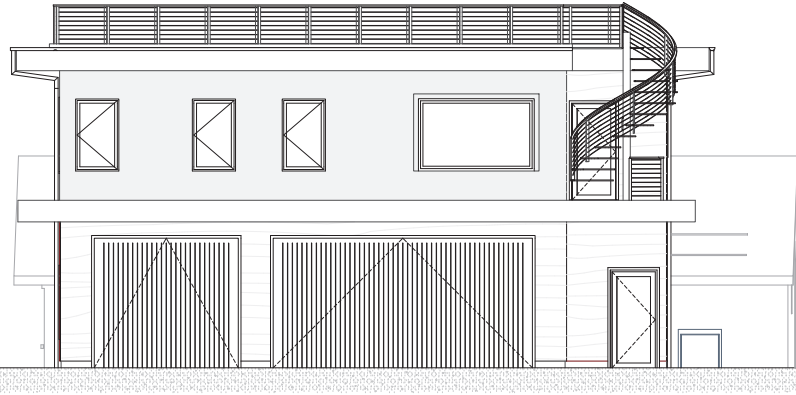
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TO HAND RAIL 5.350.601'

TO ROOF 5.337.437'

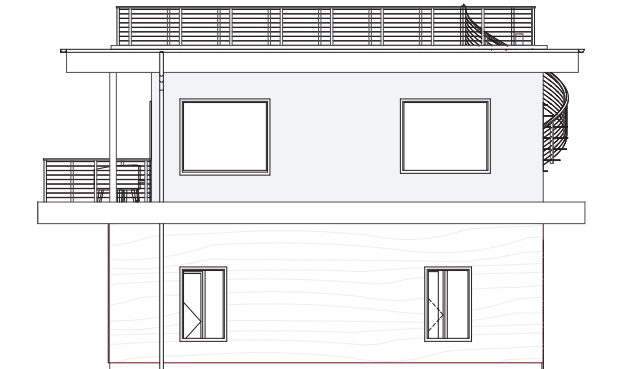
FFE 5.328.633'

GARAGE SLAB 5.315.200'



EAST ELEVATION - ADU

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



SOUTH ELEVATION - ADU

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



WEST ELEVATION - ADU

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

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Meeting of May 4, 2026

To: Hailey Planning and Zoning Commission
From: City Staff, Community Development Department

Overview: Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 5: Business Licenses and Regulations, adding Chapter 5.17: Mobile Vending, to add new definitions, to add new permitting requirements, and to add new standards for mobile vendor operation and site design. Additional updates to this proposed text amendment are forthcoming.

Hearing May 4, 2026

Applicant: City Staff

Notice: Notice for the public hearing was originally published in the Idaho Mountain Express and mailed to public agencies on March 18, 2026. After a continuation of the public hearing on April 6, 2026, an additional notice was published on April 29th, 2026 in the Idaho Mountain Express, for the continuation hearing date of May 4, 2026.

Background: On April 6, 2026, City Staff presented draft ordinance language to the Planning and Zoning Commission, proposing to add Chapter 5.17, Mobile Vending. The draft language highlighted initial efforts to capture the applicable definitions, standards, licensing requirements, etc. for governing mobile vending activities in the City of Hailey, distinct from mobile vending activities that may happen in conjunction with a Special Event Permit.

At the April 6, 2026 public hearing, the Commission offered minor feedback on the wording of select definitions, the required site and unit standards for mobile vendor operation, and the specific applicability of things like preferred mobile vending unit fuel type, restroom requirements, and bike parking, for example. While the Commission was generally supportive of the draft ordinance language, there were still large gaps in certain topics, such as right-of-way mobile vending. Due to these informational gaps and the relatively short period of time that the Commission was able to discuss the item, the Commission voted unanimously to continue the text amendment's public hearing to May 4, 2026. The draft ordinance language presented with this Staff Report is intended to address feedback from the April 4, 2026 public hearing and the remaining informational gaps in this new chapter for Hailey's Municipal Code.

Specific amendments and/or additions to be considered include, but are not limited to:

Title 5: Business Licenses and Regulations

Chapter 17.02: Definitions: The definitions have been added or modified to add full transparency and clarity, while refining the chapter to align with the State Code as applicable.

Attachments:

- i. Draft Ordinance

Standards of Review:

Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides when 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;

Hailey's Municipal Code should continue to address and promote the principles and lifestyle components that are most essential to our community's identity. Our code is the foundation from which our municipality and citizens begin a journey forward to a vibrant and thriving future. While Hailey's Comprehensive Plan does not go into the specificity that this code section contemplates, it is anticipated that the City will continue to update, modify, redefine, define, and/or clarify definitions to guide development, land uses, and necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

Section 3: Special Areas or Sites and Features

3.1 Assure the protection and preservation of Special Sites, area features to maintain a strong community identity for future generations

3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

Section 4: Recreation, Parks and Lands

4.1 Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide divers recreation opportunities for Hailey residents.

Section 5: Land Use, Population and Growth

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

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

Section 6: Economic Development

6.1 Encourage a diversity of economic development opportunities within Hailey.

Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being

7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.

7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

Section 8: Housing

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

Section 9: Public Services, Facilities and Utilities

9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

Section 10: Transportation

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

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 result in a change in allowed uses nor will they create excessive additional requirements at public cost for services.

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

The proposed text amendment will not impact compatibility.

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

The proposed amendment will ensure overall compliance and a thorough understanding of the terms and meanings of Title 17's zoning definitions. The amendments recommended are consistent with the Hailey Comprehensive Plan, and will have no impact on public health, safety, and general welfare.

Motion Language:

Approval: Motion to recommend approval by the Hailey City Council Ordinance No. _____, an Ordinance amending Title 5 of the Hailey Municipal Code, adding Chapter 5.17: Mobile Vending, 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 recommend denial by the Hailey City Council Ordinance No. _____, an Ordinance amending Title 5 of the Hailey Municipal Code, adding Chapter 5.17: Mobile Vending, 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, 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].

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 5 OF THE HAILEY MUNICIPAL CODE, ADDING CHAPTER 5.17: MOBILE VENDING; TO ADD NEW DEFINITIONS TO CODE, TO ADD NEW PERMITTING REQUIREMENTS, AND TO ADD NEW STANDARDS FOR MOBILE VENDOR OPERATION AND SITE DESIGN; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the changes proposed will provide transparent and practical regulations for effective management of mobile vending activities with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

Section 5: Land Use

- 5.1. Ensure that Hailey is a vibrant, dynamic, attractive, and affordable place to live, recreate, and operate businesses.
- 5.2 Make Downtown Hailey the center of commercial, civic, and cultural activity within Hailey and the Wood River Valley.

Section 6: Economic Development

- 6.1 Diversify Hailey’s economic base and increase year-round employment opportunities.
- 6.2 Promote land use and development that contributes to economic diversification.
- 6.3 Support proactive, innovative strategies to address resident and business needs.

WHEREAS, the changes proposed will provide citizens, business owners and entrepreneurs, and municipal officials with a mobile vending code that is accurate, easy to understand, fair, and enforceable.

WHEREAS, the creation of this mobile vending code will create better alignment with the mobile vending regulations of peer communities in Idaho;

WHEREAS the text set forth in this ordinance will promote public health, safety, and general welfare.

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

Section 1. Chapter 5.17: Mobile Vending, is hereby added by the addition of the underlined language, as follows:

5.17.010 PURPOSE:

The purpose of the City of Hailey vendor license is to provide a process whereby mobile vending and temporary vending activities are conducted in the city in such a way that all city requirements, health district requirements, and state regulations are adhered to. A vendor license ensures that mobile and temporary vending activities uphold the general health, welfare, and safety of the public to the greatest extent possible, while also providing for consistent business permitting and the promotion of fair regulatory practices across business types.

5.17.020 DEFINITIONS

CITY: The city of Hailey, Idaho.

ENGAGE IN OR CONDUCT BUSINESS: The selling, soliciting, advertising or offering for sale of any items of personal property or any interest therein.

FOOD TRUCK: A mobile vendor unit that sells or serves food and/or drink for human consumption.

FULLY SCREENED: A term used to describe an object or site feature that is completely screened from the public right-of-way at ground level. Screening treatments may include, but are not limited to, wood panel fencing, landscaping, concrete masonry units (“CMUs”), walled construction, and/or other creative screening measure as approved by Staff.

GROUP OPERATION: A term used to describe three (3) or more individual mobile vending units that operate in single, fixed locations on private property. This includes arrangements like mobile vending “pods” and/or “courts”. The group operation designation applies to three (3) or more mobile vending units operating on private property, even if such units do not always operate simultaneously.

MOBILE SERVICE: A business activity conducted from a motor vehicle, trailer, or other transportable equipment, where services are provided on a temporary basis and no permanent business premises are established at the service location. Mobile services may include, but are not limited to, vehicle repair or detailing, windshield replacement, carpet or upholstery cleaning, appliance repair, plumbing, HVAC services, dog grooming, and similar trades or delivery of expertise. All mobile services must be performed on private property. This definition further excludes mobile food vendors, delivery services that do not perform work onsite, mobile sales of tangible goods, and construction activities regulated separately under this Code.

MOBILE VENDOR: Any business, whether owned and/or operated by an individual, group of individuals, partnership, or corporation, that conducts the sale of food, beverages, or other goods and products from a mobile vending vehicle, trailer, and/or pushcart, which is not permanently affixed to the ground and is able to be moved or driven on occasion.

MOBILE VENDING UNIT: A vehicle and/or trailer from which mobile vending operations occur.

VENDOR LICENSE: A license to conduct mobile and temporary vendor activities in the City of Hailey, distinct from a traditional business license issued by the City of Hailey.

NOT FOR PROFIT BUSINESS: Any organization exempt from taxation as provided by 26 USC 501 and meeting all the requirements for the exemption provided by 26 USC 503.

PERSONS: Any individual, including an employee or agent of an individual or group of individuals, corporation, partnership, joint venture, limited partnership, or any other business entity.

PRIVATE PROPERTY: Any property not dedicated to public use.

PUBLIC STREET OR PLACE: Any sidewalk, street, alley, highway, public right of way, park, parking lot, or other place owned in fee by the city, or in, on or over which an easement exists in the name of or held by the city, or its designees, or which exists for the benefit and use of the public.

SPECIAL EVENT: Any event that is described in subsection 12.14.030B of the Hailey Municipal Code.

5.17.030 APPLICABILITY:

Except as otherwise provided in section 5.XX.040 of this chapter, it shall be unlawful for any person to conduct mobile or temporary vending business activities within the City of Hailey without first obtaining an approved vendor license and receiving administrative approval from the Hailey Community Development Department.

5.17.040 EXCEPTIONS:

The following mobile and/or temporary vending activities are exempted from the provisions of this chapter:

- A. Any sales under court order;
- B. A bona fide auction sale;
- C. Garage, yard or similar sales by individual at their residence or place of business ~~not exceeding twice in one calendar year;~~ which sales shall not include business inventory;
- D. School, youth group, or similar not-for-profit business sales, where all vending occurs on private property and all proceeds go to directly benefit such non-commercial entities.
- E. Any business activity or event approved under chapter 5.24, "Fireworks", of this title or title 12, chapter 12.14, "Special Events", of this code; and
- F. Home occupations, as defined by the Hailey zoning ordinance, Hailey ordinance 532, as amended. (Ord. 1095 §§ 1 - 6, 2011; Ord. 903 § 2, 2005; Ord. 872 § 2, 2004; Ord. 593 § 2, 1992)

5.17.050 REQUIRED APPLICATION:

A. A separate vendor license shall be required for each mobile vending unit s located within the City. . A vendor license is distinct from general business licenses required by the city of Hailey, as provided in section 5.02 of this chapter.

B. Any person conducting mobile vending or engaged in such an occupation shall apply for the required vendor license by completing an application provided by the Community Development Department at the City of Hailey. A separate vendor license shall be required for each vending unit.

C. Mobile vending units operating under an approved Special Event Permit are not required to obtain a City of Hailey mobile vendor license. South Central Public Health requirements may still apply. Mobile vending units operating under an approved Special Event Permit are strongly encouraged to consult with South Central Public Health prior to operation.

5.17.060 STANDARDS OF ISSUANCE OF LICENSE:

A vendor license and any renewals or amendments thereto shall be issued by the Hailey Community Development Department only to vendors who meet the following requirements:

- A. Compliance with South Central Public Health District Regulations:

1. Any mobile or temporary vendor of food or beverages shall adhere to all applicable regulations outlined within South Central Public Health District's Food Safety and Reporting program. Vendors for a City of Hailey vendor license shall have obtained an approved food establishment license, in addition to any other mobile food establishment documentation as required by South Central Public Health District, prior to issuance of an approved city of Hailey vendor license.
- B. Compliance with City of Hailey Wastewater Division Pre-Treatment Program Guidelines.
- C. Compliance with City of Hailey Alcohol Beverage License regulations, if serving alcohol.
- D. Compliance with International Fire Code, as currently amended and adopted by reference within the Hailey Municipal Code.
- E. Valid vehicle and/or utility trailer registration.
- F. Comprehensive General Liability Insurance Policy with minimum \$1,000,000 combined single limit per occurrence, if operating within City right-of-way or on other City-owned property. Proof of insurance shall be required and verified by the mobile vendor annually.
- G. Compliance with Zoning Requirements: The mobile vending activity for which the application is made is not in violation of any zoning regulations.
- H. Compliance with ADA Accessibility Requirements.
- I. Compliance with City of Hailey Noise Standards (e.g., music, generators, etc.). An Amplified Sound Permit may be required.
- J. If the mobile vendor desires to connect to water/wastewater utilities on private property, the mobile vendor shall connect to municipal water/wastewater utilities through the connection serving the property's existing structure, or via an additional, separate connection to the water or wastewater main lines.
 1. Water connections serving the mobile vending unit shall remain separate from all secondary connections (e.g. irrigation lines).
 2. Insulating mobile vending unit water and wastewater connections, to prevent freezing, is the sole responsibility of the mobile vending unit owner.

K. Mobile vendor licenses are non-transferable.

5.17.070 LICENSE FEE; RENEWAL:

A non-refundable vendor license fee for the administrative costs of processing applications shall be paid by each applicant at the time of making application for any vendor license. The license shall be issued for one (1) year from the date of application approval. All vendor licenses required hereunder shall be renewed annually for each year or portion of the year in which the mobile vendor subject to this chapter remains in operation. There shall be a proration of fees for licenses renewed for a portion of the year, proportional to the number of months the mobile vendor plans to remain in operation. In no case will refunds of renewal fees be given. The amount of the fees provided for herein shall be set by resolution of the city council.

5.17.080 PERMITTED LOCATIONS:

Mobile vendors may operate a mobile vending unit only in the locations described in this section.

- A. A. Mobile may operate a mobile vending unit only in the locations described in this section and as permitted by the District Use Matrix, found in Title 17, Chapter 17.05.

- B. B. Right-of-ways and parks: Mobile vendors shall only operate within rights-of-way and/or parks via approval of a Special Event Permit. Public and semi-public properties: Mobile vendors shall only operate on public and semi-public properties (excluding rights-of-way and parks) via an approved Conditional Use Permit. This includes properties owned by religious institutions, taxing districts, and state and federal agencies. The Applicant shall apply for a Conditional Use Permit via the Community Development Department. The Conditional Use Permit shall be required in addition to the Mobile Vendor License.

5.17.090 CHANGE OF LOCATION:

A vendor license amendment application shall be required for a mobile vendor if they wish to change operating locations from the location listed on the original mobile vendor license application. Each mobile vendor license holder is only permitted to apply for up to three (3) amendments before a new mobile vendor license is required. This standard applies to both private property and right-of-way mobile vendors.

5.17.10: PROHIBITION AGAINST DOING BUSINESS WITHOUT A LICENSE:

No person shall engage in any mobile vending within the boundaries of the city without first having obtained a mobile vendor license as required by this chapter, or without first having obtained an approved Special Event Permit, as applicable. All vendor licenses required under this chapter shall be displayed on the mobile vending unit in a location clearly visible to the general public.

5.17.11: MOBILE VENDING UNIT AND SITE STANDARDS:

- A. Unit Standards: Mobile vending carts, trailers and vehicles must be designed and built meeting normal industry standards and used in a safe manner.
1. Size; Design; Brakes: A mobile vending cart frame must be sized appropriately for its intended operation location. Mobile vending cart frame sizes should not impede pedestrian traffic when located in places like sidewalks, pathways, parking lots, etc.. The mobile vending cart must have a minimum of two (2) functional, rubber-tired wheels. The braking mechanism on the mobile vending cart shall be affixed in such a manner that it is not readily removable to secure the cart when parked on the sidewalk. The use of ropes and shocks as the sole braking mechanism is prohibited.
 2. Generators: Mobile vending unit generators powered by gasoline or diesel are not preferred.. If electric hook-ups are not available, Generators powered by propane are strongly encouraged. Staff prefer to see mobile vending units operate in such a manner that minimizes emissions and overall energy use.

Rega. Mobile vending unit operators shall make every effort to mitigate excessive noise and fumes from their operations. City Staff reserve the right to inspect mobile vending units for excessive noise and fumes, respond to potential public complaints, and require

operational adjustments for mobile vending units when it is in the best interest of the health, life, and safety of the broader public.

3. BBQ Grills: Mobile vending units must have BBQ grills enclosed and permanently built into the structure of the vendor cart, trailer or vehicle.
 4. Fire Extinguisher: A five (5) pound, "K" class, handheld fire extinguisher is required if a heating or cooking appliance is used.
 5. Sanitation: A hand-washing station, sanitizer dispenser, or other means of providing effective sanitation for customers shall be provided. The sanitation method shall be readily accessible to the customer and remain stocked for use at all times. This does not include sanitation station requirements for employee use, as outlined by South Central Public Health District.
 6. Inspections: Except for merchandise or food items to be sold, mobile vending units presented for inspection shall be exactly as they will appear when operating on a public right-of-way, including any food rack.
 7. Support Equipment and Accessories: Support equipment and accessories, other than the generator and the propane tanks, must not extend more than four feet (4') from the edge of the mobile vending unit in any direction and shall not be placed so as to impede pedestrian traffic. Umbrellas, canopies or other covers used on mobile vending units must be securely fastened, and must not extend more than four feet (4') from the edge of the cart, trailer or vehicle in any direction.
 8. Clean Appearance: Mobile vending carts, trailers and vehicles shall have a clean appearance at all times.
- B. Site Standards: Mobile vending units operating on private property shall adhere to all applicable site standards.
1. Proposals for more than one (1) mobile vending unit operating on a single piece of private property shall be subject to city staff review and Planning and Zoning Commission approval. Any proposals for mobile vending unit pod/court shall be subject to a Conditional Use Permit Application and review process. All mobile vending units proposed for a pod/court are required to have an approved mobile vendor license and abide by all applicable standards and regulations outlined in this Title.
 2. An individual mobile vending unit footprint shall not exceed five hundred (500) square feet in size.
 3. Mobile vendors shall provide clear, unobstructed customer access to the unit onsite. This includes a durable walking surface, access pathways designed to support customers with wheelchairs, and ensuring that all access routes and customer queuing areas are free from unsecured cords, hoses, signage, etc.

4. Mobile vending unit operators are strongly encouraged to provide a designated bike parking area, and/or coordinate with the private property owner to provide customer access to any existing bike parking.
5. Group operation of mobile vending units on private property are required to provide a designated bike parking area.
6. Every mobile vending unit shall provide at least one (1) restroom onsite for employee use during operating hours, or the mobile vending unit operator shall provide documentation of a shared use agreement for access to existing restroom facilities within reasonable walking distance of the unit. The shared use agreement shall stipulate that restrooms will be available during the mobile vending unit's hours of operation. .
7. Any mobile vending group operation shall provide at least one (1) restroom onsite for both employee and customer use during operating hours, or the group operation shall provide documentation of a shared use agreement for existing restroom facilities within reasonable walking distance of the group operation site. The shared use agreement shall stipulate that restrooms will be available during the mobile vending unit's hours of operation.
8. Temporary restroom facilities (e.g. "porta-potties") are strongly encouraged to be fully-screened from the ground level.
9. All mobile vending units operating on private property shall provide recycling, compost, and landfill waste receptacles for customer use.
10. Mobile vending units may operate in specific locations in the City right-of-way, to be determined by City Staff. The City reserves the right to modify permitted unit locations based on site-specific factors such as traffic crossings, pedestrian corridors, maintenance needs, or other reasons deemed applicable for supporting the general health, safety, and welfare of the Hailey community.

5.17.12: RIGHT OF APPEAL:

An appeal from any decision of the city clerk made in the administration or enforcement of this chapter may be made to the city council by filing a written appeal and fee with the city clerk within fifteen (15) days following the date of the action or decision giving rise to the appeal. Upon hearing the appeal, the city council shall consider the record, the decision of the city officer, and the written appeal, together with oral presentation by the appellant, the city officer or administrator and the applicant. The city council may affirm, reverse or modify the decision of the city clerk. The city council shall not substitute its judgment for that of the city clerk as to the weight of the evidence on questions of fact. The city council shall affirm the city clerk's decision unless the city council finds the decision is: a) clearly erroneous; b) arbitrary, capricious or an abuse of discretion; or c) not supported by substantial evidence in the record as a whole. The city clerk shall transmit a copy of the city council's decision and findings to the appellant, the applicant and any other person or entity who has requested a copy in writing. The fee for processing the appeal shall be set by resolution of the city council. (Ord. 872 § 6, 2004; Ord. 593 § 8, 1992)

5.17.13: ENFORCEMENT:

A. Civil Liability: The city attorney shall, at the direction of the city council, institute civil suit in the name of the city to enforce compliance with the provisions of this chapter by injunctive

relief, declaratory relief or other civil remedy. The city shall be entitled to recover its costs and attorney fees from the other party upon prevailing in any such civil action. No civil judgment, or any act by the city or the violator, shall bar or prevent a criminal prosecution for each and every violation of this chapter.

B. Criminal Liability: A person who violates any provision of this chapter or operates any business or occupation for which a license is required by this chapter without having first obtained a license, as herein provided, shall be guilty of a misdemeanor, punishable by a fine not to exceed three hundred dollars (\$300.00), or imprisonment for not more than thirty (30) days, or both such fine and imprisonment, which penalty shall be in addition to any other penalties provided in this chapter. Each day that a violation of this chapter occurs shall be deemed a separate offense. (Ord. 593 § 9, 1992).

Section 2. Severability Clause: Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause: All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date: This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ___ DAY OF _____, 2026.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda

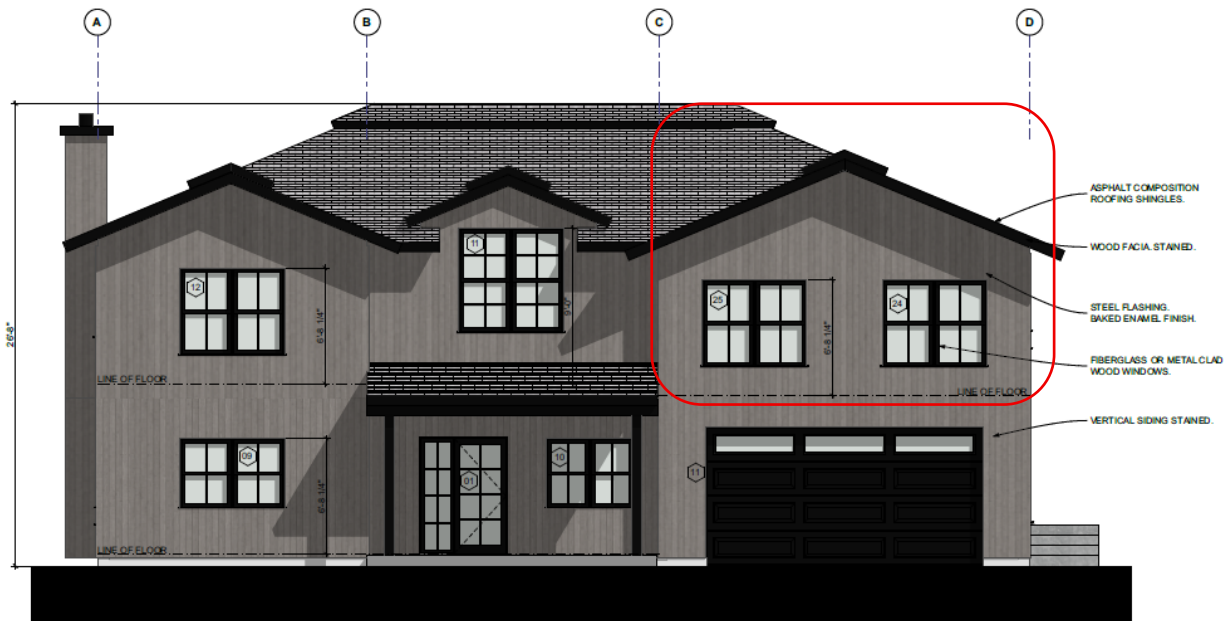
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 4, 2026, the Planning and Zoning Chair and Administrator considered an Accessory Dwelling Unit (ADU) Application by Richard Armas for the construction of a 651 square foot ADU attached to the existing single-family residence. This project is located at 920 N. 1st Avenue (Lot 17, Block 30, Northridge IX Subdivision), within the Limited Residential (LR-1) Zoning District.

FINDINGS OF FACT

Notice: Notice for the ADU Application was mailed to property owners within 300 feet on April 22, 2026. The Public Comment period was open from April 22, 2026, to May 4, 2026. During this time, no public comment was received.

Application: The Applicant is proposing to construct a 651 square foot ADU attached to and located within the primary single-family residence. The Applicant intends to use the ADU for tenants other than those in the main house. Access to the proposed ADU will be located off the primary public street, 1st Avenue.



Procedural History: The Accessory Dwelling Unit Application was submitted on April 10, 2026, and certified complete on April 20, 2026.

Standards of Evaluation: Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

17.06.010. No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval or exemption, pursuant to this chapter, as outlined in the matrix below:

Type of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential of 3 or more units			X
All zones other than Townsite Overlay District: Accessory Dwelling Units	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures (including Accessory Dwelling Units)			X

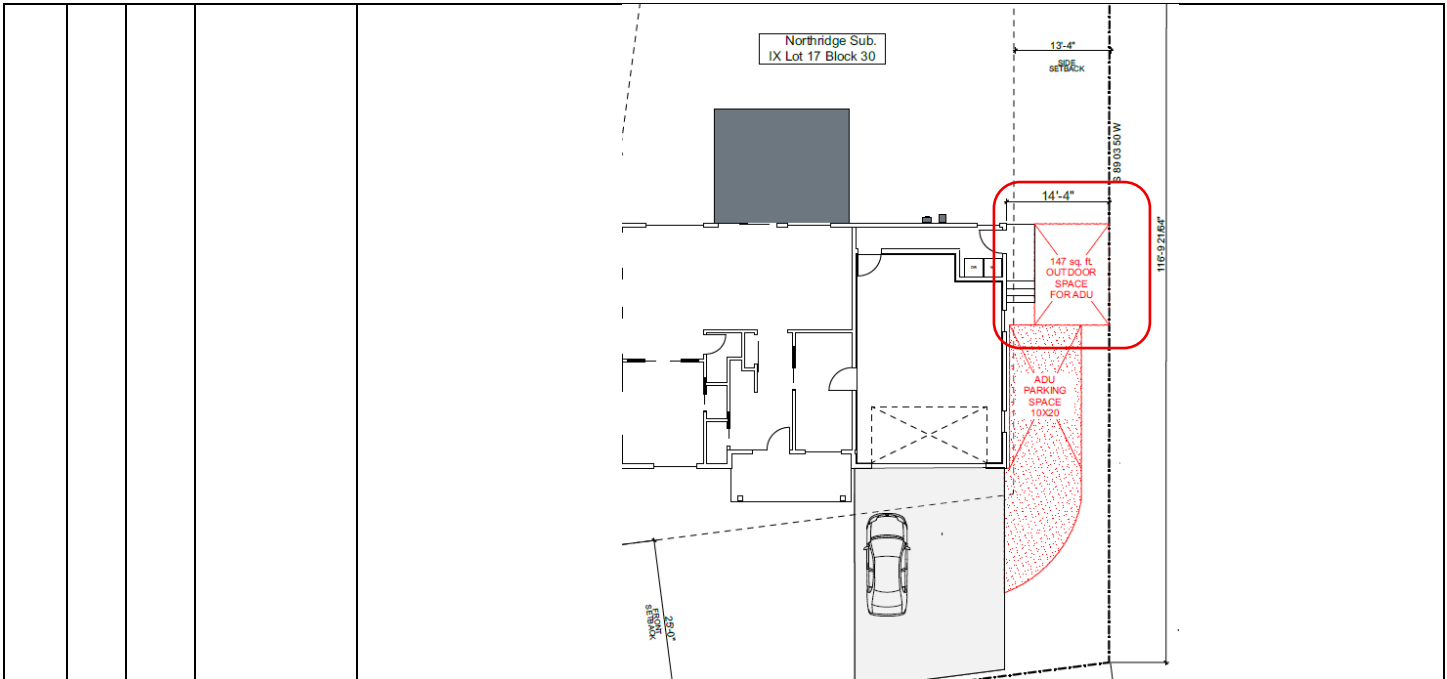
The proposed Application is to construct a new ADU onsite to be located at 920 N 1st Ave (Lot 17, Block 30, Northridge IX Subdivision within the Limited Residential (LR-1) Zoning District.

General Requirements for Accessory Dwelling Units				
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"/>	17.08D.020	<p>Applicability.</p> <p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<p>General Provisions.</p> <p>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.</p>
			<i>Staff Comments</i>	<p>The 651 square foot ADU is proposed to be constructed onsite and embedded within the existing single-family residence. The proposed new asphalt driveway will service both the primary residence, as well as the ADU. Parking for the primary residence and the ADU are provided via the new driveway located off N. 1st Ave.</p> <p>Regarding setbacks, this parcel is located within the Limited Residential (LR-1) Zoning District. In said district, the required minimum setbacks are as follows:</p> <ul style="list-style-type: none"> - Front: 25' - Sides: 10' is the base setback plus an additional one (1) foot of setback for every two (2) feet of building height that exceeds 20' in height (building height based on ADU). In addition, the side yard setback along the street of a normal corner lot (not reverse corner lot) shall be not less than two-thirds ($\frac{2}{3}$) the front yard setback requirement. - Rear: 10'. - Building Height: 30' - Lot Coverage: 40%

				<p><i>The proposed setbacks for the ADU are as follows:</i></p> <ul style="list-style-type: none"> - Front: 25'; Side (N): 10' Side (S): 10'; Rear: 10' - Height: 26.8' - Lot Coverage: 17% <p><i>The proposed ADU reflects other ADU building types in Hailey, where an attached ADU unit creates a secondary dwelling with onsite parking. The ADU is positioned towards the northwestern side of the single-family lot and appears subordinate in scale and size to the primary dwelling building portion. Additionally, all bulk requirements with respect to setbacks, lot coverage, building height, and density comply with Hailey's Municipal Code.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Only one (1) Accessory Dwelling Unit is permitted on a lot.</p>
			<i>Staff Comments</i>	<p><i>Only one (1) ADU is proposed onsite.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>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.</p>
			<i>Staff Comments</i>	<p><i>The proposed ADU is in conjunction with an existing single-family residence, and both are located within the Limited Residential (LR-1) Zone District.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>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.</p>
			<i>Staff Comments</i>	<p><i>The proposed ADU is not located within the Special Flood Hazard Area, this standard does not apply. Based on the above, the Chair and Administrator found that this standard is not applicable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory Dwelling Units Required	<p>A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</p>
			<i>Staff Comments</i>	<p><i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	<p>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;</p>
			<i>Staff Comments</i>	<p><i>At this time, the Applicant intends to utilize the ADU expressly for tenants other than those in the primary residence. This standard shall be met and has been made a Condition of Approval.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>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.</p>
			<i>Staff Comments</i>	<p><i>At this time, the Applicant intends to utilize the ADU expressly for occupants other than those in the primary residence. This standard shall be met and has been made a Condition of Approval.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08D.060: Subordinate Scale and Size</p> <p>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.</p>												
			<p><i>Staff Comments</i></p> <p>Pursuant Hailey’s Municipal Code, Gross Floor Area is defined as:</p> <ul style="list-style-type: none"> - The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions: <ul style="list-style-type: none"> - The basement of a single- or multiple-family dwelling is not included as floor area; and - The basement of any other building is included as floor area. <p>The gross floor area, excluding the garage for the principal building, is approximately 2,216 square feet in size, and sixty-six percent of this would be 1,463 square feet.</p> <p>The lot size is 10,802 square feet, which would allow for a maximum gross floor area of 1,000 square feet. That said, the Applicant is proposing a 651 square foot ADU which complies with this standard.</p> <p>Based on the above, the Chair and Administrator found that this standard has been met.</p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot Size (square feet)</th> <th style="text-align: left;">Minimum Gross Floor Area (square feet)¹</th> <th style="text-align: left;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	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													
			<p><i>Staff Comments</i></p> <p>Please refer to Section 17.08D.060A, noted above, for further details.</p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</p>												
			<p><i>Staff Comments</i></p> <p>The proposed ADU has two (2) bedrooms.</p> <p>Based on the above, the Chair and Administrator found that this standard has been met.</p>												

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08D.070: Livability</p>	<p>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 delineated 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.</p>
			<p><i>Staff Comments</i></p>	<p><i>The Applicant is proposing 147 square feet of outdoor space for the ADU unit. The Applicant shall clearly delineate the ADU's outdoor space by providing fencing, landscaping or similar treatment to provide private enjoyment. This has been made a Condition of Approval. Based on the above, the Chair and Administrator found that this standard has been met.</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.
			<i>Staff Comments</i>	<i>Access for the primary residence and the ADU is provided via the proposed new driveway. The new primary residence provides parking in the two car garage, as well as several onsite parking spaces within the driveway. The one (1) parking space required for the ADU is located next to the driveway of the primary residence. Based on the above, the Chair and Administrator found that this standard has been met</i>
<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.
			<i>Staff Comments</i>	<i>The proposed onsite parking for the ADU is located next to the driveway of the primary residence. Based on the above, the Chair and Administrator found that this standard has been met.</i>
<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.
			<i>Staff Comments</i>	<i>The one (1) parking space required for the ADU is located next to the driveway of the primary residence. Based on the above, the Chair and Administrator found that this standard has been met.</i>

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Planning and Zoning Chair and Administrator make the following Conclusions of Law:

1. Adequate notice, pursuant to the Hailey Municipal Code, Title 17, Chapter 17.06, Design Review, 17.06.020(B), was given.
2. The project is in general conformance with the Hailey Municipal Code, Title 17, and the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given the nature of this project, this constitutes a minor project, will not conflict with the Design Review Standards of this Chapter, and will not adversely impact any adjacent properties.
5. The proposed project is documented in the project file.

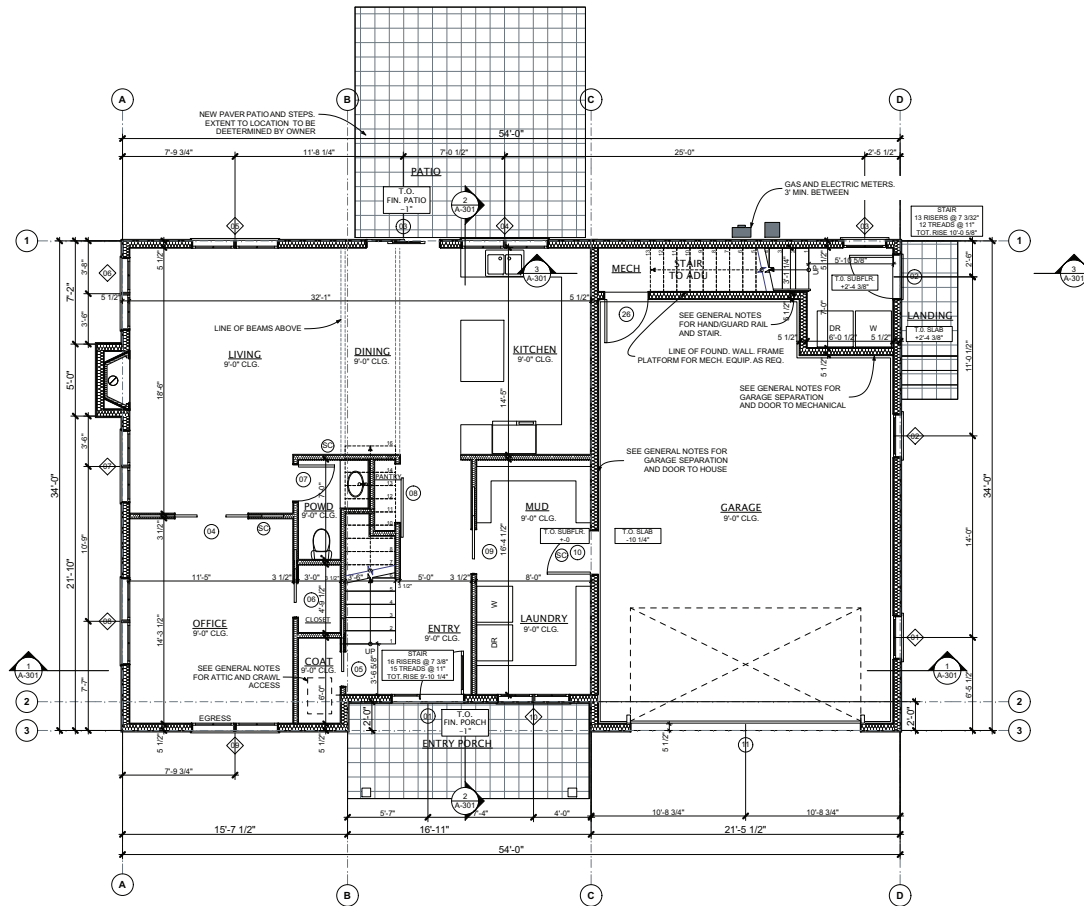
Conditions of Approval. The following Conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- d) 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 utilized as a long-term rental (31 days or longer).
- e) All exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) The Applicant shall clearly delineate the ADU's outdoor space by providing fencing, landscaping or similar treatment to provide private enjoyment.

Signed this _____ day of _____, 2026.

Janet Fugate, Chair

Robyn Davis, Community Development Director



FLOOR PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE SHOWN TO THE FACE OF WALL FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXTERIOR WALLS 2X4. ALL INTERIOR WALLS 2X4 U.N.O.
- B. HINGE SIDE OF DOOR SHALL BE LOCATED 6" TO INSIDE CORNER OF INTERSECTING WALLS UNLESS SPECIFICALLY NOTED OTHERWISE
- C. GARAGE: WALLS AND CEILING TO BE 5/8" TYPE X GWB. DOORS TO GARAGE FROM RESIDENCE TO BE SOLID WOOD NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF CLOSING DEVICE. FLOOR TO BE APPROVED NON-COMBUSTIBLE MATERIAL. PENETRATIONS IN WALL SEPARATING THE GARAGE FROM THE RESIDENCE SHALL BE PROTECTED PER SECTION R302.11.
- E. CRAWL SPACE ACCESS: ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS SHALL BE A MINIMUM OF 18" X 24".
- F. ATTIC ACCESS BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO AREAS WITH A VERTICAL HEIGHT GREATER THAN 30" OVER AN AREA NOT LESS THAN 30 SQ. FT. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30", WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM HEADROOM IN THE ATTIC SHALL BE 30".
- G. SEE SHEET G-002 FOR ALL GENERAL NOTES

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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Scale: AS NOTED
 Drawn:
 Job: 2024-3

A-100

BUILDING ELEVATION GENERAL NOTES

- A. T.O. SUBFLR. TO GRADE PER CIVIL ENGINEERING.
- B. T.O. FOUNDATION WALL TO BE 6" ABOVE GRADE.
- C. ALL SIDING, FACIA, TRIM FLASHING COLOR AND STANDARD DETAILS PER CONTRACTOR.
- D. SEE SHEET G-002 FOR ALL GENERAL NOTES.



1 West Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"

Date: 1/27/2026

Seal:
LICENSURE ARCHITECTURE AS-8528
MAY 28, 2023
Ray W. Cone
STATE OF TEXAS

ARMAS RESIDENCE

Issue: BUILDING PERMIT

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Scale: AS NOTED
Drawn:
Job: 2024-3

A-201

Section & No.	Final Inspection Provisions	Pass/Fail	Pass/Fail	Comments/Assumptions
ME1.1 (ME1.1)	Check for proper installation of all mechanical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.2 (ME1.2)	Verify that all mechanical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.3 (ME1.3)	Check for proper installation of all electrical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.4 (ME1.4)	Verify that all electrical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.5 (ME1.5)	Check for proper installation of all plumbing equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.6 (ME1.6)	Verify that all plumbing equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.7 (ME1.7)	Check for proper installation of all fire protection equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.8 (ME1.8)	Verify that all fire protection equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.9 (ME1.9)	Check for proper installation of all energy conservation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.10 (ME1.10)	Verify that all energy conservation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	

Section & No.	Final Inspection Provisions	Pass/Fail	Pass/Fail	Comments/Assumptions
ME1.11 (ME1.11)	Check for proper installation of all mechanical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.12 (ME1.12)	Verify that all mechanical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.13 (ME1.13)	Check for proper installation of all electrical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.14 (ME1.14)	Verify that all electrical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.15 (ME1.15)	Check for proper installation of all plumbing equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.16 (ME1.16)	Verify that all plumbing equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.17 (ME1.17)	Check for proper installation of all fire protection equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.18 (ME1.18)	Verify that all fire protection equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.19 (ME1.19)	Check for proper installation of all energy conservation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.20 (ME1.20)	Verify that all energy conservation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	

2009 IECC Energy Efficiency Certificate

Insulation Rating **Points**

Above-Grade Wall: 15.00

Floor: 10.00

Ceiling / Roof: 10.00

Basement Unfinished: 0.00

Door & Door Rating U-Factor: **0.35**

Window: 0.28

Door: 0.30

Heating & Cooling Equipment **Efficiency**

Heating System: _____

Cooling System: _____

Water Heater: _____

Signature: _____

Comments: _____

Section & No.	Final Inspection Provisions	Pass/Fail	Pass/Fail	Comments/Assumptions
ME1.21 (ME1.21)	Check for proper installation of all mechanical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.22 (ME1.22)	Verify that all mechanical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.23 (ME1.23)	Check for proper installation of all electrical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.24 (ME1.24)	Verify that all electrical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.25 (ME1.25)	Check for proper installation of all plumbing equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.26 (ME1.26)	Verify that all plumbing equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.27 (ME1.27)	Check for proper installation of all fire protection equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.28 (ME1.28)	Verify that all fire protection equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.29 (ME1.29)	Check for proper installation of all energy conservation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.30 (ME1.30)	Verify that all energy conservation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	

Section & No.	Final Inspection Provisions	Pass/Fail	Pass/Fail	Comments/Assumptions
ME1.31 (ME1.31)	Check for proper installation of all mechanical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.32 (ME1.32)	Verify that all mechanical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.33 (ME1.33)	Check for proper installation of all electrical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.34 (ME1.34)	Verify that all electrical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.35 (ME1.35)	Check for proper installation of all plumbing equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.36 (ME1.36)	Verify that all plumbing equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.37 (ME1.37)	Check for proper installation of all fire protection equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.38 (ME1.38)	Verify that all fire protection equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.39 (ME1.39)	Check for proper installation of all energy conservation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.40 (ME1.40)	Verify that all energy conservation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	

Section & No.	Insulation Inspection	Pass/Fail	Pass/Fail	Comments/Assumptions
ME1.1 (ME1.1)	Check for proper installation of all insulation.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.2 (ME1.2)	Verify that all insulation is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.3 (ME1.3)	Check for proper installation of all insulation.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.4 (ME1.4)	Verify that all insulation is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.5 (ME1.5)	Check for proper installation of all insulation.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.6 (ME1.6)	Verify that all insulation is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.7 (ME1.7)	Check for proper installation of all insulation.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.8 (ME1.8)	Verify that all insulation is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.9 (ME1.9)	Check for proper installation of all insulation.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.10 (ME1.10)	Verify that all insulation is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	

Assembly	Open Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. R-Value	Req. R-Value
Ceiling (See Ceiling on 100)	100	10.0	10.0	0.10	0.10	10.0	10.0
Floor (See Floor on 100)	100	10.0	10.0	0.10	0.10	10.0	10.0
Wall (See Wall on 100)	100	10.0	10.0	0.10	0.10	10.0	10.0
Door (See Door on 100)	100	10.0	10.0	0.10	0.10	10.0	10.0
Window (See Window on 100)	100	10.0	10.0	0.10	0.10	10.0	10.0

Compliance Statement

The proposed building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in Michigan and to comply with the mandatory requirements listed in the Michigan Inspection Checklist.

Jay Cone

Name - Title _____ Signature _____ Date _____

Inspection Checklist

Energy Code: 2009 IECC

Inspection ID: _____

Inspector: _____

Date: _____

Section & No.	Pre-Inspection/Plan Review	Pass/Fail	Pass/Fail	Comments/Assumptions
ME1.1 (ME1.1)	Check for proper installation of all mechanical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.2 (ME1.2)	Verify that all mechanical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.3 (ME1.3)	Check for proper installation of all electrical equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.4 (ME1.4)	Verify that all electrical equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.5 (ME1.5)	Check for proper installation of all plumbing equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
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ME1.8 (ME1.8)	Verify that all fire protection equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.9 (ME1.9)	Check for proper installation of all energy conservation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.10 (ME1.10)	Verify that all energy conservation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	

Section & No.	Foundation Inspection	Pass/Fail	Pass/Fail	Comments/Assumptions
ME1.1 (ME1.1)	Check for proper installation of all foundation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.2 (ME1.2)	Verify that all foundation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.3 (ME1.3)	Check for proper installation of all foundation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.4 (ME1.4)	Verify that all foundation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.5 (ME1.5)	Check for proper installation of all foundation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.6 (ME1.6)	Verify that all foundation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.7 (ME1.7)	Check for proper installation of all foundation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.8 (ME1.8)	Verify that all foundation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.9 (ME1.9)	Check for proper installation of all foundation equipment.	<input type="checkbox"/>	<input type="checkbox"/>	
ME1.10 (ME1.10)	Verify that all foundation equipment is properly labeled and identified.	<input type="checkbox"/>	<input type="checkbox"/>	

JAY CONE ARCHITECTURE PC AIA

2018.578.5.226

www.jayconearchitecture.com

Date: 1/27/2026

Seal: _____

ARMAS RESIDENCE

Issue: BUILDING PERMIT

Scale: AS NOTED

Drawn: _____

Job: 2024-3

G-003

SHEET 3 OF 12

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 4, 2026, the Administrator and Planning and Zoning Chair considered a request by First Lite/Meateater, represented by Michale Brunker, to exempt from Design Review, plans for a façade change to the existing 3,370 square foot commercial building located at 106 S Main Street. The façade change will involve new paint and colorway for the exterior wood paneling on the front of the building, the removal of an existing awning, and the inclusion of a new store sign. This project is located at 106 S Main Street (Hailey Amended Lot 13A, Block 33) within the Business (B), Townsite Overlay (TO), Downtown Residential Overlay (DRO), and Central Core Overlay (CCO) Zoning Districts.

The Chair, having been presented with all the information regarding the design proposal hereby makes the following Findings of Fact, Conclusions of Law and Decision relative to the Design Review Exemption.

FINDINGS OF FACT

Background and Project Overview:

Standards of Evaluation:

Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:

The Administrator has the authority to approve minor modifications to projects that have received design review approval by the commission prior to, and for the duration of a valid building permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to, changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the City. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of findings of fact and conclusions of law. (Ord. 1191, 2015)

The modifications listed below are minor in the overall scope. The proposed modifications consist of:

- New siding material colors
- Removal of an existing awning
- Addition of new store sign



Existing Frontage:



Proposed Frontage:

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Chair makes the following Conclusions of Law and Decision:

1. The proposed modifications are consistent with the Findings of Fact, Conclusions of Law and Decision adopted by the Commission for the aforementioned project prior to 2018 (date unknown).
2. The modifications, as approved, have been noted in a memo on file with the Community Development Department.
3. Approval of the Design Review Exemption does not in any way waive any Design Review requirements approved by the Commission. All Design Review elements must be installed, or security provided, prior to issuance of a Certificate of Occupancy.

Signed this ____ day of _____, 2026.

Janet Fugate, Planning and Zoning Chair

Attest:

Robyn Davis, Community Development Director

Return to Agenda