

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, April 21, 2025**  
**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#

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**Call to Order**

- Public Comment for items not on the Agenda.

**Consent Agenda - ACTION ITEM**

- [CA 1](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Hailey 31, LLC represented by Galena-Benchmark Engineering, to subdivide Copper Ranch #1 Parcel A5 into 31 condominium units. **ACTION ITEM**
- [CA 2](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by ARCH Community Housing Trust. Inc., for the construction of a duplex, consisting of two (2) attached dwelling units, with 1,670 square feet of living space each. This project is located at the addresses of 702 S 3<sup>rd</sup> Avenue, 623 S 4<sup>th</sup> Avenue, and 715 S 4<sup>th</sup> Avenue (Lots 2, 3, 4, 5, and 6, Blocks 1 and 125, Hailey Replat) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The subject property has been, and continues to be, commonly known as the Ellsworth Inn property. **ACTION ITEM**
- [CA 3](#) Motion to approve meeting minutes dated April 7, 2025. **ACTION ITEM**

**Public Hearing(s) 5:30PM - ACTION ITEM**

- [PH 1](#) Consideration of a Design Review Pre-Application by Dale and Lia Johnson, represented by Chrysalis Architecture and Planning, for the construction of three (3) new mixed-use buildings, each building approximately 9,532 square feet in size. Each building is proposed to comprise of four (4) mixed-use units, each unit containing 900 square feet of residential area and 1,393 square feet of commercial area. Twelve (12) mixed-use units are proposed overall for the site. This project is proposed to be located at 1611 Aviation Drive (Lot 3B, Blocks 4, Airport West Subdivision) within the SCI-Industrial (SCI-I) Zoning District.

**Administrative Review – NO ACTION ITEM**

- [AR 1](#) Consideration of a Design Review Modification by Overland West Inc., represented by Jay Cone Architecture, for the approval of a modification of the approved design of a new 6,654 gross

square foot mixed-use building consisting of 5,657 square feet of commercial space and a 997 square foot Accessory Dwelling Unit, to be located within the proposed structure. This project is located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District.

#### **Staff Reports and Discussion**

- **SR 1** Discussion:
  - [2024 Annual Report](#)
  - [Housing Report](#)
  - Sustainability Action Plan
  
- **SR 2** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
  - Monday, May 5, 2025:
    - Title 18 Bullion Pathway
    - Friedman Pilot Lounge
  - Monday, May 5, 2025:
    - DIF

**Adjourn - No later than 8:00 PM - ACTION ITEM**

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 7, 2025, the Hailey Planning and Zoning Commission considered and approved a Preliminary Plat Application by Lido Equities Group - North Idaho, LLC, represented by Galena-Benchmark Engineering, to replat Lot A5, Block 1, Phase 6 of the Copper Ranch Subdivision. The project comprises seven (7) condominium buildings, for a total of thirty-one (31) residential units within Phase 6 of the project. This project is known as The Woods at Copper Ranch, and it is located within the General Residential (GR) Zoning District.

The Hailey Planning and Zoning Commission enters these Findings of Fact, Conclusions of Law and Decision.

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**Applicant:** Lido Equities Group (North Idaho LLC)

**Project:** The Woods at Copper Ranch

**Location:** Copper Ranch Condo #1, Parcel A5, Phase 6

**Size & Zoning:** 1.65 acres (71,640 sq. ft.) General Residential (GR) Zoning District

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on May 29, 2024, and mailed to adjoining property owners on May 29, 2024.

**Application:** Lido Equities Group, North Idaho LLC, represented by Galena-Benchmark Engineering, submitted a Preliminary Plat Application requesting approval to formalize the condominium subdivision of Phase 6 of the Copper Ranch Subdivision. This application proposes to condominiumize seven (7) buildings into thirty-one (31) residential units. This is the final component required to complete, in its entirety, the Copper Ranch Development.

**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 7, 2025, the Commission discussed and unanimously approved the Preliminary Plat Application by Lido Equities Group - North Idaho, LLC, represented by Galena-Benchmark Engineering, to replat Lot A5, Block 1, Phase 6 of the Copper Ranch Subdivision. The project comprises seven (7) condominium buildings, for a total of thirty-one (31) residential units within Phase 6 of the project. This project is known as The Woods at Copper Ranch, and it is located within the General Residential (GR) Zoning District.

**Background:** On May 1, 2023, the Planning and Zoning Commission approved a Design Review Application for the buildout of Phase 6, which included seven (7) multifamily buildings, for a unit total of thirty-one (31) residential units within Phase 6, and an overall total of 128 condominium units within the Copper Ranch Development. The Applicant proposed modifications to complete the buildout of the Copper Ranch Subdivision, reducing the overall unit total by seven (7) residential units via the removal

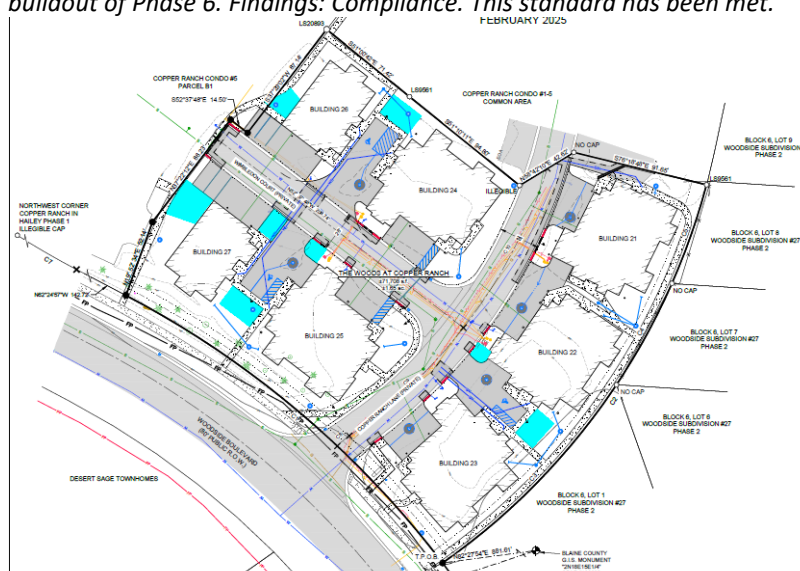


of Building. The Hailey City Council approved the Fifth Amendment to the Planned Unit Amendment reflecting these modifications – which included the removal of Building 17 and the reduction in residential unit totals, reduced setback provisions, increased public transit facilities, and the increase in the total number of onsite parking spaces on June 13, 2023.

On February 24, 2025, the Hailey City Council approved the Final Plat Application by Lido Equities Group – Idaho, LLC, represented by Galena-Benchmark Engineering, for the plat modification to Copper Ranch Phase 6, which included the vacation of the previously platted land – specifically for Building 17 – to finalize and further accommodate for the modifications noted above.

**Procedural History:** The Application was submitted on February 21, 2025, and certified complete on March 24, 2025. A public hearing before the Planning and Zoning Commission will be held on April 7, 2025, in the Council Chambers of Hailey City Hall, and virtually via Microsoft Teams.

Standards of Evaluation for a Subdivision				
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: Private streets, no new approach
				Life/Safety: No comments.
				<b>Water and Wastewater:</b> <ul style="list-style-type: none"> <li>- <b>Water Division:</b> A lot of the water meter vaults have been hit by snow removal equipment over the years, I suggest that we require them to fix them to near new condition or replace them.</li> <li>- The vaults need to have the correct 24" lid with metal ring. The lids that are on the vaults now are only 18" diameter and we are unable to remove the foam pads in the vaults to work on the meters.</li> <li>- Any meter vault that will be in pavement needs to have a heavy traffic rated 24" lid and ring.</li> <li>- Any of the vaults that do not have a foam pad or if the foam pad is ruined, they will need to install a new 4" thick foam pad for those vaults.</li> <li>- They will need to raise or lower any meter vault that is not at the correct grade. Adding a riser or cutting down the vaults to make grade is not desired.</li> <li>- They will need to abandon any unused service.</li> <li>- <b>Wastewater Division:</b> Needs a picture of the connection to building #25.</li> </ul>
				Building: No comments.
				Streets: No comments.
				City Arborist: No comments.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	<p><b>Applicability:</b> 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.</p>
			Staff Comments	<p>Please refer to the specific standards as noted herein.  Findings: Compliance. This standard has been met.</p>
<b>16.04.020: Streets:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.020	<p><b>Streets:</b> Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p><b>Development Standards:</b> 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.</p>
			Staff Comments	<p>The locations of the proposed buildings were planned in an earlier phase of this development, with the integration of the existing private streets (Wimbledon Court and Copper Ranch Lane). Both public and private streets have been considered and accounted for in the design and buildout of Phase 6. Findings: Compliance. This standard has been met.</p> <p>FEBRUARY 2025</p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>Cul-De-Sacs; Dead-End Streets:</b> 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</p>

				<b>extended into un-platted areas shall not be considered dead end streets.</b>
			<b>Staff Comments</b>	<i>N/A, as no cul-de-sac or dead-end street is proposed. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Access to the parcels can be achieved from Woodside Boulevard, Copper Ranch Lane, and Wimbledon Court. All access points exist and are adequate to service the proposed development. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A. All public and private streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A. All public and private streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The existing public street (Woodside Boulevard) is 80' in width, which meets the minimum City Standards of 60' in width, and is consistent with Title 18 of the Hailey Municipal Code. The existing private streets, Copper</i>

				Ranch Lane and Wimbledon Court, are 28' in width, and comply with City Standards. <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	<b>Roadways:</b> 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.
			<b>Staff Comments</b>	N/A. All public and private streets within the subdivision exist and are compliant with City Standards. <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	<b>Road Grades:</b> 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.
			<b>Staff Comments</b>	N/A. All public and private streets within the subdivision exist and are compliant with City Standards. <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I.	<b>Runoff:</b> 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.
			<b>Staff Comments</b>	N/A. All public and private streets within the subdivision exist and are compliant with City Standards. <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	<b>Signage:</b> The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			<b>Staff Comments</b>	N/A, as all street and traffic control signs exist, and are compliant with City Standards. <i>Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	<b>Dedication; Names:</b> 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.
			<b>Staff Comments</b>	N/A. All public and private streets within the subdivision exist and all have been named and are compliant with City Standards. <i>Findings: Compliance. This standard has been met.</i>
			L.	<b>Private Streets:</b>
<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.
			<b>Staff Comments</b>	N/A. All private streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			<b>Staff Comments</b>	N/A. All private streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.
<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.
			<b>Staff Comments</b>	N/A. All private streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.
<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.
			<b>Staff Comments</b>	N/A. All private streets within the subdivision exist and are compliant with City Standards. Findings: Compliance. This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<b>Staff Comments</b>	The private streets exist and are 28' width. Snow storage areas and easements have been dedicated on the plat, as per this standard. Please refer to Section 16.04.040 B.3. for a complete analysis of onsite snow storage and snow storage easements. This standard has been met. Findings: Compliance. This standard has been met.
<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

				<p><b>of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. 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.</b></p>
			<p><b>Staff Comments</b></p>	<p><i>Per the Design Review Code, Multifamily Dwellings are currently required to provide one (1) parking space per dwelling unit that is smaller than 1,000 square feet and one-and-a-half (1.5) parking spaces per dwelling unit that is larger than 1,000 square feet. The Applicant is proposing a total of thirty-one (31) condominium units in Phase 6— seven (7) that are smaller than 1,000 square feet and require one (1) parking space each (for a total of 7 parking spaces), plus twenty-four (24) units that are larger than 1,000 square feet and require 1.5 parking spaces each (for a total 36 parking spaces). Per the current Design Review Code, the proposed units require a total of forty-three (43) parking spaces.</i></p> <p><i>In tandem with the Design Review Code, this section of the Subdivision Code requires that all subdivisions serviced by private streets provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. Overall, Phase 6 of the Copper Ranch Subdivision is required – by the zoning and subdivision codes – to provide three to three-and-a-half (3-3.5) parking spaces per unit or 105 spaces in total.</i></p> <p><i>When Copper Ranch was subdivided and the original Design Review for twenty-nine condominium buildings was approved, Hailey's Municipal Code required 2.5 parking spaces per condominium unit. The Copper Ranch Planned Unit Development Agreement and the four subsequent amendments neither reiterate nor refer to the preexisting parking requirement; and the 2003 Design Review approval has since expired.</i></p> <p><i>In an attempt to reconcile the discrepancy between the parking standards that have changed over the years, as well as to adhere as best as possible to the total unit count agreed upon for the subdivision, the Applicant agreed to amend the PUD Agreement to reflect the parking requirement that was current to the 2003 Design Review Code: two-and-a-half (2.5) parking spaces per condominium unit. Staff, the Commission, and the Council supported this compromise, which has been reflected in the most recent PUD Amendment. The requirement, approved by the Council in May 2023, to provide 2.5 parking spaces per condominium unit, pertains to Phase 6, as well as to the previous and built phases.</i></p> <p><i>Based on the approval by the Council, Phase 6 includes eighty-four (84) parking spaces. Phase 6 is required to provide approximately 77 parking spaces, which the Developer has exceeded. The Commission and the Council found that this standard has been met.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
			<b>M.</b>	<b>Driveways:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 1.</b>	<b>Driveways Number of Units Served By One (1) Driveway:</b>

				<p>a. <b>Single-Family Dwelling Units:</b> Driveways may provide access to not more than two (2) single-family 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>b. <b>Townhouse And Cottage Dwelling Units:</b> Driveways may provide access to not more than four (4) townhouses or cottage dwelling units. Where a townhouse development will have sublots fronting a street, not more than one (1) additional townhouse subplot accessed by a driveway may be created to the rear of each subplot. All driveways shall meet the applicable requirements of the fire and building codes, as adopted by the City of Hailey.</p>
			<b>Staff Comments</b>	<p>Site circulation has been designed to keep vehicular access to the private streets of Copper Ranch Lane and Wimbledon Court, which connect to the public street Woodside Boulevard and provide access to condominium driveways and parking. While driveway widths are not listed, each “parking area” leading to each multifamily building appears to be under 30’ in width and are serviced via private streets.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 2.</b>	<p><b>Driveways shall be constructed with an all-weather surface and shall have the following maximum roadway widths:</b></p> <p>a. <b>Accessing one residential unit: twenty feet (20’);</b></p> <p>b. <b>Accessing two (2) or more residential units: thirty feet (30’).</b></p> <p><b>No portion of the required fire lane width of any driveway may be utilized for parking, aboveground utility structures, dumpsters or other service areas, snow storage or any other obstructions.</b></p>
			<b>Staff Comments</b>	<p>Site circulation has been designed to keep vehicular access to the private streets of Copper Ranch Lane and Wimbledon Court, which connect to the public street Woodside Boulevard and provide access to condominium driveways and parking. While driveway widths are not listed, each “parking area” leading to each multifamily building appears to be under 30’ in width and are serviced via private streets. No portion of the fire lanes are proposed to be utilized for parking or driveways.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>M. 3.</b>	<p><b>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.</b></p>
			<b>Staff Comments</b>	<p>N/A, as no driveways/parking areas are longer than 150 feet.</p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>M. 4.</b>	<p><b>Driveways accessing more than one residential dwelling unit shall be maintained by an owner’s association, or in accordance with a plat note.</b></p>
			<b>Staff Comments</b>	<p>All private streets, access lanes, and proposed driveways/parking areas will be managed by the homeowner’s association.</p>


				<i>Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	<b>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.</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.020(M) for further details. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 6.	<b>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.</b>
			<b>Staff Comments</b>	<i>Each "parking area" has been planned with careful attention to existing infrastructure and tenants of the Phase 6 Copper Ranch Development. No vehicular and/or pedestrian areas will interfere with the maintenance of existing infrastructure, and as proposed, have minimal impact on the existing and proposed residential units. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 7.	<b>Driveways shall not be named.</b>
			<b>Staff Comments</b>	<i>No driveways are named with Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	<b>Parking Access Lane: Multi-family, 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. Cottage Developments: Cottage developments shall be served by no more than one (1) parking access lane on each public street frontage.</b>
			<b>Staff Comments</b>	<i>N/A Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	<b>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.</b>
			<b>Staff Comments</b>	<i>Fire lanes exist and comply with City Standards. All private streets have been approved and currently operate as such. Said lanes/private streets comply with all regulations set forth in adopted fire codes. Findings: Compliance. This standard has been met.</i>
<b>16.04.030: Sidewalks and Drainage Improvements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>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.</b>



			<b>Staff Comments</b>	<i>The site plan includes attractive and interconnected pedestrian sidewalks and pathways that reinforce pedestrian circulation within the site. The site circulation design keeps vehicular access and parking to the private streets and public streets. New internal pathways are proposed around the perimeter of Phase 6, between the buildings, partially along Copper Ranch Lane, and connecting to the recreational facilities at Gravity Fitness. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</b>
			<b>Staff Comments</b>	<i>The Applicant is proposing to install new 6'-wide sidewalks onsite and throughout the development of Phase 6 to provide greater connectivity to existing sidewalks along and within the development. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<b>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</b>
			<b>Staff Comments</b>	<i>The Applicant is proposing to install new 6'-wide sidewalks onsite and throughout the development of Phase 6 to provide greater connectivity to existing sidewalks along and within the development. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A. The Applicant is proposing to install new 6'-wide sidewalks onsite and throughout the development of Phase 6 to provide greater connectivity to existing sidewalks along and within the development. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E.</b>	<b>The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.</b>
			<b>Staff Comments</b>	<i>N/A, as no Lot Line Adjustment is included with this application. Findings: Compliance. This standard has been met.</i>
<b>16.04.040: Alleys and Easements</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			<b>A.</b>	<b>Alleys:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 1.</b>	<b>Alleys shall be provided in all Business District and Limited Business District developments where feasible.</b>
			<b>Staff Comments</b>	<i>N/A, as there is no alley proposed for Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<b>The minimum width of an alley shall be twenty-six (26') feet.</b>
			<b>Staff Comments</b>	<i>N/A, as there is no alley proposed for Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 3.</b>	<b>All alleys shall be dedicated to the public or provide for public access.</b>
			<b>Staff Comments</b>	<i>N/A, as there is no alley proposed for Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 4.</b>	<b>All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.</b>
			<b>Staff Comments</b>	<i>N/A, as there is no alley proposed for Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 5.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A, as there is no alley proposed for Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 6.</b>	<b>Dead-end alleys shall not be allowed.</b>
			<b>Staff Comments</b>	<i>N/A, as there is no alley proposed for Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 7.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A, as there is no alley proposed for Phase 6 of the Subdivision. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<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:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. 1.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The following easements exist:</i> <ul style="list-style-type: none"> <li>- 28'-wide Private Access and Utility Easement along Wimbledon Court.</li> <li>- 10'-wide Public Utility, Snow Storage, and Landscaping Easement along Woodside Boulevard as well as the southern property line.</li> <li>- 5' Public Power Easement along Woodside Boulevard.</li> <li>- Public Sewer Main Easement.</li> </ul>

				<p>- Noise and Aviation Easement and non-suit covenant</p> <p><i>The parcel does not border the Big Wood River. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p><b>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 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 riverbank 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.</b></p>
			<b>Staff Comments</b>	<p><i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision. Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p><b>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.</b></p>
			<b>Staff Comments</b>	<p><i>The proposed snow storage area for Phase 6 of the Copper Ranch Subdivision was approved on May 1, 2023, through the Design Review Application and the Fifth Amendment to the Planned Unit Development Agreement. The Phase 6 site plan proposes approximately 24,250 square feet of hardscape for parking areas and pedestrian circulation. The required snow storage area for Phase 6, twenty-five percent (25%) of the hardscape, equates to approximately 6,063 square feet. The Applicant proposes to meet this requirement using area from Phases 1-5, particularly a large area adjacent to Phase 6. Within Phase 6, 3,775 square feet of area is designated for snow storage, while Phases 1-5 include an excess of 4,125 square feet of designated snow storage. Overall, the subdivision supersedes its snow storage requirement, providing 26.3% of the hardscaped area in snow storage. Furthermore, the Applicant plans to utilize snow storage across all phases of Copper Ranch to meet this storage requirement. The Hailey City Council approved the snow storage plan, in its entirety, in 2023. Findings: Compliance. This standard has been met.</i></p>

				
<b>16.04.050: Blocks</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and <i>Staff Comments</i></b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	<p><b>Blocks:</b> 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>
			<b>Staff Comments</b>	N/A, as no new blocks are proposed, and all existing blocks are shown on the Preliminary Plat. Findings: Compliance. This standard has been met.
<b>16.04.060: Lots</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and <i>Staff Comments</i></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	<p><b>Lots:</b> 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>
<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>
			<b>Staff Comments</b>	The proposed condominium project is located within the General Residential District (GR) which conforms to the minimum standards for lots within this district. Findings: Compliance. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p><b>Double frontage lots</b> 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</p>

				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).
			<b>Staff Comments</b>	<i>N/A, as no double frontage lots are proposed. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	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.
			<b>Staff Comments</b>	<i>N/A, as no unbuildable lots are proposed. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	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.
			<b>Staff Comments</b>	<i>N/A, as no flag lot is proposed at this time. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<b>Staff Comments</b>	<i>All proposed lots have frontage on private streets (Copper Ranch Lane and Wimbledon Court) Findings: Compliance. This standard 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.
			<b>Staff Comments</b>	<i>N/A, as this project is not located in the TO District. Findings: Compliance. This standard has been met.</i>
<b>16.04.070: Orderly Development</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.

			<b>Staff Comments</b>	<i>A Phasing Agreement was approved when the Planned Unit Development Agreement was established. Revisions to the PUD Agreement identified additional timelines for phasing, which has been reviewed and approved by the Hailey City Council (May 2023). This is the final phase of the Copper Ranch Development. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B.</b>	<b>Agreement:</b> 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.
			<b>Staff Comments</b>	<i>A Phasing Agreement was approved when the Planned Unit Development Agreement was established. Revisions to the PUD Agreement identified additional timelines for phasing, which has been reviewed and approved by the Hailey City Council (May 2023). This is the final phase of the Copper Ranch Development. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C.</b>	<p><b>Mitigation of Negative Effects:</b> 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:</p> <ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements.</li> <li>b) Provision of other off-site improvements.</li> <li>c) Dedications and/or public improvements on property frontages.</li> <li>d) Dedication or provision of parks or green space.</li> <li>e) Provision of public service facilities.</li> <li>f) Construction of flood control canals or devices.</li> <li>g) Provisions for ongoing maintenance.</li> </ul>
			<b>Staff Comments</b>	<ul style="list-style-type: none"> <li>a) Provision of on-site or off-site street or intersection improvements. <i>Existing</i></li> <li>b) Provision of other off-site improvements. <i>Per the PUD Agreement, the Applicant shall complete and expand the transit facility amenity in the area, which is anticipated to happen this summer, 2025.</i></li> <li>c) Dedications and/or public improvements on property frontages. <i>The dedication and/or public improvements on property frontages exist. Further connectivity of existing sidewalks and infrastructure is planned with the buildout of Phase 6.</i></li> <li>d) Dedication or provision of parks or green space. <i>The public facilities and/or amenities exist and have been determined to be complete.</i></li> </ul>

				<p>e) <b>Provision of public service facilities.</b> <i>All public utilities and services exist.</i></p> <p>f) <b>Construction of flood control canals or devices.</b> <i>N/A.</i></p> <p>g) <b>Provisions for ongoing maintenance.</b> <i>Ongoing maintenance within the development will be managed by the HOA.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	<p><b>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:</b></p> <ol style="list-style-type: none"> <li><b>Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.</b></li> <li><b>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.</b></li> <li><b>Water main lines and sewer main lines shall be designed in the most effective layout feasible.</b></li> <li><b>Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</b></li> <li><b>Park land shall be most appropriately located on the Contiguous Parcels.</b></li> <li><b>Grading and drainage shall be appropriate to the Contiguous Parcels.</b></li> <li><b>Development shall avoid easements and hazardous or sensitive natural resource areas.</b></li> </ol> <p><b>The commission and council may require that any or all contiguous parcels be included in the subdivision.</b></p>
			<b>Staff Comments</b>	<p><i>The properties directly adjacent/contiguous to the parcel and associated with this Application, known as the Copper Ranch Subdivision, are part of a phased development and PUD Agreement. The streets and circulation of the site are existing. An Area Development Plan for the site was approved at the time of PUD approval.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<b>16.04.080: Perimeter Walls, Gates and Berms</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p><b>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.</b></p>
			<b>Staff Comments</b>	<p><i>N/A- No perimeter gates or walls are proposed.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<b>16.04.090: Cuts, Fills, Grading and Drainage</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"/>	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.
			Staff Comments	The proposed condominium units are part of a Planned Unit Development (PUD Agreement) and are compatible with previous phases of the development. Findings: Compliance. This standard has been met.
<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.
			Staff Comments	N/A: Findings: Compliance. This standard has been met.
<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"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals;</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns;</li> <li>d) Areas where trees and/or natural vegetation will be preserved;</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> <li>f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.</li> </ul>
			Staff Comments	<ul style="list-style-type: none"> <li>a) Proposed contours at a maximum of two (2) foot contour intervals; Site plan shows 1' and 5' contour lines</li> <li>b) Cut and fill banks in pad elevations;</li> <li>c) Drainage patterns; All drainage is proposed to be mitigated through catch basins and drywells on the property.</li> <li>d) Areas where trees and/or natural vegetation will be preserved; Street trees along Woodside Boulevard will remain in place.</li> <li>e) Location of all street and utility improvements including driveways to building envelopes; and</li> </ul> Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			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.	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.



			<b>Staff Comments</b>	<i>All grading shall comply with 18.12.010. This standard will be met. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 3.	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p><b>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</b></p> <ul style="list-style-type: none"> <li>a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>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 &amp; Materials (ASTM).</li> <li>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</li> <li>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.</li> <li>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.</li> </ul>
			<b>Staff Comments</b>	<i>Proposed grading appears to meet standards; further review by the City Engineer and Streets Division Manager will take place during final design, as well as during and throughout project initiation. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	<b>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 provide a copy of EPA's "NPDES General Permit for Storm-water</b>

				<b>Discharge from Construction Activity” for all construction activity affecting more than one acre.</b>
			<b>Staff Comments</b>	<i>The Applicant shall install drainage and/or irrigation pipe and all necessary structures in conformity with the approved construction plans and in accordance with the City of Hailey standard drawings and these standard specifications and to the lines and grades established. The work shall consist of trench excavation, trench preparation, pipe installation, pipe connection, structure installation and backfill complete. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<b>16.04.100: Overlay Districts</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
			<b>A.</b>	<b>Flood Hazard Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 1.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 2.</b>	<b>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</b>
			<b>Staff Comments</b>	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. 3.</b>	<b>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</b>
			<b>Staff Comments</b>	<i>N/A, the proposed subdivision is not located adjacent to the Big Wood River or its tributaries. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<b>Hillside Overlay District:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 1.</b>	<b>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.</b>
			<b>Staff Comments</b>	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 2.</b>	<b>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</b>
			<b>Staff Comments</b>	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. 3.</b>	<b>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</b>
			<b>Staff Comments</b>	<i>N/A, the proposed subdivision is not located within the Hillside Overlay District. Findings: Compliance. This standard has been met.</i>
<b>16.04.110: Parks, Pathways and Other Green Spaces</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A.</b>	<b>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</b>
			<b>A. 1.</b>	<b>Parks:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 1. a.</b>	<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><math>P = x \text{ multiplied by } .0277</math></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>
			<b>Staff Comments</b>	<p><i>Per the Planned Unit Development Agreement (PUD) and as satisfaction of this standard, the Applicant paid an in-lieu fee to the City in the amount of \$71,415 to go toward improving Woodside Central Park (Keefer Park), plus interest accruing at the rate of 6% per annum from the date of the original Agreement. Both the City and Applicant found this payment of an in-lieu fee to be fair and equitable and satisfied the provisions of this standard.</i></p> <p><i>In addition, the Applicant further agreed to construct a recreational facility, to be open to the public, after construction of said facility. Gravity Fitness, tennis and pickleball courts, and studio space exist today as amenities available to the public, and residents of the Copper Ranch Development.</i></p> <p><i>This standard has been met. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.1.b</b>	<b>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.</b>
			<b>Staff Comments</b>	<p><i>N/A. Phase Six of the development is located within the General Residential Zoning District; this standard does not apply.</i></p> <p><i>Findings: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. 2.</b>	<b>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.</b>

			<b>Staff Comments</b>	<p><i>The site plan includes attractive and interconnected pedestrian sidewalks and pathways that reinforce pedestrian circulation within the site. The site circulation design keeps vehicular access and parking to the private streets and public streets. New internal pathways are proposed around the perimeter of Phase 6, between the buildings, partially along Copper Ranch Lane, and connecting to the recreational facilities at Gravity Fitness.</i></p> <p><i>In 2023, both the Commission and Council reviewed and approved the proposed vehicular and pedestrian circulation systems via the Design Review and PUD hearings. Any additional requirements regarding these systems have been noted as Conditions of Approval in the associated Findings of Fact. Findings: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B.</b>	<p><b>Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:</b></p> <ul style="list-style-type: none"> <li>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</li> <li>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),</li> <li>c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are 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.</li> <li>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.</li> </ul>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C.</b>	<p><b>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.</b></p>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
			<b>D.</b>	<b>Minimum Requirements:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. 1.</b>	<p><b>Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions</b></p>

				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: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	<b>Neighborhood Park:</b> 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: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	<b>Mini Park:</b> 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: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	<b>Park/Cultural Space:</b> 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: Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	<b>Pathway:</b> 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. 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

				<b>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.</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 A.2 for further details. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	<b>Shall provide safe and convenient access, including ADA standards.</b>
			<b>Staff Comments</b>	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 3.	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 4.	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 5.	<b>Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. 6.	<b>Shall require low maintenance or provide for maintenance or maintenance endowment.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 1.	<b>Shall meet the minimum applicable requirements required by Subsection D of this section.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. 2.	<b>Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>

			<b>G.</b>	<b>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):</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 1.</b>	<b>Shall meet the minimum applicable requirements required by subsection D of this section.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 2.</b>	<b>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).</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 3.</b>	<b>The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. 4.</b>	<b>The private ownership and maintenance of green space shall be adequately provided for by written agreement.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
			<b>H.</b>	<b>In-Lieu Contributions:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. 1.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A: Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. 2.</b>	<b>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 subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. 3.</b>	<b>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.</b>

			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. 4.	<b>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.</b>
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 for further details. Findings: Compliance. This standard has been met.</i>
<b>16.05: Improvements Required:</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	<b>Minimum Improvements Required:</b> 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.
			<b>Staff Comments</b>	<i>The Applicant intends to construct all necessary infrastructure to City Standards and procedures, if the revised plat/project is approved. This includes sidewalks, curb and gutter (where applicable), truncated domes at pedestrian crosswalks and intersections, street trees, irrigation, drywells, and catch basins, as applicable. All City Standards and Procedures, set forth in Title 18 of Hailey's Municipal Code, shall be met. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>Plans Filed, maintained:</b> 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.
			<b>Staff Comments</b>	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>Preconstruction Meeting:</b> 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.
			<b>Staff Comments</b>	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<b>Term of Guarantee of Improvements:</b> 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.
			<b>Staff Comments</b>	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>
<b>16.05.020: Streets, Sidewalks, Lighting, Landscaping</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.020	<b>Streets, Sidewalks, Lighting, Landscaping:</b> 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.
			<b>Staff Comments</b>	<i>N/A. All streets exist within the subdivision. All other improvements have either been met or will be met, as applicable, and comply with all City Standards. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<b>Street Cuts:</b> 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)
			<b>Staff Comments</b>	<i>N/A. All streets exist within the subdivision. All other improvements have either been met or will be met, as applicable, and comply with all City Standards. Findings: Compliance. This standard has been me</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<b>Signage:</b> 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.
			<b>Staff Comments</b>	<i>This standard has been met. Findings: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<b>Streetlights:</b> Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.
			<b>Staff Comments</b>	<i>N/A. Streetlights are not required improvements within this zoning district. Findings: Compliance. This standard has been met.</i>
<b>16.05.030: Sewer Connections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	<b>Sewer Connections:</b> 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

				<b>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.</b>
			<b>Staff Comments</b>	<i>Sewer services are shown from each building and connecting into an existing sewer main. Connection details to the existing sewer system have been approved by the Wastewater Division. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<b>16.05.040: Water Connections</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A.</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Water services are shown from each lot and connecting into an existing water main. Connection details to the existing water system have been approved by the Water Division. There is an existing fire hydrant on site which will remain in place. Per previous applications, Public Works Staff requests that the Applicant add the locations of manholes 05108AB, 05108BB and 05108CB to the Civil Engineering plan set.</i>  <i>All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. 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"/>	<b>B.</b>	<b>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 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.</b>
			<b>Staff Comments</b>	<i>N/A. The project is not located in the TO Zoning District. Findings: Compliance. This standard has been met.</i>
<b>16.05.050: Drainage</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.05.050</b>	<b>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)</b>

			<b>Staff Comments</b>	<i>This standard shall be met and inspected per City Standards. Findings: Compliance. This standard has been met.</i>
<b>16.05.060: Utilities</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.060	<b>Utilities:</b> 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.
			<b>Staff Comments</b>	<i>All utilities will be constructed and installed underground. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>
<b>16.05.070: Parks, Green Space</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<b>Parks, Green Space:</b> The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			<b>Staff Comments</b>	<i>Please refer to Section 16.04.110 for further detail Findings: Compliance. This standard has been met.</i>
<b>16.05.080: Installation to Specifications; Inspections</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<b>Installation to Specifications; Inspections:</b> 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.
			<b>Staff Comments</b>	<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 the Hailey Municipal Code.</i>  <i>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction. Findings: Compliance. This standard has been met.</i>
<b>16.05.090: Completion; Inspections; Acceptance</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<b>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.</b>
			<b>Staff Comments</b>	<i>This standard shall be met. Findings: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<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)</b>

			<b>Staff Comments</b>	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding. Findings: Compliance. This standard has been met.</i>
<b>16.05.100: As Built Plans and Specifications</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.05.100</b>	<b>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)</b>
			<b>Staff Comments</b>	<i>As-built drawings will be required. This has been made a Condition of Approval. Findings: Compliance. This standard has been met.</i>

**General Conditions:**

- A. All conditions of the Planned Unit Development and Design Review approvals shall be met.
- B. All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to:
  - a. The Applicant shall install drainage and/or irrigation pipe and all necessary structures in conformity with the approved construction plans and in accordance with the City of Hailey standard drawings and these standard specifications and to the lines and grades established. The work shall consist of trench excavation, trench preparation, pipe installation, pipe connection, structure installation and backfill complete.
  - b. The locations of manholes 05108AB, 05108BB and 05108CB shall be added to the Civil Engineering plan set, reviewed and approved by the City prior to completion.
  - c. Water Meter vault replacements onsite.
- C. All Fire Department and Building Department requirements shall be met and shall meet City Standards where required.
- D. Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- E. Any and all improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- F. The Applicant shall 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.
- G. The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat.
- H. 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.
- I. Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- J. Any Application Development Fees shall be paid prior to recordation Final Plat.
- K. All utilities shall be installed underground.

- L. All sidewalks located on private property, interior and perimeter, shall be maintained year-round by the HOA.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_  
Jessie Parker, CDD Building Coordinator

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 7, 2025, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by the City of Sun Valley c/o ARCH Community Housing Trust ("ARCH"), in partnership with the City of Hailey and represented by Opal Engineering, for the construction of one (1) residential duplex unit and site-wide landscaping improvements, across the properties of 702 S 3<sup>rd</sup> Avenue and 623 and 715 4<sup>th</sup> Avenue (Blocks 1 and 125, Lots 2, 3, 4, 5, and 6, Hailey Replat). The duplex units are proposed to be two (2) stories in height and include four (4) bedrooms, two and a half (2.5) bathrooms, and four hundred and twenty (420) square feet of attached garage space.

The project is proposed for the site of the previous Ellsworth Inn, and the redevelopment will be known as Herberger Hideaway. This Design Review Application represents Phase II of a series of phases for full site redevelopment, which is proposed to also include interior renovations of the historic Ellsworth Inn building, the partial demolition and remodel of a historic caretaker residence, and the construction of ten (10) new detached single-family townhouses. The proposed project is located within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on March 19, 2025 and mailed to property owners within 300 feet on March 19, 2025.

**Background and Application:** The Applicant, City of Sun Valley c/o ARCH Community Housing Trust, proposed to continue development of the former Ellsworth Inn property and construct a new two-story duplex. Ten (10) new detached single-family townhouses were initially proposed through a Design Review Application and approved by the Hailey Planning and Zoning Commission in August, 2024. Renovations to the existing inn structure onsite were also addressed through this initial Design Review process. The Applicant has entered Phase II of redevelopment of the former Ellsworth Inn property, with both the duplex residence and site-wide landscaping included in this proposal.

The two (2) story duplex will consist of four (4) bedrooms and two and a half (2.5) bathrooms in each unit, spread across 1,350 square feet of livable building area per unit. Each unit will also feature 840 square feet of attached garage space. The duplex will be oriented north to south, with covered porches featured on the east and west duplex elevations, respectively. The duplex is proposed for the northeast corner of the property, with vehicular access provided from S. 4<sup>th</sup> Avenue. Seven (7) surface parking stalls are also proposed to be constructed directly south of the duplex, including one (1) ADA stall.

As for site-wide landscaping, the Applicant's proposal includes approximately four hundred (400) plantings across 1.92 acres of property. This includes five (5) street trees proposed for the S. 4<sup>th</sup> Avenue right-of-way. Deciduous and evergreen trees, as well as drought-tolerant shrubs and ornamental grasses and perennials, are proposed in various groupings across the site. Some of these groupings will frame individual units, while other groupings help buffer features like power boxes and asphalt parking areas. The anchoring feature of the landscaping plan is the walkway feature, which extends across the entire site and provides branches to each individual townhouse unit. The existing caretaker residence, the proposed duplex, and the existing inn can also achieve access to the walkway through sidewalk and/or parking areas. The walkway promotes site-wide connectivity with a pedestrian lens, avoiding vehicular circulation areas and the impact of the sometimes-busy S. 3<sup>rd</sup> and 4<sup>th</sup> Avenues. Six (6) foot wide sidewalks are also proposed within the rights-of-way along S. 3<sup>rd</sup> and 4<sup>th</sup> Avenues.

For details regarding the Applicant's property purchase and entitlement background, please refer to the [Phase I Staff Report, dated July 15, 2024](#).

At the April 7, 2025, Design Review Public Hearing, the Commission offered feedback to the Applicant that was minor in scope and generally limited to specific components of exterior building materials and finishes, as well as landscaping. Feedback included the following:

- Addition of high-set windows for garage doors
- Continuation of horizontal lap siding on the south-facing façade of the duplex, extending north and connecting to the main building mass of the duplex
- Limiting all exterior lighting installations to a maximum color temperature of 3000K
- Request of the Applicant to provide greater detail on the material type and specific finish of the proposed corrugated metal wainscot, to be approved administratively by Staff and a Planning and Zoning Commission representative, prior to installation
- Consideration of lighter-tone roofing material color, so as to provide differentiation of the duplex from the ten (10) townhouse units and promote less solar heat absorption
- Agreement by the Applicant to ensure all proposed tree plantings are at least 2" caliper, and to replace any tree plantings that fail to establish in a timely manner

This feedback has been incorporated throughout these Findings of Fact and is captured within the Conditions of Approval.

**Procedural History:** The Applicant submitted a Design Review Application for this project phase on March 7, 2025 and it was certified complete on March 18, 2025. A Public Notice was published in the Idaho Mountain Express on March 19, 2025, and 300-foot adjoining property owners were notified in the mail on March 19, 2025. A subsequent public hearing before the Planning and Zoning Commission was held on Monday, April 7, 2025, in the Hailey City 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 Staff Comments
<input 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:
				Life/Safety: No Comments.
				Streets, Water & Wastewater: <u>Streets:</u> Public Works Department recommends six-foot (6') wide sidewalks on both the 3 <sup>rd</sup> and 4 <sup>th</sup> Avenue frontages of the Applicant's property. On 4 <sup>th</sup> Avenue, specifically, it is recommended that the Applicant refrain from aligning the new sidewalk directly with the existing sidewalk to the south, instead shifting the sidewalk alignment to the east so that there is only parallel parking available on the gravel right-of-way area between the sidewalk and the edge of asphalt.



				<p><i>On 3<sup>rd</sup> Avenue, it is recommended that the existing sidewalk to the south of the Applicant's property extend north, along the extent of the Applicant's property, in the same alignment that currently exists.</i></p> <p><i>Additionally:</i></p> <ul style="list-style-type: none"> <li>• <i>Snow removal from private drive(s) shall not be pushed into the City right-of-way.</i></li> <li>• <i>Encroachment permits shall be required for each new curb cut, as well as any remediation work performed on existing curb cuts.</i></li> </ul> <p><i>These have been made Conditions of Approval.</i></p> <p><u><i>Wastewater:</i></u></p> <ul style="list-style-type: none"> <li>- <i>The Applicant has confirmed that the sewer line in the existing alley adjacent to the site is not used by the Ellsworth property. However, it does provide service to the neighboring property (Hailey Replat Block 1 and 125, Lot 1, Block 1). With this confirmation, City Staff no longer request that the Applicant abandon the service.</i></li> <li>- <i>The Applicant shall relocate the sewer manhole - either in the existing alley or the newly proposed manhole north of Unit 1 – into an asphalt area that ensures truck access for Wastewater Department Staff, referring to Hailey Standard Drawing 18.14.010.C.1, Note #8.</i></li> </ul> <p><i>This has been made a Condition of Approval.</i></p> <p><u><i>Water:</i></u></p> <ul style="list-style-type: none"> <li>- <i>Once the Applicant abandons the meter vault, they shall return the meter vault to the City of Hailey.</i></li> <li>- <i>The Applicant shall locate and bring the existing main line valve box, located in the alley, to grade.</i></li> </ul> <p><i>These have been made Conditions of Approval.</i></p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
				<b>Building: No Comments.</b>
				<b>Parks and Greenspace: No Comments.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p><b>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.</b></p>
			Staff Comments	<p><i>The Applicant is aware of sign permit requirements. The Applicant shall submit a Sign Permit Application for all proposed signage that exceeds four (4) square feet in sign area, prior to issuance of Certificate of Occupancy, This has been made a Condition of Approval.</i></p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p><b>See Section 17.09.040 for applicable code.</b></p>
			Staff Comments	<p><i>Per the Hailey Municipal Code, the residential parking requirements for all dwelling units larger than 1,000 square feet in multi-family developments are a minimum of an average of 1.5 spaces per unit. With two (2) units proposed, the minimum number of parking spaces required to be provided onsite for the duplex structure is three (3) spaces.</i></p>

				<p><i>The Applicant is providing two (2) parking spaces within each unit's garage, plus seven (7) additional parking spaces in the proposed surface parking area in the northeast corner of the lot – including one (1) accessible space. The total number of onsite parking spaces that the duplex may benefit from is eleven (11) spaces.</i></p> <p><i>The parking requirement for the proposed phase of development has been met.</i></p> <p><i>Additionally, the Property Manager/Management Company shall ensure all parking requirements within the public right-of-way are met. This includes, but is not limited to, restrictions on winter parking within the public right-of-way. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	<p><b>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.</b></p>
			Staff Comments	<p><i>N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p><b>17.08C.040 General Standards</b></p> <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located, and lamped in order to prevent: <ul style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ul> </li> <li>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.</li> <li>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.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>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.</li> </ul>
			Staff Comments	<p><i>The Applicant intends to install the same lighting fixtures as those which were approved for Phase I of Design Review (detached townhomes) in August, 2024. However, the Applicant has informed Staff that they will be purchasing all lighting fixtures for all portions of site redevelopment at the same time, including the previously approved townhouses and the currently proposed duplexes. Due to uncertainties in supply chains at the intended time of purpose, the Applicant was unable to guarantee specific fixture selection at the time of the Design Review Public Hearing.</i></p>

				<p><i>However, the Applicant has informed Staff that they will only select and install a fixture that is dark sky compliant and adheres to Hailey Municipal Code lighting standards. In addition, the Applicant agreed to only install exterior lighting fixtures with a 3000K maximum color temperature, per the request of the Commission.</i></p> <p><i>The Applicant shall submit an exterior lighting cut sheet, to be reviewed and verified by Hailey City Staff, prior to issuance of a Certificate of Occupancy. The Applicant shall ensure that all installed exterior lighting has a maximum color temperature of 3000K. This has been made a Condition of Approval.</i></p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.04M.060 Bulk Requirements</b> <b>Staff Comments</b>	<p>Business (B) and Townsite Overlay (TO) Zoning Districts:</p> <p><b>Building Height:</b></p> <ul style="list-style-type: none"> <li>- Permitted Building Height: 30’.</li> </ul> <p><b>Proposed Building Heights:</b> 25.66’</p> <p><b>Building Setbacks:</b></p> <ul style="list-style-type: none"> <li>- Permitted Setbacks: <ul style="list-style-type: none"> <li>o Front Yard: 12’</li> <li>o Side Yards: 10’</li> <li>o Rear Yard (facing a public street): 12’</li> </ul> </li> <li>- Proposed Setbacks</li> <li>- Front Yard; 27.5’</li> <li>- Side yards</li> <li>- North: 10.1’</li> <li>- South: 100’+</li> <li>- Rear: 100’+</li> </ul> <p><i>General Residential (GR) District with lots larger than 4,500 square feet, and building proposed is two (2) or more stories above grade with garage:</i></p> <ul style="list-style-type: none"> <li>o Permitted Coverage: 30%</li> <li>o Proposed Coverage: 20%</li> </ul> <p><i>The total building footprint for all remaining and proposed structures is 16,728 square feet, with the full parcel size (after lot consolidation) at 83,503 square feet. Upon The proposed lot coverage will be compliant with Hailey Municipal Code for maximum lot coverage.</i></p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Street Improvements Required</b> <b>Staff Comments</b>	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p> <p><i>Prior to the initial application submittal, ARCH, the City of Sun Valley, and the City of Hailey agreed upon the terms stating that the City of Hailey would act as a project partner for this development, in some capacity. While right-of-way improvements were not initially identified as a specific partner role for the City of Hailey, discussions amongst City Staff and the Applicant team have concluded that it would be appropriate for the City of Hailey to cover the cost of construction of right-of-way improvements along the property’s 3<sup>rd</sup> and 4<sup>th</sup> Avenue frontages. The Applicant team, in turn, will provide the contractor and construction resources for</i></p>

				<p>completing the improvements, capitalizing on the fact that the construction resources (human, machinery, and other) will already be mobilized on site. This will ensure a more efficient cost structure and public infrastructure completion timeline.</p> <p>That being said, Public Works and Streets Division Managers requested that six-foot (6') wide sidewalks (no curb and gutter) be installed along 3<sup>rd</sup> and 4<sup>th</sup> Avenue project frontages, after the July, 2024 Public Hearing.</p> <p>The Applicant has submitted a complete site landscaping plan in conjunction with this duplex's Design Review Application. The landscaping plan shows six (6) foot wide sidewalks to be installed along the 3<sup>rd</sup> and 4<sup>th</sup> Avenue property frontage, including specific sidewalk placement, as outlined by the Streets Division Manager during the first phase of Design Review for this project.</p> <p>All sidewalk and drainage improvement requirements have been met.</p> <p><u>Finding:</u> Compliance. This standard has been met.</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 (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	<p>This standard will be met.</p> <p><u>Finding:</u> Compliance. This standard will be met.</p>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>
			Staff Comments	<p>The project site hosts an expansive, park-like setting for the collection of newly proposed residential units. The duplex structure generally carries a north-south building orientation, with exterior covered porches serving each unit on the east and west building elevations, respectively. Approximately fourteen (14) existing trees are proposed to be retained around the duplex structure. These existing trees are a mix of evergreen and deciduous trees, which will promote a variety of solar exposures throughout the year. Both vehicular and human entry will be accessed from the building's southern exposure. Snow build-up around entry points will be minimized with this building design, promoting safe access.</p>

				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p><b>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.</b></p> <p><i>Staff Comments</i></p> <p>All existing plant material has been inventoried and delineated to scale, noting preservation or removal. It appears that multiple trees of at least 6-inch caliper will be removed. Due to the historic nature of the site and its vegetation, Staff request that the Applicant submit an arborist review for all trees over 6 inch in caliper, prior to applying for a building permit. This has been made a Condition of Approval.</p> <p>Additionally, Staff would like to note their support for the Applicant retaining material from removed trees onsite, wherever possible, in forms that may be utilized and enjoyed by future occupants of the site (i.e. as log benches, artistic elements, landscaping features, etc.).</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p><b>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</b></p> <p><i>Staff Comments</i></p> <p>As proposed, the site will feature one (1) throughway feature between 3<sup>rd</sup> and 4<sup>th</sup> Avenue, providing garage access for Townhouse Units 6-12. This parking access lane will not be open to public traffic. Three (3) other curb cuts/access points are proposed for the development:</p> <ul style="list-style-type: none"> <li>- One (1) twenty-six foot (26') wide parking access lane at the northwest extent of the property, servicing garage access to Townhouse Units 1-3.</li> <li>- One (1) existing gravel entry circle, providing access to the existing and original Ellsworth Inn building.</li> <li>- One (1) twenty-six foot (26') wide parking access lane at the northeast extent of the property, servicing the proposed duplex structure and seven (7) additional onsite parking spaces and trash enclosure area.</li> </ul> <p>As for interior site circulation – especially as it relates to the pedestrian experience – the Applicant has submitted a landscape plan that shows an attractive walkway surrounded by extensive new landscaping, and/or the preservation of existing/mature trees and vegetation. The walkway provides direct linkage to all Townhouse Units, while occupants of the duplex structure can easily access the walkway via an entry point along the southern edge of the 4<sup>th</sup> Avenue on-site parking area, which is directly adjacent to the duplexes. Pedestrians may travel the entire extent of the property between 3<sup>rd</sup> and 4<sup>th</sup> Avenues without entering vehicular travel areas and remaining within communal gathering areas. Safe access through the site and to the duplex building has been achieved.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p><b>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.</b></p>

				<p><b>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.</b></p>
			<p><i>Staff Comments</i></p> <p>According to the Applicant, the tenants of the duplex units will utilize roll-out trash bins that will be brought to the driveway/parking area when pickup services are occurring. This arrangement has been approved by Clear Creek Disposal and a servicing letter has been provided.</p> <p><u>Finding: Compliance. This standard has been met.</u></p>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17.06.080(A)1e</b></p> <p><b>e. Where alleys exist, or are planned, they shall be utilized for building services.</b></p>	
			<p><i>Staff Comments</i></p> <p>N/A. While an alley currently exists to the north of the property, Staff have determined that it is impassable at this time, and overhead utilities may create unsafe conditions for building services operators.</p> <p><u>Finding: Compliance. This standard shall not apply.</u></p>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17.06.080(A)1f</b></p> <p><b>f. Vending machines located on the exterior of a building shall not be visible from any street.</b></p>	
			<p><i>Staff Comments</i></p> <p>N/A, as no vending machines are proposed at this time.</p> <p><u>Finding: Compliance. This standard has been met.</u></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.080(A)1g</b></p> <p><b>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.)</b></p> <p><b>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</b></p> <p><b>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.</b></p>	
			<p><i>Staff Comments</i></p> <p>Each of the duplex units will have two (2) on-site parking stalls within the unit's garage, which will provide screening from the street. No garage doors face any street right-of-way.</p> <p>The Applicant has provided a snow storage exhibit that shows snow storage locations adjacent to the drive aisle for Units 1-3, around the perimeter of the 3<sup>rd</sup> Avenue entry roundabout, and adjacent to the parking area next to Units 4 and 5. Parking and access obstruction due to snow accumulation is not anticipated.</p> <p><u>Finding: Compliance. This standard has been met.</u></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.080(A)1h</b></p> <p><b>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.</b></p>	
			<p><i>Staff Comments</i></p> <p>During the initial Design Review Application review in July/August of 2024, the Applicant proposed a site plan that included numerous approaches, servicing the variety of residences on-site. The proposed density and configuration of units required more than one (1) approach to the site; however, Staff wished to see the Applicant make every effort to consolidate approaches and preserve the street frontage for pedestrian traffic.</p>	

				<p><i>Upon presenting concern over the number of site approaches to the Applicant, the Applicant stated that they were amenable to eliminating the separate driveway access for the “Innkeeper” unit that remains on 4<sup>th</sup> Avenue, instead providing access to this unit via the proposed additional parking and trash enclosure area. The submitted site plans for this duplex Design Review Application show the driveway access for the Innkeeper unit as limited to the shared on-site parking and trash enclosure area.</i></p> <p><i>While alley through-access from the north was discussed in previous Design Review Application Phases, it was determined that long-term maintenance and operational challenges for alley access were insurmountable for the Applicant. Staff are amenable to the on-site parking approach presented by the Applicant this March, 2025 Design Review submittal.</i></p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<p><b>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.</b></p> <p><i>Staff Comments</i> The Applicant has provided a snow storage exhibit that shows snow storage locations adjacent to the drive aisle for Units 1-3, around the perimeter of the 3<sup>rd</sup> Avenue entry roundabout, and adjacent to the parking area next to Units 4 and 5. The proposed snow removal area totals 18,400 square feet, requiring a snow storage area of 4,600 square feet. The Applicant has provided snow storage areas totaling 5,300 square feet. No dimension of any snow storage area is less than 10 feet.</p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	<p><b>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</b></p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)1i for further detail.</p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	<p><b>k. A designated snow storage area shall not have any dimension less than 10 feet.</b></p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)1i for further detail.</p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<p><b>l. Hauling of snow from downtown areas is permissible where other options are not practical.</b></p> <p><i>Staff Comments</i> N/A. The Applicant has stated that all snow will be stored on-site.</p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	<p><b>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.</b></p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)1i for further detail.</p> <p><u><i>Finding: Compliance. This standard has been met.</i></u></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	<p><b>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</b></p>

			<b>Staff Comments</b>	<p>Please refer to Section 17.06.080(A)1i for further detail.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<b>2. Building Design: 17.06.080(A)2, items (a) thru (m)</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	<p><b>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</b></p> <p><b>Staff Comments</b> <i>The Applicant is proposing one (1) new duplex structure for the northeast corner of the property. This structure offers multiple rooflines at relatively gentle, traditional pitches and forms. The triangular shape of the rooflines complements the proposed triangular rooflines of the Townhouse Units that are proposed to share the site with this Duplex. Additionally, the duplex's largest roofline, running east-west, matches the orientation of the existing Inn building, which is the next closest in size and scale to the proposed duplex.</i></p> <p><b>FRONT ELEVATION</b></p> <p><b>LEFT ELEVATION</b></p> <p>RECESSED CAN LIGHTING</p> <p>8" LAP SIDING</p> <p>GARAGE ENTRY LEVEL</p> <p>8" BELLY BAND</p> <p>BOARD &amp; BATT SIDING</p> <p>ASPHALT SINGLES</p> <p>BOARD &amp; BATT SIDING</p> <p>CORRUGATE METAL WAINSCOT</p> <p>RECESSED CAN LIGHTING</p> <p>LEGEND - VINYL SIDING - COLOR: WHITE ROOFING - ASPHALT SHINGLES COLOR: BLACK EXTERIOR FINISHING COLOR: BLACK EXTERIOR LIGHTING ALL EXTERIOR LIGHT FIXTURES WILL MEET THE CITY WALL MOUNTED FIXTURES WILL BE HOODED AND 5FT</p>



				<p><i>While the property is zoned as General Residential (GR), the site's location, and the surrounding properties, buildings, and uses speak to a somewhat transitional nature, between strictly residential, commercial, and even recreational (McKercher Park, Wertheimer Park, Hailey Elementary ball fields are all within a few blocks). Residential properties directly to the north of the site feature similar rooflines and building scales, while surrounding commercial properties feature a wide variety of building scales and styles, ranging from the institutional building style of the Hailey Police Department building (directly south) to the Hailey Fire Department (directly west) that is more industrial in nature. Seeing as the proposed site use is residential, and the current zoning as General Residential (GR), Staff are placing greater emphasis on the proposed units' compatibility with properties and buildings with like uses. As it relates to surrounding residences, the Applicant's proposed building design is largely compatible, appropriately scaled, and in keeping with the "design spirit" of the broader Townsite Overlay District.</i></p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17.06.080(A)2b</b></p> <p><b>b. Standardized corporate building designs are prohibited.</b></p> <p><i>Staff Comments</i></p> <p>N/A, as the project is not a corporate design.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.080(A)2c</b></p> <p><b>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</b></p> <p><i>Staff Comments</i></p> <p>At ground level, the duplex's south, east, and west elevations offer human-scaled features, such as front entry doors, covered porches, and double sliding, glass doors. The front entries of each unit face interior to the site and the majority of the other residential units on the property. Outdoor gathering areas are readily accessible from either unit, in addition to the proposed new sidewalk on 4<sup>th</sup> Avenue. Both on-site and off-site pedestrian connectivity is supported by the building design.</p> <p>See Section 17.16.080(A)2a for additional detail and explanation of building design.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.080(A)2d</b></p> <p><b>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.</b></p> <p><i>Staff Comments</i></p> <p>The overall design of the front façade of each unit and its tie to the human scale is discussed in Section 17.16.080(A)2a; please refer to the Section for further detail. However, the duplex's front façade does not face the adjacent public street. While this is generally a design review requirement for multifamily residential building design, the Commission discussed the design and intent of the full scope of the Herberger Hideaway property, which emphasizes a site-centered, communal atmosphere. The Commission supported the Applicant's execution of this site design and functional intent, and they were amenable to the duplex's front façade facing inwards on the site.</p>	

				<p><i>As it relates to exterior design features of the proposed duplex, the front façade features living area windows, second-story building step-backs, multiple rooflines, and changes in material type and color. The overall building massing and volume are addressed through these features.</i></p> <p><i>However, Staff requested that the Applicant include the addition of windows to the two (2) duplex garage doors, in order to provide natural light and greater functionality to the garages, as well as to break up large building masses created by the doors. The Applicant was amenable to this request.</i></p> <p><i>The Applicant shall include high-centered windows on each of the garage doors of the proposed duplex. This has been made a Condition of Approval.</i></p> <p><i>Additionally, the Commission noted that the horizontal lap siding on the second-floor of the duplex's front façade did not extend to the rest of the building mass to the north. They were not supportive of this design element limited to a single façade, finding greater potential cohesiveness with designs found in the surrounding neighborhood, should the siding be extended. The Applicant was amenable to wrapping the lap siding and extending to the full building mass to the north.</i></p> <p><i>The Applicant shall extend horizontal lap siding to the north, to meet the primary building mass and create a cohesive design. This has been made a Condition of Approval.</i></p> <p><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<p><b>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</b></p> <p><i>Staff Comments</i> N/A, as this proposal does not include the addition or renovation of an existing building.</p> <p><i><u>Finding:</u> Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p><b>f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.</b></p> <p><i>Staff Comments</i> The exterior walls of the proposed duplex building showcase board and batt siding (color "Shoji White") as the primary siding texture, with traditional horizontal lap siding (color "Shoji White") featured on the south-facing, "front" elevation. Approximately four feet (4') of vertical corrugated metal wainscot is proposed for all aspects of the building's ground level. As the Applicant was unable to provide a material sample at the April 7, 2025 Public Hearing for the metal wainscot, the Commission requested that a material sample for the corrugated metal wainscot be provided to Staff and approved administratively, prior to issuance of a building permit. This has been made a Condition of Approval.</p> <p><i>Eight-inch (8") belly bands (color "Dark Clove") are also proposed within the exterior building material makeup. These belly bands match the porch and roof trim. The two (2) garage doors for each unit are proposed to be the same "Shoji White" color, and the two (2) human entry doors are proposed to have a rich, burgundy red color (color "Fireweed"), complementing the roof material color of</i></p>









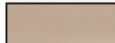










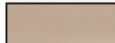










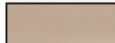


				<p><i>the remodeled Ellsworth Inn. Windows will be white vinyl. The Commission also strongly suggested that the roof material color be adjusted to be lighter in tone, so as to provide differentiation between the duplex and the townhouse units and promote less solar heat gain, although they did not make this a Condition of Approval; however, they did require that at least one (1) member of the Commission review the exterior materials with Staff to ensure the suggestions mentioned herein were incorporated and/or additional thought was given to the exterior facades of the duplex building. The Applicant appeared amenable to this request. Staff believe that the exterior walls have incorporated a variety of materials, textures, and colors.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p><b>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.</b></p> <p><i>Staff Comments</i> In general, the exterior building colors and materials are harmonious with the architecture and scale of the proposed building design. The existing Ellsworth Inn building is dark brown in color, similar to the belly band and trim color of “Dark Clove”, proposed for the duplex. The current Inn building’s metal roof color is a brick red, similar to the garage door and human entry door color proposed for the duplex. The front doors of each of the planned ten (10) detached townhouse units that will accompany the duplex on site will also be a brick red.</p> <p>When comparing the color palettes of the detached townhomes to the proposed color palette for the duplex building, strong harmony and complimentary design benefits can be seen across the overall site design. See Section 17.06.080(A) 2g for further detail.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<p><b>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.</b></p> <p><i>Staff Comments</i> N/A The proposed design does not include any flat-roofed buildings.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p><b>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:</b></p> <ul style="list-style-type: none"> <li><b>i) Solar Orientation.</b> 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.</li> <li><b>ii) South facing windows with eave coverage.</b> 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.</li> <li><b>iii) Double glazed windows.</b></li> <li><b>iv) Windows with Low Emissivity glazing.</b></li> <li><b>v) Earth berming against exterior walls</b></li> <li><b>vi) Alternative energy.</b> Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> </ul>

				<b>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</b>
			<i>Staff Comments</i>	<i>The Applicant has stated that they will be installing windows with low emissivity and double glazing, as well south-facing windows which are under eaves. The Applicant has also agreed to install pre-wiring for EV chargers in unit garages, and the units will be furnished with high efficiency appliances. Staff are amenable to the installation of listed and approved alternatives for minimizing building energy consumption.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<b>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.</b>
			<i>Staff Comments</i>	<i>Each unit entry way is proposed to have a covered walkway, and the entry to the covered walkway will have a roof area with snow clips.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2k	<b>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</b>
			<i>Staff Comments</i>	<i>N/A, as no downspouts and/or drains are proposed.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<b>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).</b>
			<i>Staff Comments</i>	<i>N/A, as no vehicle canopies are proposed.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A. A new entry monument sign at the site's 3<sup>rd</sup> Avenue entrance is proposed within the submitted landscape plans. The Applicant is aware that a sign permit will be required for any signage proposed for the site. No other signs are proposed at this time.</i>  <i>Finding: Compliance. This standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<b>a. Accessory structures shall be designed to be compatible with the principal building(s).</b>
			<i>Staff Comments</i>	<i>N/A, as no accessory structures are proposed.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	<b>b. Accessory structures shall be located at the rear of the property.</b>
			<i>Staff Comments</i>	<i>N/A, as no accessory structures are proposed.</i>

				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff Comments	N/A. No walls or fences are proposed.
				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Staff Comments	Please refer to Section 17.06.080(A)3c for further detail.
				<i>Finding: Compliance. This standard 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.
			Staff Comments	N/A. No roof projections or roof mounted equipment is proposed at this time.
				<i>Finding: Compliance. This standard 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.
			Staff Comments	N/A. No alternative energy sources are proposed at this time.
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	The Applicant has shown a trash receptacle area at the rear of the additional parking area, located in the northeast corner of the lot. This trash receptacle area will screen the roll out trash bins that are provided for tenants of the remodeled Ellsworth Inn.
				The Applicant will ensure that all ground-mounted mechanical equipment is adequately screened.
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			Staff Comments	All services lines will be underground.
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	No appurtenances will be permitted on poles.
				<i>Finding: Compliance. This standard has been met.</i>
<b>4. Landscaping: 17.06.080(A)4, items (a) thru (n)</b>				
<b>Compliant</b>		<b>Standards and Staff Comments</b>		

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	<p>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.</p>																																																
			Staff Comments	<p>As part of this Design Review submittal, the Applicant has provided a landscaping plan that covers the entirety of the project site. This proposed landscaping plan was referenced in earlier iterations of Ellsworth Inn site redevelopment.</p> <p>The Applicant has proposed the following landscaping plant schedule:</p> <div><h2>PLANT LEGEND</h2><table><thead><tr><th>symbol</th><th>quan</th><th>description</th><th>planted size</th></tr></thead><tbody><tr><td></td><td>9</td><td><b>Street Tree - Class II</b> (Per Street Tree List) Norway Maple - <i>Acer platanoides</i> Thornless Honeylocust - <i>Gleditsia triacanthos</i> Littleleaf Linden - <i>Tilia cordata</i></td><td>2" Cal.</td></tr><tr><td></td><td>2</td><td><b>Deciduous Trees</b> Autumn Blaze Maple - <i>Acer x freemannii</i> Crabapple - <i>Malus spp.</i></td><td>3" Cal.</td></tr><tr><td></td><td>10</td><td><b>Medium Sized Deciduous Trees</b> Washington Hawthorn - <i>Crataegus phaenopyrum</i> Crabapple - <i>Malus spp.</i> Dancing Flame Aspen - <i>Populus tremuloides</i> 'KMN01'</td><td>1-1/2" Cal.</td></tr><tr><td></td><td>7</td><td><b>Evergreen Trees</b> Douglas Fir - <i>Pseudotsuga menziesii</i> Colorado Spruce - <i>Picea pungens</i></td><td>10' Height or 2" Cal.</td></tr><tr><td></td><td>35</td><td><b>Small Evergreen Trees</b> Rocky Mountain Juniper - <i>Juniperus scopulorum</i> White Weeping Spruce - <i>Picea glauca</i> 'Pendula' Bristlecone Pine - <i>Pinus contorta</i></td><td>8' Height or 1-1/2" Cal.</td></tr><tr><td></td><td>99</td><td><b>Shrub Massing</b> PekingCotoneaster - <i>Cotoneaster lcidus</i> Diablo Ninebark - <i>Physocarpus opulifolius</i> 'Diablo' Snowmound Spirea - <i>Spiraea x nipponica</i> 'Snowmound' Tor Birchleaf Spirea - <i>Spiraea betulifolia</i> 'Tor' Common Snowberry - <i>Symphoricarpos albus</i></td><td>5 Gal.</td></tr><tr><td></td><td>188</td><td><b>Ornamental Grasses &amp; Perennials</b> Reed Grass - <i>Calamagrostis</i> x a. 'Karl Foerster' Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i></td><td>1 Gal.</td></tr><tr><td></td><td>50</td><td><b>Ornamental Grasses &amp; Perennials</b> Black Eye Susan - <i>Rudbeckia hirta</i> Lavendar - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i></td><td>1 Gal.</td></tr><tr><td></td><td></td><td><b>Decorative Rock</b></td><td>3" Thick</td></tr><tr><td></td><td></td><td><b>Maintained Grass</b> Fescue Blend</td><td>Sod</td></tr><tr><td></td><td></td><td><b>Low Maintenance Grass</b> Scottish Links Blend</td><td>Hydroseed</td></tr></tbody></table></div>	symbol	quan	description	planted size		9	<b>Street Tree - Class II</b> (Per Street Tree List) Norway Maple - <i>Acer platanoides</i> Thornless Honeylocust - <i>Gleditsia triacanthos</i> Littleleaf Linden - <i>Tilia cordata</i>	2" Cal.		2	<b>Deciduous Trees</b> Autumn Blaze Maple - <i>Acer x freemannii</i> Crabapple - <i>Malus spp.</i>	3" Cal.		10	<b>Medium Sized Deciduous Trees</b> Washington Hawthorn - <i>Crataegus phaenopyrum</i> Crabapple - <i>Malus spp.</i> Dancing Flame Aspen - <i>Populus tremuloides</i> 'KMN01'	1-1/2" Cal.		7	<b>Evergreen Trees</b> Douglas Fir - <i>Pseudotsuga menziesii</i> Colorado Spruce - <i>Picea pungens</i>	10' Height or 2" Cal.		35	<b>Small Evergreen Trees</b> Rocky Mountain Juniper - <i>Juniperus scopulorum</i> White Weeping Spruce - <i>Picea glauca</i> 'Pendula' Bristlecone Pine - <i>Pinus contorta</i>	8' Height or 1-1/2" Cal.		99	<b>Shrub Massing</b> PekingCotoneaster - <i>Cotoneaster lcidus</i> Diablo Ninebark - <i>Physocarpus opulifolius</i> 'Diablo' Snowmound Spirea - <i>Spiraea x nipponica</i> 'Snowmound' Tor Birchleaf Spirea - <i>Spiraea betulifolia</i> 'Tor' Common Snowberry - <i>Symphoricarpos albus</i>	5 Gal.		188	<b>Ornamental Grasses &amp; Perennials</b> Reed Grass - <i>Calamagrostis</i> x a. 'Karl Foerster' Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i>	1 Gal.		50	<b>Ornamental Grasses &amp; Perennials</b> Black Eye Susan - <i>Rudbeckia hirta</i> Lavendar - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.			<b>Decorative Rock</b>	3" Thick			<b>Maintained Grass</b> Fescue Blend	Sod			<b>Low Maintenance Grass</b> Scottish Links Blend	Hydroseed
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				<p><i>The proposed species list contains a mix of moderate to substantially drought-tolerant species. White Weeping Spruce requires significant water to establish itself, but can withstand drought conditions once established.</i></p> <p><i>The Applicant is strongly encouraged to choose a fescue blend for the maintained grass that is appropriately matched to the general watering needs of the surrounding shrubs, ornamental grasses, and perennials. Rain sensors are also strongly encouraged for the proposed irrigation system, given the scale of the proposed planting area and the associated water demand over time.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<p><b>b. All plant species shall be hardy to the Zone 4 environment.</b></p> <p><i>Staff Comments</i> All species appear to be hardy to the Zone 4 environment, aside from Salvia divinorum. This species is hardy to zone 7 and above.</p> <p><i>The Applicant Team shall select an alternative plant species for the Salvia divinorum plantings that are hardy to the Zone 4 environment. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	<p><b>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.</b></p> <p><i>Staff Comments</i> No irrigation plans are shown on submitted plan sets. The Applicant shall submit irrigation system details to City Staff, prior to installation of proposed landscaping features. This has been made a Condition of Approval.</p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p><b>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 (2 ½) inches. 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.</b></p> <p><i>Staff Comments</i> Maximum requirements for tree species counts have been achieved with the proposed landscaping plan.</p> <p><i>However, the Applicant is proposing “medium sized deciduous trees”, “evergreen trees”, and “small evergreen trees” with caliper sizes less than 2.5 inches. Staff acknowledge that supply chain realities do not always guarantee species availability at the specific 2.5” caliper size. However, the larger caliper planting size promotes long term tree health and provides the planting with the best opportunity for successful and healthy establishment.</i></p> <p><i>The Applicant shall submit proof of 2.5” caliper planting for all species proposed on the landscaping plan that are listed at less than 2.5” caliper. If 2.5” caliper tree plantings are not available at the time of installation, the Applicant shall be permitted to install plantings no less than 2” caliper, and any plantings that are</i></p>

				unable to establish shall be replaced in a timely manner. caliper. This has been made a Condition of Approval.  <i>Finding: 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> N/A, as the proposed project is not located in the LI or SCI-I Zone Districts. <i>Finding: Compliance. This standard 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> N/A, as the proposed project is not located in the B, LB, TN and/or SCI-O Zone Districts.  <i>Finding: 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.  <i>Staff Comments</i> The majority of storm water runoff will be retained onsite and directed to drywells (landscape and other). Excluding the southern driveway area servicing Units 6-12, all impervious surfaces on site are surrounded by landscaped areas, which will retain runoff and benefit from the additional moisture provided.  <i>Finding: 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> The Applicant will be responsible for maintaining plant material in a healthy condition.  <i>Finding: Compliance. This standard will be 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> N/A. No retaining walls have been proposed.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.  <i>Staff Comments</i> Please refer to Section 17.06.080(A)4i for further detail.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.  <i>Staff Comments</i> Please refer to Section 17.06.080(A)4i for further detail.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.  <i>Staff Comments</i> Please refer to Section 17.06.080(A)4i for further detail.



				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	Please refer to Section 17.06.080(A)4i for further detail.
				<i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	Please refer to Section 17.06.080(A)4i for further detail.
				<i>Finding: Compliance. This standard has been met.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			Staff Comments	The Applicant is proposing the duplex structure for the northeast corner of the lot. As this duplex building is the next largest structure onsite, behind the remodeled Ellsworth Inn building, it is appropriate that it is proposed for a corner area, which will assist in diminishing its massing across the property. Additionally, each duplex unit is proposed to be four (4) bedrooms. This implies that each unit will have at least two (2) vehicles and more than two (2) occupants. Proposing the duplex for the corner of the property, with an adjacent overflow parking area, ensures that impacts by and toward the duplex building will be minimized and effects on the overall site population diminished.
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
			Staff Comments	The Applicant has proposed a meandering gravel walkway through the bulk of the site. This walkway services Units 1-3 and 6-12 directly, and the remodeled Ellsworth Inn and duplex building indirectly. Staff are supportive of the pedestrian circulation system that the Applicant has proposed.
				<i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.

			<p><i>Staff Comments</i></p> <p><i>Each individual unit on site features a front entry way that faces towards the interior of the site. The site's interior is proposed to offer significant landscaping, open areas, and a meandering gravel walkway. Pedestrians will be able to efficiently travel through and within the site, with natural gathering places occurring across the property.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
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**17.06.060 Criteria.**

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

## CONCLUSIONS OF LAW

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

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

## DECISION

The Design Review Application by the City of Sun Valley c/o ARCH Community Housing Trust (“ARCH”), in partnership with the City of Hailey and represented by Opal Engineering, for the construction of one (1) residential duplex unit and site-wide landscaping improvements, across the properties of 702 S 3rd Avenue and 623 and 715 4th Avenue (Blocks 1 and 125, Lots 2, 3, 4, 5, and 6, Hailey Replat) has been approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (t) are met:

The following Conditions of Approval are suggested to be placed on approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to, the following requirements and improvements:
  - i. If the total area of asphalt removed in the alley exceeds twenty-five percent (25%), the Applicant shall complete the removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one (1) year.
  - ii. Once the Applicant abandons the meter vault, they shall return the meter vault to the City of Hailey.
  - iii. The Applicant shall locate and bring the existing main line valve box, located in the alley, to grade.
  - iv. The building shall comply with IFC and IBC code requirements.
  - v. The Applicant shall install parking signage that informs and restricts parking in the right-of-way during the winter months.

- vi. The Applicant shall abandon any existing, unused water services.
- vii. The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and/or street trees.
- viii. The Applicant shall relocate the sewer manhole – either the manhole in the existing alley or the newly proposed manhole north of Unit 1 – into an asphalt area that ensures truck and clean-out access for Wastewater Department Staff, referring to Hailey Standard Drawing 18.14.010.C.1, Note #8.
- d) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
- e) Snow removal from private drive(s) shall not be pushed into the City right-of-way.
- f) Encroachment permits shall be required for each new curb cut, any remediation work performed on existing curb cuts, as well as any landscaping proposed within the public rights-of-way.
- g) The Applicant shall submit a Sign Permit Application for all proposed signage that exceeds four (4) square feet in sign area, prior to issuance of Certificate of Occupancy.
- h) The Applicant shall submit an exterior lighting cut sheet, to be reviewed and verified by Hailey City Staff, prior to issuance of a Certificate of Occupancy. The Applicant shall also ensure that all installed exterior lighting has a maximum color temperature of 3000K.
- i) The Applicant shall submit an arborist review for all trees over 6-inch in caliper, prior to applying for a building permit.
- j) The Applicant Team shall select an alternative plant species for the *Salvia divinorum* plantings that are hardy to the Zone 4 environment.
- k) The Applicant shall submit irrigation system details to City Staff, prior to installation of proposed landscaping features.
- l) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
- m) The Applicant shall include high-centered windows on each of the garage doors of the proposed duplex.
- n) The Applicant shall extend horizontal lap siding to the north, to meet the primary building mass and create a cohesive design.
- o) A material sample for the corrugated metal wainscot be provided to Staff and approved administratively, prior to issuance of a building permit.
- p) The Applicant shall ensure that all applicable landscaping requirements from Section 17.06.080(A)4 are addressed through complete plan sets, and reviewed for approval by the Commission within Phase II of Design Review.
- q) The Applicant shall submit proof of 2.5" caliper planting for all species proposed on the landscaping plan that are listed at less than 2.5" caliper. If 2.5" caliper tree plantings are not available at the time of installation, the Applicant shall be permitted to install plantings no less than 2" caliper, and any plantings that are unable to establish shall be replaced in a timely manner.
- r) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- s) 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.

- t) 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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_  
Jessie Parker, Community Development Building and Operations Coordinator

**Return to Agenda**

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Monday, April 7, 2025**  
**5:00 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:

**Join on your computer, mobile app, or room device.**

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 469-206-8535,,602369677#](#) United States, Dallas

Phone Conference ID: 602 369 677#

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Present

Commission: Dan Smith, Michael Smith, Janet Fugate, Sage Sauerbrey, Jordan Fitzgerald

Staff: Robyn Davis, Emily Rodrigue, Ashley Dyer, Lisa Horowitz, Mike Baledge, Brian Yeager?

Absent:

**5:05:01 PM Call to Order**

- Public Comment for items not on the Agenda. No comment.

**Presentation - ACTION ITEM**

- **5:07:04 PM** Implementation of Phase 1 of the Downtown Master Plan Presentation by GGLO, LLC.

**5:07:04 PM** Mark Sindell, GGLO, provided a power point presentation giving brief history and steps for implementation of Phase 1.

**5:23:28 PM** Sindell summarized the latest work shop results.

**5:26:51 PM** Fitzgerald asked about licenses. Sindell confirmed he is a landscape architect. Fitzgerald complimented focus on arts. Fitzgerald asked if there is a Phase 3 for the other side of Main Street. Sindell explained current plan is to focus on pathway and rebuild other side as funding is available. Fitzgerald expressed concern of missing point on the other side. Fitzgerald asked how it is decided how much budget is appropriate. Sindell explained how they reviewed what is available from budget and the priorities heard from majority of community. Sindell believes the defining factor will be when it goes to bid.

**5:30:13 PM** Chair Fugate recommended focusing on input due to limited time.

**5:30:28 PM** Horowitz noted HURA has gone out for a bond and summarized intended use of those funds.

**5:31:48 PM** Sindell summarized options for phase 1.

[5:33:34 PM](#) Sauerbrey thinks the extra money spent now could level out to less money in the future, that thinks it makes sense to have match typical section.

[5:34:36 PM](#) Smith recommends option 3, suggesting can always phase it.

[5:36:22 PM](#) Chair Fugate suggested using purposeful but artistic items.

[5:38:33 PM](#) Yeager summarized improvements that will take place under the River Street project.

[5:39:42 PM](#) Chair Fugate likes the natural design, and that it's better to do it once.

[5:40:20 PM](#) M. Smith summarized would rather have option 1 than nothing at all.

[5:43:18 PM](#) Chair Fugate suggested pollinating gardens. Summarizing all in agreement that would like to see option 3 but if not able to do that would like to see something to help get there that don't cause to spend more money later.

No Motion.

[5:47:09 PM](#) **Consent Agenda - ACTION ITEM**

- [CA 1](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Amendment amending various sections in and/or adding new sections to Hailey's Comprehensive Plan. The following sections are proposed to be modified: Section 5: Land Use; Section 6: Economic Development; Section 8: Housing; and Section 10: Transportation. A new section is proposed to be added and includes Section 15: Sustainability. The proposed amendments are pursuant to Title 67, Chapter 65, Local Land Use Planning. **ACTION ITEM**
- [CA 2](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph "J", items J.1., J.2., J.3, and J.4.; which establishes provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure. **ACTION ITEM**
- [CA 3](#) Motion to approve meeting minutes dated March 17, 2025. **ACTION ITEM**

Fitzgerald recused from consent.

[5:47:18 PM](#) **Sauerbrey motion to approve CA 1 – CA 3. M. Smith seconded. Fitzgerald abstained. 4-0 in favor.**

[5:57:04 PM](#) **All in Favor of amending CA 2.**

**Public Hearing(s) 5:30PM - ACTION ITEM**

- [5:47:47 PM PH 1](#) Consideration of a Preliminary Plat Application by Hailey 31, LLC represented by Galena-Benchmark Engineering, to subdivide Copper Ranch #1 Parcel A5 into 31 condominium units. **ACTION ITEM**

[5:47:59 PM](#) Dyer introduced and summarized application.



[5:48:39 PM](#) Wes Van Duser, Galena Benchmark, confirmed summary by staff is accurate and asked if there are any questions.

[5:49:12 PM](#) Chair Fugate asked about water meter vault replacement. Davis confirmed it can add to conditions of approval. Applicants are agreeable to this. Chair Fugate noted type on page 11 of staff report, staff confirmed will correct. Chair Fugate noted appreciation of applicants' response addressing concern.

[5:51:55 PM](#) D. Smith asked if limited common areas will be fenced. Van Duser does not believe fencing is proposed; limit is going to be restricted to garage areas for each unit.

No further questions from commissioners.

[5:52:44 PM](#) Chair Fugate opened public comment.

[5:53:11 PM](#) Chair Fugate closed public comment.

[5:53:31 PM](#) No further comments.

[5:53:38 PM](#) M. Smith motioned to recommend approval by the Hailey City Council the Preliminary Plat Application by Lido Equities Group - North Idaho, LLC, represented by Galena-Benchmark Engineering, to replat Lot A5, Block 1, Phase 6 of the Copper Ranch Subdivision, into condominium units, finding that the application meets all City Standards, and that Conditions (a) through (l), as amended, will be met. D. Smith seconded. All in Favor.

[5:54:22 PM](#) Chair Fugate stated she does have question on Findings for the historic text amendments, on page 61, explaining should be shall not be obscured. Chair Fugate asked what archaeological is listed on page 60. All agreed does no harm in leaving archaeological.

- [5:57:26 PM PH 2](#) Consideration of a Design Review Application by ARCH Community Housing Trust, Inc., for the construction of a duplex, consisting of two (2) attached dwelling units, with 1,670 square feet of living space each. This project is located at the addresses of 702 S 3<sup>rd</sup> Avenue, 623 S 4<sup>th</sup> Avenue, and 715 S 4<sup>th</sup> Avenue (Lots 2, 3, 4, 5, and 6, Blocks 1 and 125, Hailey Replat) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The subject property has been, and continues to be, commonly known as the Ellsworth Inn property. **ACTION ITEM**

[5:58:01 PM](#) Rodrigue noting correction that this shall be known going forward as Herberger Subdivision instead of Ellsworth Inn property. Rodrigue summarized history of project, and what is proposed tonight. Rodrigue turned floor to applicant team.

[5:59:22 PM](#) Michelle Griffith, ARCH, confirmed has changed the colors since last hearing. Griffith explained how they determined the proposed colors presented tonight. Chair Fugate asked if had considered adding windows to the garage. Griffith confirmed can do that. Griffith stated phase 2 has been paid for, ready to occupy the Inn that will have two open public houses on April 16<sup>th</sup> and April 24<sup>th</sup>. Griffith stated long term repairs and maintenance will be done by ARCH for exterior and internal inspections occur a minimum of once a year. Griffith confirmed how the landscaping will be maintained. Griffith summarized the proposed landscape plan. Griffith asked about a spec sheet on irrigation system before getting building permit, if could get the building permits prior to installing landscape. Chair Fugate asked if staff was comfortable with that. Davis confirmed. Chair Fugate confirmed will modify condition. Griffith stated plan is to start on north side with duplex units this year and south side next year.

[6:11:06 PM](#) M. Smith asked if it is their intent to only have lap siding on garage facing exterior. Griffith confirmed. Griffith stated can have it wrap if would prefer. M. Smith confirmed he would like to make that a condition. M. Smith asked about the wainscot. Griffith explained that the one they have selected is made to look finished, not to rust. M. Smith asked if it is a painted finish. Griffith confirmed can find out. D. Smith asked if had a sample, Griffith apologized, stating she does not. Chair Fugate asked if M. Smith would be comfortable approving with condition that she has to provide and allow M. Smith to come in to view. M. Smith asked if they would be willing to install up to a max of 3k colored temperature lighting. Griffith confirmed. M. Smith asked if will have any outdoor spaces for the units themselves. Griffith explained hope is that residents would use the more common area. M. Smith encourages landscape between units 6-12. Griffith explained struggle of growing anything between units.

[6:17:40 PM](#) Sauerbrey stated was unclear on sidewalk location noted in staff report. Davis confirmed sidewalk noted in staff report is what is shown on this plan. Sauerbrey noted appreciation of applicants mindful building practices, suggested using larger caliper trees cut down in artistic purpose. Sauerbrey suggested linking bathroom vents to minimize penetration. Sauerbrey asked if this project qualifies for the multifamily rebate. Davis summarized multifamily rebate criteria. Sauerbrey verified with applicant that has taken energy efficiency into account. Griffith confirmed uses energy efficiency appliances and that does not use carpet.

[6:22:45 PM](#) D. Smith asked how many units/ bedrooms in the original Inn building. Griffith stated was 11 hotel rooms and now 6 units. D. Smith asked about heating and cooling system. Ben Varner, ARCH, stated right now they are specked to be gas furnaces and confirmed will be using gas hot water. D. Smith suggested a combo unit for heat system and water. D. Smith asked if the shingles will be on all units. Griffith confirmed. D. Smith asked about alley on north side. Davis explained comment on alley. D. Smith noted his experience is that vinyl windows are less preferable to fiberglass products now available.

[6:25:56 PM](#) Fitzgerald asked about side yard setback as it was blank staff report. Staff confirmed complies. Fitzgerald thinks all trees should be a minimum of 2.5 calipers. Fitzgerald asked if there was a discussion connecting front door to sidewalks, that circulation seems more directed from the garage. Griffith confirmed kitchens located next to the garage. Fitzgerald asked about curb cuts. Griffith explained curb cuts have already been approved. Fitzgerald confirmed staff is good with right of way work including landscaping, curious why 4<sup>th</sup> street is more planted than 3<sup>rd</sup>. Fitzgerald asked about existing house driveway. Griffith explained driveway was already approved, and that the landscape design best shows what was agreed with staff. Griffith explained why was able to keep landscaping within property boundary and allows for parking. Griffith noted that there will be two new monuments once it is unveiled, a horizontal on 3<sup>rd</sup> and a vertical on 4<sup>th</sup>. Fitzgerald asked what the proposed walkway material is. Griffith confirmed it will be crushed gravel. Fitzgerald believes it is a lot of decorative rock than plantings. Griffith explained their reasoning's for the proposed decorative rock. Fitzgerald asked commissioners their input on proposed white coloring of building, as believes it can make things appear larger.

[6:33:27 PM](#) Chair Fugate explained that she is comfortable with the proposed design.

[6:34:33 PM](#) Chair Fugate opened public comment.

[6:34:59 PM](#) Chair Fugate closed public comment.

[6:35:06 PM](#) Chair Fugate appreciates ARCH providing maintenance to all their projects. Chair Fugate verified amendments to conditions of approval – irrigation specs to be provided prior to installing landscape, adding wainscot material approval, max lighting of 3k, and lap siding to be wrapped around. Davis noted change to condition f, to include landscaping.

[6:38:30 PM](#) Commission and staff discussed condition n, caliper size of trees.

[6:42:17 PM](#) Griffith explained reasoning for proposed trees, due to lack of variety. Commission and staff continued to discuss proposed trees. Chair Fugate confirmed with Griffith confirmed ARCH will replace if the tree dies. All commission in agreement with amending condition n.

[6:48:34 PM](#) M. Smith confirmed proposed colors. Commissioners and applicant discussed Fitzgerald concern of proposed white material. All agreed to the proposed white and follow proposed changes to roof.

[6:57:43 PM](#) Sauerbrey asked if the paving for the roundabout is already done. Griffith stated it is gravel and expectation is will replace with better gravel before job is completed. Sauerbrey noted missing a dedicated common area. Griffith discussed intent for common area, gathering resident input.

[7:01:48 PM](#) Sauerbrey motioned to approve the Design Review Application by the City of Sun Valley c/o ARCH Community Housing Trust ("ARCH"), in partnership with the City of Hailey and represented by Opal Engineering, for the construction of ten (10) detached residential units and associated site improvements, across the properties of 702 S 3rd Avenue and 623 and 715 4th Avenue (Blocks 1 and 125, Lots 2, 3, 4, 5, and 6, Hailey Replat), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (u), as amended, are met. D. Smith seconded. All in Favor.

[7:03:43 PM](#) 7:03:43 PM Sauerbrey motioned to amend his motion to replace ten (10) detached residential units with duplex units. All in Favor.

#### **Administrative Review – NO ACTION ITEM**

- [AR 1](#) Consideration of a Design Review Exemption by C&R Electric (Little Wood River Properties, LLC) for a façade change to the existing 3,240 square foot commercial site.
- [AR 2](#) Consideration of a Design Review Exemption by Luke's Pharmacy and Wellness for a façade change to the existing 3,507 square foot commercial building on site.
- [AR 3](#) Consideration of a Design Review Exemption by City of Hailey for the construction of an unenclosed event stage on City-owned property at Hop Porter Park.
- [AR 4](#) Consideration of a Design Review Modification by Piling Family Trust for an additional modification to the previously approved plans within the Sunbeam Subdivision I, Panorama Point Project, B2 House. The proposed amendment incorporates gabled rooflines for the proposed units on Sublots 1,2,4,6,7,8,9, and 10, Block 3, Sunbeam Subdivision.

Chair Fugate requested to pull AR 2. Staff would like to pull AR 4.

[7:05:23 PM](#) Chair Fugate asked commissioners their input on proposed color change, if thought the commission should review it in a full design review. Commission and staff discussed proposed color, All agreed for staff to work with applicant to help preserve the character of Hailey.

[7:15:59 PM](#) Davis provided summary of the Panorama Point Project, and proposed modification to allow 8 units to have gabled roofs. Davis asked the commission for their feedback of these proposed designs. Commission discussed proposed changes.

[7:22:51 PM](#) Samantha Stahlnecker confirmed Sunbeam HOA has not met.

Commission continued to discuss proposed design, all agreed to table for now. Sauerbrey suggested alternating shed roofs.

#### **Staff Reports and Discussion**

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
  - Monday, April 21, 2025:
    - DR Pre App: 1611 Aviation Drive
  - Monday, May 5, 2025:
    - DIF

Chair Fugate will not be attending the April 21<sup>st</sup> meeting.

[7:28:21 PM](#) Fitzgerald asked if commission thinks AR 3 should have come through as a full design review. Davis explained staff reasoning for going through exemption process. Davis explained it is open end on if will paint or landscape the cmu.

[7:30:15 PM](#) Chair Fugate asked if stage will be available for rent. Davis stated that is undecided. Chair Fugate suggested renting stage in similar process as the pavilion.

[7:31:05 PM](#) **D. Smith motion to adjourn. M. Smith seconded. All in Favor.**

**Return to Agenda**



## STAFF REPORT

### Hailey Planning and Zoning Commission

#### Regular Meeting of April 21, 2025

**To:** Planning and Zoning Commission  
**From:** Emily Rodrigue, Community Development City Planner/Resilience Planner

Consideration of a Design Review Pre-Application by Dale and Lia Johnson, represented by Chrysalis Architecture and Planning, for the construction of three (3) new mixed-use buildings, each building approximately 9,532 square feet in size. Each building is proposed to comprise of four (4) mixed-use units, each unit containing 900 square feet of residential area and 1,393 square feet of commercial area. Twelve (12) mixed-use units are proposed overall for the site. This project is proposed to be located at 1611 Aviation Drive (Lot 3B, Blocks 4, Airport West Subdivision) within the SCI-Industrial (SCI-I) Zoning District.

**Hearing:** April 21, 2025

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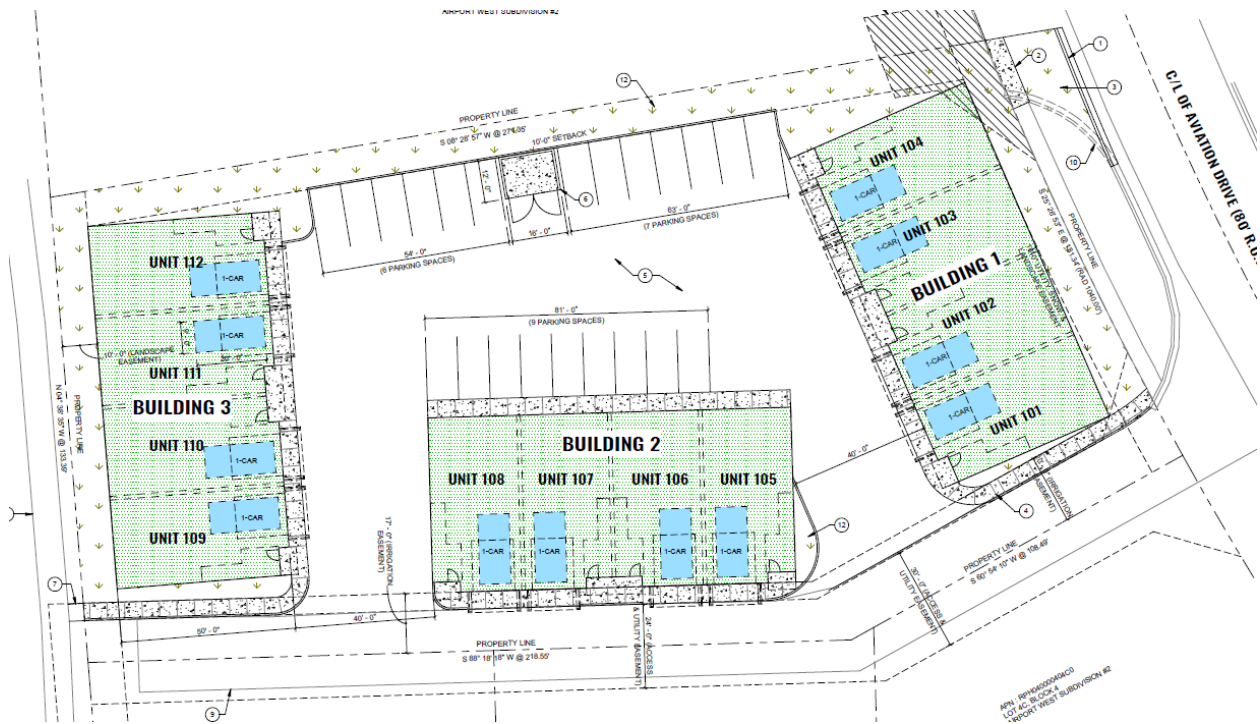
**Applicant:** Dale and Lia Johnson, represented by Chrysalis Architecture and Planning  
**Location:** 1611 Aviation Drive (Lot 3B, Blocks 4, Airport West Subdivision)  
**Zoning & Lot Size:** SCI Industrial (SCI-I); 1.0 acre (43,570 square feet)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on April 2, 2025.

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**Background and Project Overview.** The Applicant is proposing to construct a series of twelve (12) mixed-use units on a 1-acre parcel of land in the Airport West Subdivision. The parcel of land is currently being used for exterior storage; no buildings or significant vegetation occupy the site. The units are more specifically proposed as live-work units, with 900 square feet of interior second-floor living area and 90 square feet of second-floor, private outdoor patio area proposed for each unit. Each unit is also proposed to offer 1,093 square feet of first-floor commercial area (including one (1) 9' x 20' interior parking space), and 300 square feet of second-floor commercial area.

A large curb cut along Aviation Drive currently bisects the northeast corner of the 1611 Aviation Drive property. Redevelopment of the adjacent property to the north – 1551 Aviation Drive – has been proposed and approved at the time of this Application's submittal. This redevelopment will include the modification and reconfiguration of the curb cut, providing sole access to the 1551 Aviation Drive parcel. Future access to 1611 Aviation Drive will be achieved via Lear Lane and the property's southern boundary. Two (2) curb cuts and vehicular access points are proposed for the private street, Lear Lane, allowing for pass-through of the parking area without rear backing.



As a mixed-use/live-work project, parking requirements for both the commercial and residential uses must be met. 16,716 square feet of commercial area is proposed, requiring sixteen (16) on-site parking spaces (approximately one (1) space for every 1,000 square feet of commercial area). Per Hailey Municipal Code, one (1) parking space must also be provided for any dwelling unit less than 1,000 square feet in size. As all twelve (12) proposed units are 900 square feet in size, an additional twelve (12) on-site parking spaces must also be provided. **The total required on-site parking is twenty-eight (28) spaces.** Twenty-two (22) surface spaces are shown on the proposed site plans, in addition to twelve (12) one-car garage spaces spread across the twelve (12) units. **Thirty-four (34) spaces have been proposed by the Applicant; the parking requirement, as proposed, has been met.**

The Applicant eventually intends to submit a Condominium Subdivision Application in conjunction with a complete Design Review Application for the proposed project.

#### Chapter 17.06: Design Review. Section 17.06.050: Application:

##### C. Design Review Pre-Application:

1. **Required:** An application for Preapplication Design Review shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the Preapplication Design Review is proposed.
2. **Information Required:** The following information is required with an Application for Preapplication Design Review:
  - a. The Design Review Application form, including project name and location, and Applicant and representative names and contact information.

- b. **One (1) eleven inch by seventeen inch (11" x 17") and one electronic copy showing at a minimum the following:**
- i. **Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show the location of adjacent buildings and structures.**
  - ii. **Site plan, to scale, showing proposed parking, loading and general circulation.**
  - iii. **One color rendering of at least one side of the proposed building(s).**
  - iv. **General location of public utilities (survey not required). (Ord. 1226, 2017; Ord. 1191, 2015)**

The Applicant has submitted the required information for a complete Design Review Pre-Application.

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

- 1. Overall Land Use and Bulk Requirements:** The proposed project is considered mixed-use, which is a permitted use within the SCI-I Zoning District.

As for bulk requirements, the following standards are required to be met in the SCI-I Zoning District, and proposed as follows:

- **Maximum building height:**
  - Required: Thirty-five feet (35')
  - Proposed: Approximately thirty-three feet (33')
- **Minimum front set back:**
  - Required: Ten feet (10')
  - Proposed: Ten feet (10')
- **Minimum side set back:**
  - Required: Ten feet (10')
  - Proposed (Lear Lane): Seventeen feet (17')
  - Proposed (Adjacent property): Ten feet (10')
- **Minimum rear set back:**
  - Required: Ten feet (10')
  - Proposed: Ten feet (10')
- **Maximum lot coverage allowed:**
  - Required: 75%
  - Proposed: 35%

At this time, all bulk requirements have been met.

- 2. Building Design, Materials, and Colors:** The Applicant is proposing each of the three (3) building heights at thirty-three (33) feet. The proposed building design includes slate gray, vertical lap siding; natural finish, wood lap siding highlighting the buildings' first floors and second-floor outdoor patio areas; white window trims; black metal fascia and roofing material; and light gray garage doors and belly bands. Shed rooflines are proposed for each building, with variety in pitch orientation shared across each structure. Window shapes vary



from large, vertical windows with clerestory features, to smaller horizontal privacy windows in living areas/bedrooms.

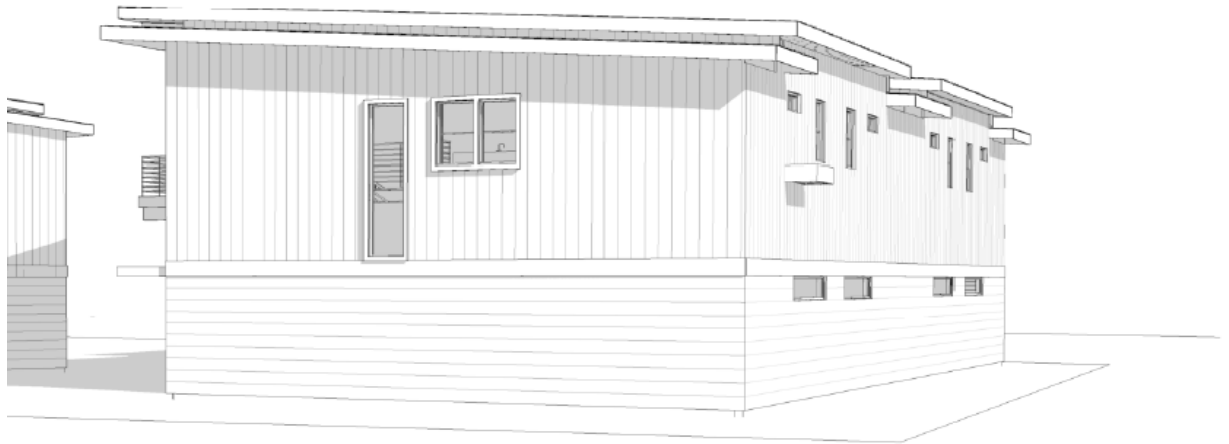
As illustrated in the Google Earth photos below, the use of natural materials and earth tone color palettes is somewhat common in this extent of Aviation Drive. The proposed building design complements this existing pattern. However, proposed building site is currently being used for surface storage of a variety of industrial and commercial materials (bottom photo), and is somewhat lacking in character/organization. The proposed mixed-use building design will provide a balance of both commercial and pedestrian/residential presence to the area, anchoring the corner property and surrounding portion of the Airport West Subdivision.



However, the east-facing façade of Building 1, directly adjacent to Aviation Drive, is significantly lacking in architectural detailing, variety in materials and colors, and pedestrian

features. Staff recommend that the Applicant enhance this façade with a mix of both building materials and landscape detailing, as it will receive the majority of visual engagement from activity and traffic along Aviation Drive. The Commission may wish to provide the Applicant with further feedback on this specific building design component.

Building 1, as seen from the corner of Lear Lane and Aviation Drive.



3. **Water, Sewer, and Fire:** This is a Preapplication Design Review. Final drawings that illustrate connection details will be required for full Design Review (to be determined). Department Heads for Water, Sewer, and Fire have not offered feedback at the time of the April 21, 2025, Public Hearing. Three (3) water services and one (1) sewer service appear to provide existing utility access for the site. The Commission may wish to ask the Applicant to speak to their intended unit servicing plan, including meters, connection configuration, and building sprinkling.
4. **Streets, Right-of-Ways, Sidewalks, Parking:** In this Preapplication Design Review submittal, the Applicant has proposed basic sidewalk improvements along Lear Lane, to include an approximately four foot (4') wide sidewalk along the frontages of Buildings 1-3. This sidewalk will also connect to proposed interior sidewalks in front of Buildings 1-3, as well as existing right-of-way sidewalk along Aviation Drive. The property line for 1611 Aviation Drive extends southward to the centerline of Lear Lane; therefore, these proposed sidewalk improvements would not be considered standard right-of-way improvements, as they are on private property. No street parking along Lear Lane appears to be proposed. On-site parking requirements have been met (See Discussion Item #1).

5. **Landscaping/Useable Open/Park Space.** The Applicant has listed 9,992 square feet of landscape area as proposed for the site. Details on species, configuration, and placement have not yet been provided with this Design Review Preapplication. The Applicant is reminded that Hailey Municipal Code requires specific landscaping details for parcels in the SCI-I Zoning District:

**17.06.080 3(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”.**

Landscaping will be focused within the ten foot (10') wide landscape and snow storage easement, which buffers the east, north, and west property boundaries. Staff strongly encourage the Applicant to develop a landscape plan that is centered around native and/or drought tolerant plantings that require limited irrigation and watering needs, for their complete Design Review Application. Other possible features for future inclusion could include things like river rock and drought-tolerant planting strips around the building perimeter, or “living walls”/climbing plants on building facades. Any project additions that offer ecosystem benefits like improved air quality, pollinator habitat, and/or cooling effects are always supported by Staff in the SCI-I Zoning District.

The Applicant has stated that they intend to submit an Application for a Condominium Plat for the proposed mixed-use units, as associated with a subsequent complete Design Review Application. Per Title 16, Subdivision Regulations, of the Hailey Municipal Code, the Applicant will be required to dedicate public park space, or pay an in-lieu fee commensurate with required park space square footage, in conjunction with this Condo Plat Application. While the Applicant has not yet stated if they will dedicated park space or pay an in-lieu fee, they will be required to bring forward these details at the time of Condo Plat Application submittal.

6. **Federal Aviation Administration (FAA) Requirements:** The subject parcel is located within the Friedman Memorial Airport Lateral Safety Zone Buffer. This critical zone allows for the proposed development, which complies with the current zoning, to continue as permitted so long as there is no expansion of uses beyond the current zoning. To ensure compliance of all FAA regulations, the Applicant shall apply for the proper permitting via the FAA, and receive approval by the FAA to construct the project as proposed.
7. **Other Considerations:** The attached plans are preliminary and at this time Staff has no further comments or considerations.

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



Parcel Information Map



3/16/2025, 3:34:14 PM

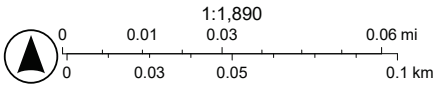
- County\_Boundary

2023 Nearmap

Road
- Parcels

Red: Band\_1
- Green: Band\_2

Blue: Band\_3





SITE PLAN  
1"=1'-0"



WWW.CHRYSLIS-ARCHITECTURE.COM E:rw@chrysalis-architecture.com

P:208.596.1565

134 S 5TH ST, BOISE, IDAHO 83703

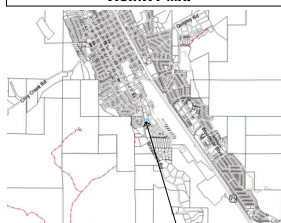
#### AREA ANALYSIS

LEVEL 1  
- COMMERCIAL = 1,093 SQUARE FEET  
LEVEL 2  
- COMMERCIAL = 300 SQUARE FEET  
- LIVING = 900 SQUARE FEET  
- PRIVATE OUTDOOR = 90 SQUARE FEET

#### AREA LEGEND

- AREA OF COMMERCIAL / SHOP SPACE
- (1) 9' x 20' INTERIOR PARKING SPACE
- AREA OF ACCESSORY DWELLING UNIT
- AREA OF PRIVATE OUTDOOR SPACE

#### VICINITY MAP



SITE

0 8' - 0" 16' - 0" 32' - 0" 64' - 0"

#### SITE ANALYSIS

ADDRESS : 1611 AVIATION DRIVE  
HAILEY, IDAHO 83333  
ASSESSORS PARCEL NUMBER : RPH04000040390  
JURISDICTION : CITY OF HAILEY  
ZONING : SCH  
LAND-USE (PROPOSED) : ACCESSORY DWELLING UNIT  
MIXED USE DEVELOPMENT WITH  
LIVE-WORK OFFICE, SHOP, TRADE,  
GARAGE, LIGHT MANUFACTURING,  
RETAIL, STORAGE OR TRADE  
LEGAL DESCRIPTION : LOT 3B, BLOCK 4  
SUBDIVISION : AIRPORT WEST SUBDIVISION #2  
SITE AREA :  
ACERAGE : +/- 1.00 ACRES  
SQUARE FOOTAGE : 43,554 SQUARE FEET  
LANDSCAPE AREA : 0.23 ACRES  
ACERAGE : 9,992 SQUARE FEET  
SETBACKS :  
REQUIRED PROVIDED  
FRONT : 10'-0" 10'-0"  
SIDE (INTERIOR) : 10'-0" 10'-0"  
SIDE (STREET) : 10'-0" 17'-0"  
REAR : 10'-0" 10'-0"  
PARKING :  
REQUIRED PROVIDED  
USE : 28 SPACES 22 UNCOVERED  
12 GARAGE  
SNOW STORAGE : HAUL-AWAY  
MAXIMUM BUILDING HEIGHT : ALLOWED PROVIDED  
35'-0" ~33'-0"

#### ALLOWED USES WITHIN SCH ZONE :

\*ACCESSORY DWELLING UNITS  
\*MIXED USE DEVELOPMENTS  
\*TINY HOMES ON WHEELS  
\*GOVERNMENT OFFICES AND PUBLIC ADMINISTRATION;  
EXCLUDING CORRECTIONAL INSTITUTIONS (CONDITIONAL  
USE)  
\*PARKS AND PATHWAYS  
\*PUBLIC FACILITY UTILITIES (CONDITIONAL USE)  
\*SCHOOLS (CONDITIONAL USE)  
\*SEMI-PUBLIC USES (CONDITIONAL USE)  
\*SOCIAL SERVICES (CONDITIONAL USE)  
\*WATER STORAGE AND WELLS FACILITIES  
\*WIRELESS COMMUNICATION FACILITIES (WCF) ATTACHED TO  
FREESTANDING TOWNSHIP (CONDITIONAL USE)  
\*WIRELESS COMMUNICATION FACILITIES (WCF) ATTACHED TO  
STREET POLES OR MOUNTED ON EXISTING STRUCTURES  
\*ARTIST STUDIOS WITH ASSOCIATED GALLERIES  
\*ARTIST STUDIOS WITHOUT ASSOCIATED GALLERIES  
\*AUTOMOBILE TOWING  
\*AUTOMOTIVE REPAIR AND MAINTENANCE  
\*FOOD PREPARATION FOR OFF-SITE CATERING, DINING, AND  
RETAIL TRADE, EXCLUDING THE PRODUCTION OF  
ALCOHOLIC BEVERAGES  
\*FOOD SERVICE (CONDITIONAL USE)  
\*GASOLINE STATIONS (CONDITIONAL USE)  
\*GUIDES AND OUTFITTER SERVICES WITH NO MORE THAN 20% OF  
THE FLOOR AREA DEDICATED TO RETAIL SALES  
\*HARDWARE STORES  
\*HYBRID PRODUCTION FACILITIES FOR EDIBLE GOODS;  
INCLUDING BREWERIES, CIDERIES, DISTILLERIES, AND  
WINERIES  
\*LANDSCAPING SERVICES  
\*LAUNDRY SERVICES LIMITED TO DRY CLEANING, MID-SCALE  
COMMERCIAL, AND LARGE-SCALE INDUSTRIAL LAUNDRY  
SERVICES; EXCLUDING PERSONAL SERVICES SUCH AS  
SELF-SERVE LAUNDROMATS AND SMALL-SCALE WASH AND  
FOLD SERVICES  
\*LIGHT MANUFACTURING, INCLUDING THE FABRICATION OF  
BUILDING MATERIALS AND TECHNOLOGY  
\*OFFICES  
\*PARCEL DELIVERY TERMINALS  
\*PARKING LOTS AND STRUCTURES  
\*PRINTING AND RELATED SERVICES  
\*RETAIL TRADE  
\*SKILLED CONSTRUCTION AND INDUSTRIAL TRADES  
\*TECHNOLOGICAL DEVELOPMENT  
\*TRANSPORTATION SERVICES  
\*WAREHOUSE AND STORAGE FACILITIES  
\*WHOLESALE TRADE AND DISTRIBUTORS  
\*SOLAR ENERGY SYSTEMS, FREESTANDING AND SUBJECT TO A  
MAXIMUM HEIGHT OF TEN FEET (10') FROM RECORD  
GRADE  
\*SOLAR ENERGY SYSTEMS, ROOF MOUNTED AND SUBJECT TO  
FIVE FEET (5') ABOVE THE MAXIMUM BUILDING HEIGHT  
FOR THE APPLICABLE DISTRICT  
\*WIND ENERGY SYSTEMS THAT ARE SMALL SCALE, ROOF  
MOUNTED OR FREE STANDING (CONDITIONAL USE)  
\*FUEL TANKS (CONDITIONAL USE)  
\*GARAGES  
\*STORAGE STRUCTURES AND/OR ACCESSORY STRUCTURES  
\*TEMPORARY STRUCTURES (CONDITIONAL USE)

#### KEYNOTES - SITE PLAN

MARK	DESCRIPTION
1	NEW CURB AND GUTTER
2	NEW CONCRETE SIDEWALK
3	NEW LANDSCAPE AT VACATED CROSS ACCESS EASEMENT
4	CONCRETE SIDEWALK ATTACHED
5	ASPHALT CONCRETE PAVEMENT
6	NEW CONCRETE MASONRY UNIT TRASH ENCLOSURE WITH STEEL GATES
7	GRAVEL CONNECTION TO EXISTING MOWED PATHWAY
8	EXISTING MOWED PATHWAY
9	EXISTING EDGE OF ASPHALT PAVEMENT
10	REMOVE EXISTING CURB AND GUTTER
11	VACATED CROSS ACCESS EASEMENT
12	NEW LANDSCAPE
13	PRE-FABRICATED METAL DECK
14	AREA OF ACCESSORY DWELLING UNIT
15	COMMERCIAL SPACE ON LEVEL 2, AS OCCURS

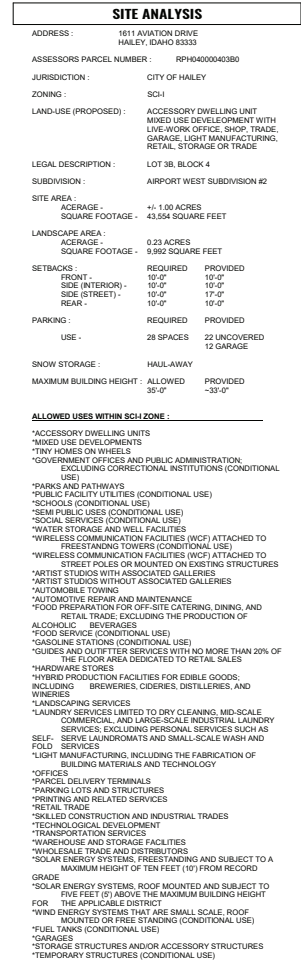
## AVIATION DRIVE SHOPS / ADU

1611 AVIATION DRIVE, HAILEY, ID 83333

CONCEPTUAL SITE PLAN - LEVEL 1

03/16/25

ca - 2472

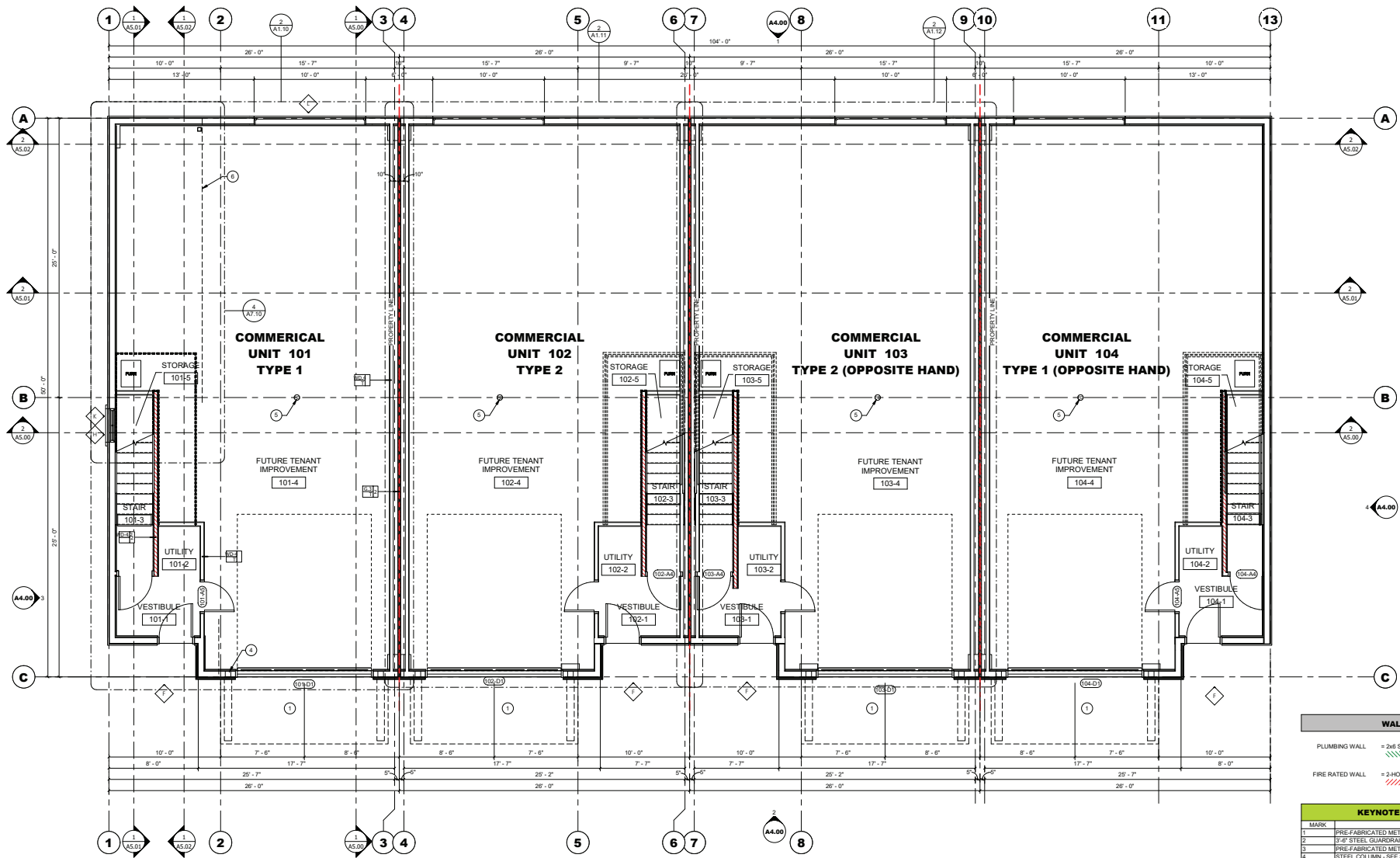


8' - 0"	32' - 0"	64' - 0"
0	16' - 0"	

KEYNOTES - SITE PLAN	
MARK	DESCRIPTION
1	NEW CURB AND GUTTER
2	NEW CONCRETE SIDEWALK
3	NEW LANDSCAPE AT VACATED CROSS ACCESS EASEMENT
4	CONCRETE SIDEWALK AT ATTACHED DRIVE
5	ASPHALT CEMENT PAVEMENT
6	NEW CONCRETE MASONRY UNIT TRASH ENCLOSURE WITH STEEL GLASS
7	GRAVEL CONNECTION TO EXISTING MOWED PATHWAY
8	EXISTING MOWED PATHWAY
9	EXISTING EDGE OF ASPHALT PAVEMENT
10	REMOVE EXISTING CURB AND GUTTER
11	VACATED CROSS ACCESS EASEMENT
12	NEW LANDSCAPE
13	PREFABRICATED METAL DECK
14	AREA OF ACCESSORY DWELLING UNIT
15	COMMERCIAL SPACE ON LEVEL 2, AS OCCURS

## AVIATION DRIVE SHOPS / ADU

1611 AVIATION DRIVE, HAILEY, ID 83333  
CONCEPTUAL SITE PLAN - LEVEL 2  
03/16/25



FLOOR PLAN - LEVEL 1  
1/4" = 1'-0"

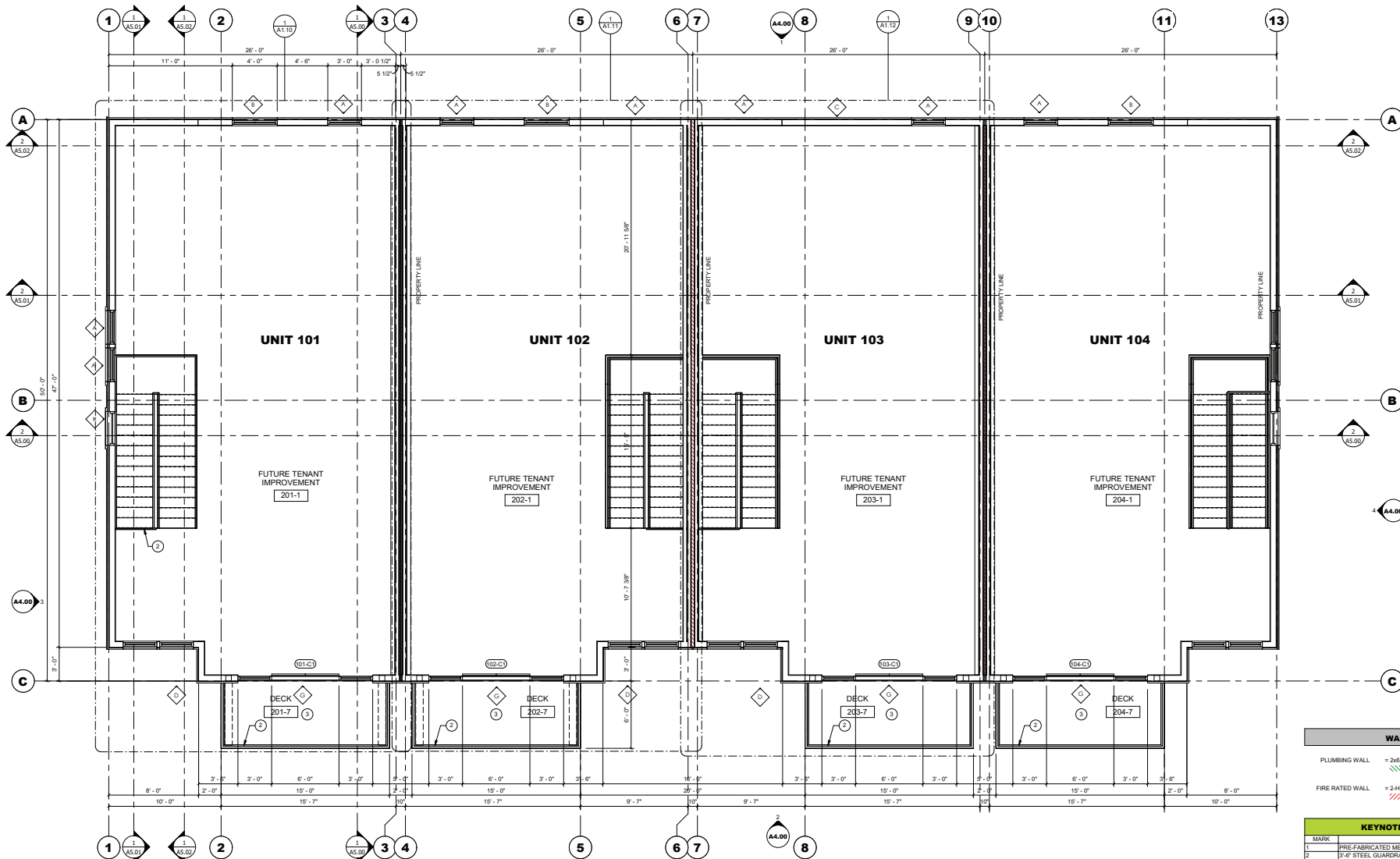


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# AVIATION DRIVE SHOPS / ADU

1611 AVIATION DRIVE, HAILEY, ID 83333  
FLOOR PLAN OVERALL - LEVEL 1  
03/16/25

ca - 2472



FLOOR PLAN - LEVEL 2

1/4" = 1'-0"



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WALL LEGEND

PLUMBING WALL = 2x6 STUDS AT 1'-4" ON CENTER

FIRE RATED WALL = 2-HOUR RATED, INTERIOR WALL

MEZZANINE AT SHOP LEVEL

KEYNOTES - FLOOR PLAN

MARK	DESCRIPTION
1	PRE-FABRICATED METAL DECK, ABOVE
2	9'-0" STEEL GUARDRAIL, BLACKENED
3	PRE-FABRICATED METAL DECK
4	STEEL COLUMN - SEE STRUCTURAL
5	FLOOR DRAIN
6	MEZZANINE AT SHOP LEVEL

# AVIATION DRIVE SHOPS / ADU

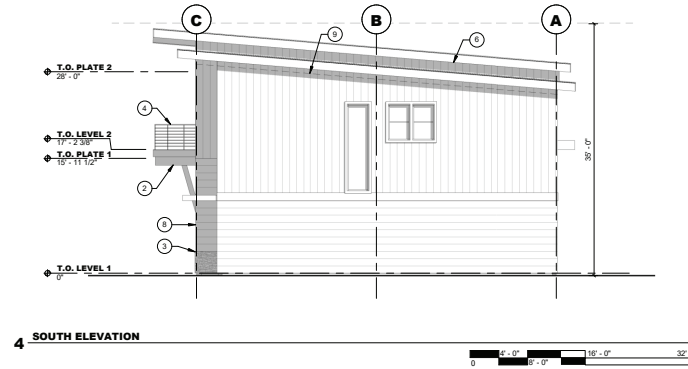
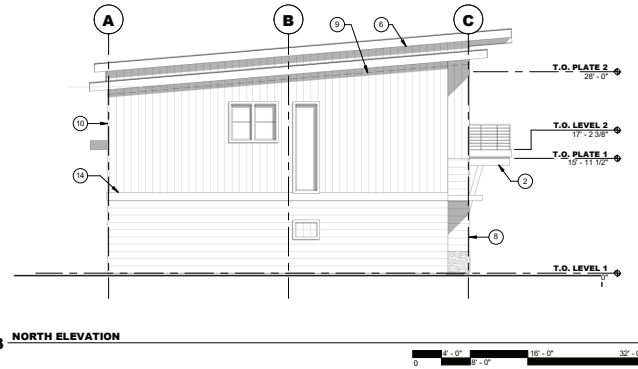
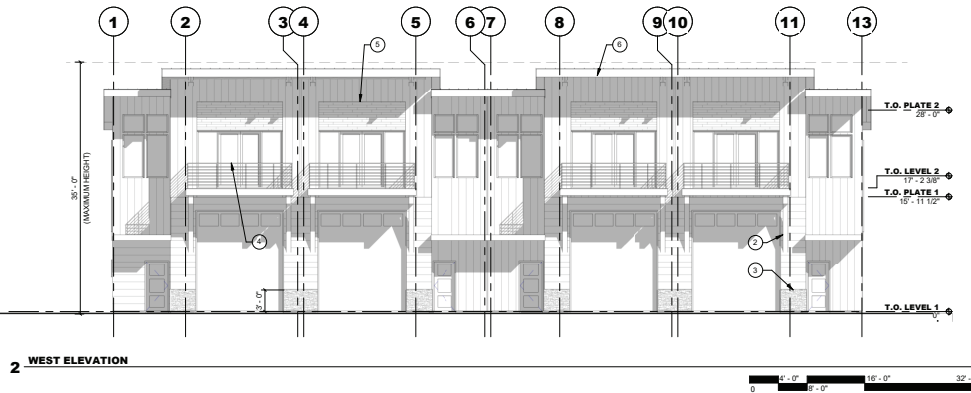
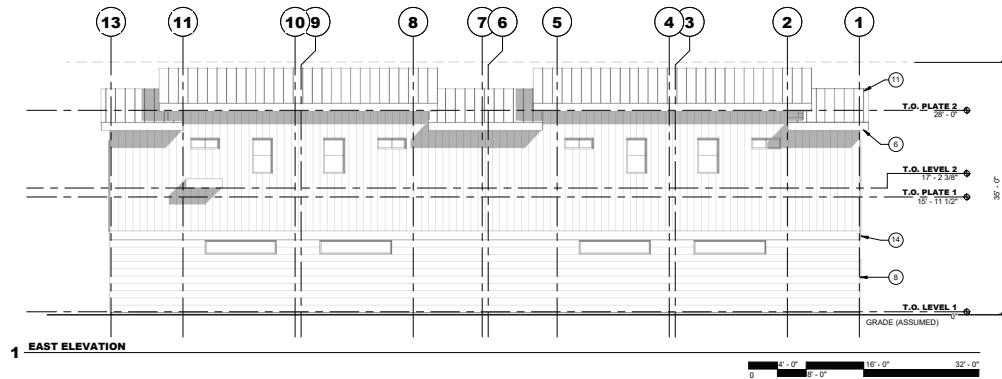
1611 AVIATION DRIVE, HAILEY, ID 83333

FLOOR PLAN OVERALL - LEVEL 2

03/16/25

ca - 2472





#### EXTERIOR ELEVATION GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES OR TO FACE OF FRAMING, U.N.D. CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
4. ALL EXPOSED FOUNDATIONS AND FOOTINGS ARE TO BE PAINTED TO MATCH ADJACENT WALL FINISH OR COLOR AS SELECTED BY OWNER. PROVIDE NECESSARY SURFACE FILLER AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATION.
5. ALL EXPOSED CONDUIT TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
6. PROVIDE 24 GAUGE PRE-FINISHED METAL FLASHING, DRIP EDGE, AND TRIM TO MATCH ROOFING COLOR, AS SELECTED BY OWNER.
7. PROVIDE CONTINUOUS PRE-FINISHED 22 GAUGE METAL GUTTER TO MATCH FLASHING OR TRIM AT ALL ROOF EAVES. PROVIDE CHAIN LEADER TO 12"x12"x12" CONCRETE BALLAST WITH EMBEDDED EYELET OF SAME TYPE AS CHAIN LEADER. BALLAST TO BE COVERED WITH 6" TOPSOIL/LANDSCAPE.
8. PROVIDE WEEP HOLES AT 2'-0" ON CENTER AT BASE OF STONE / MASONRY LOCATIONS.
9. ALL EXTERIOR EXPOSED, SEMI-EXPOSED / CONCEALED AND CONCEALED UN-TREATED WOOD IS TO BE STAINED AND SEALED.

#### KEYNOTES - ELEVATIONS

MARK	DESCRIPTION
2	6x ROUGH SAWN, DECORATIVE BRACKETS, STAINED
3	STONE (WINDSCOT)
4	3/4" STEEL GUARDRAIL, BLACKENED
5	DECORATIVE WEATHERED WOOD PLANK, SEALED
6	PRE-FINISHED METAL FASCIA
7	3/4" STEEL GUARDRAIL, BLACKENED, FLUSH MOUNTED
8	PRE-FINISHED METAL CLADDING, HORIZONTAL
9	LINE OF CEILING
10	PRE-FINISHED METAL CLADDING, VERTICAL
11	PRE-FINISHED STANDING METAL ROOFING WITH WATER-PROOF MEMBRANE
12	PRE-FINISHED 8" METAL TRIM
13	PRE-FINISHED ROOF DRAIN LEADER
14	PRE-FINISHED 1 1/2" TALL TRIM, SMOOTH



VIEW FROM LEAR AND DORNIER



VIEW FROM PARKING AREA PERSPECTIVE



VIEW ALONG DORNIER



VIEW FROM AVIATION AND LEAR PERSPECTIVE



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## AVIATION DRIVE SHOPS / ADU

1611 AVIATION DRIVE, HAILEY, ID 83333  
EXTERIOR ELEVATIONS  
03/16/25  
CA - 2472



**1 VIEW FROM DORNIER AND LEAR - RENDERED**



**2 VIEW FROM WITHIN PARKING AREA, LOOKING EAST - RENDERED**



**3 VIEW FROM WITHIN PARKING AREA, LOOKING WEST - RENDERED**



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## AVIATION DRIVE SHOPS / ADU

1611 AVIATION DRIVE, HAILEY, ID 83333  
EXTERIOR ELEVATIONS - RENDERED  
03/16/25

CA - 2472





**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 7, 2025, the Administrator considered a request by Overland West Inc., represented by Jay Cone Architecture, for the approval of a modification of the approved design of a new 6,654 gross square foot mixed-use building consisting of 5,657 square feet of commercial space and a 997 square foot Accessory Dwelling Unit, to be located within the proposed structure. This project is located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District.

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

### FINDINGS OF FACT

**Background and Project Overview:** On February 18, 2025, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Overland West Inc., represented by Jay Cone Architecture, for the modification of the approved design of a new 6,654 gross square foot mixed-use building consisting of 5,657 square feet of commercial space and a 997 square foot Accessory Dwelling Unit, to be located within the proposed structure. This project is located at 1551 Aviation Drive (Lot 3A, Block 34, Airport West Subdivision #2) within the SCI - Industrial (SC-I) Zoning District.

The proposed modifications stemmed from internal conversations with City Staff regarding the future development of the Airport Way Master Plan. In an effort to ensure compatibility with the Master Plan, and begin construction this year, the Applicant is proposing to modify the site and building design as noted herein. The Applicant is also working on a replat as requested by the city under a separate application and process.

#### **Standards of Evaluation:**

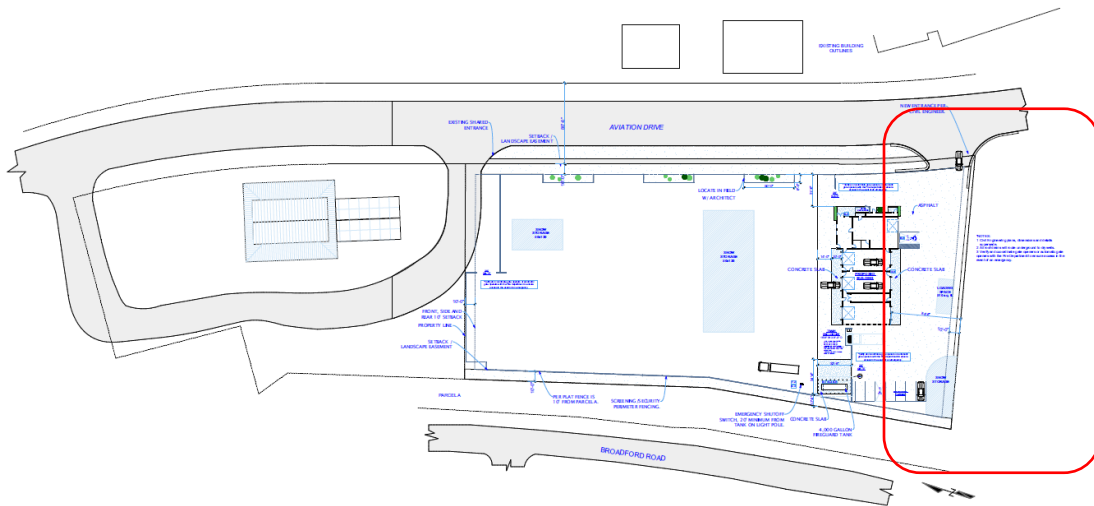
**Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:**

**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:  
Amended Site Plan:

- The fuel tank has been moved South and placed on a larger integrated support and access pad. The light, signs and bollards have been adjusted accordingly.

- The asphalt surrounding the building aligns with the edge of the tank pad and is slightly further from the Western property line.
- Added concrete aprons on either side of the building for durability.
- The building moved 5' to the West to provide more room on the Eastern side to approach the exit/entrance.
- Moving the building also necessitated slight adjustments to the gates.



### 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 on June 3, 2024.
2. The modifications, as approved, have been noted in a memo on file with the Community Development Department.
3. Approval of the Design Review Modification 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Fugate, Planning and Zoning Chair

Attest:

\_\_\_\_\_

Robyn Davis, Community Development Director



**Return to Agenda**



# COMMUNITY DEVELOPMENT ANNUAL REPORT 2024





# What We Do

The Community Development Department provides professional and technical advice to elected officials, appointed commissions, city departments, and citizens to assist in their understanding of City planning and zoning ordinances, building and safety codes and permitting, standards and policies. The Department handles all applications for land use and business development within the City of Hailey. The Community Development Department further oversees, guides, and/or supports the following:

- Planning and Zoning Commission
- Development Impact Fee Committee
- Hailey Arts and Historic Preservation Commission
- Hailey Urban Renewal Agency
- Planning and Zoning Applications
- Building Permitting
- Floodplain Permitting
- Long Range Urban Planning
- Business Licensing
- Downtown Beautification
- Community and Economic Development
- Housing (in partnership with other City Departments, local agencies, and stakeholders)
- Sustainability (in partnership with other City Departments, local agencies, and stakeholders)



# New Residential Projects

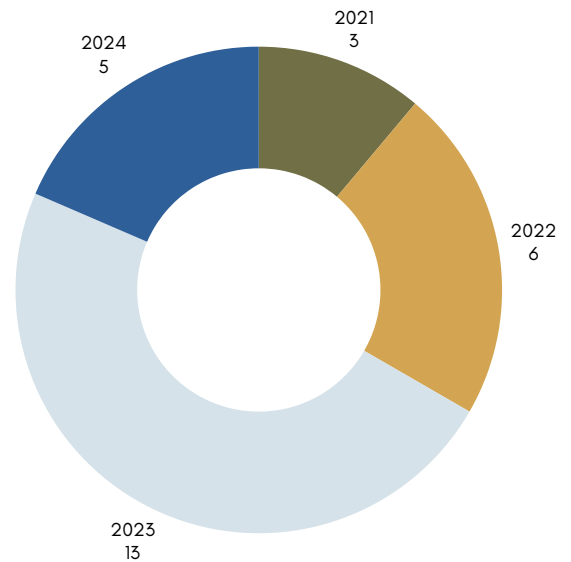
## Total Number of New Single Family Permits Issued

29

- Carbonate View Subdivision (2)
- Dove Meadows Subdivision (1)
- North Star Subdivision (1)
- Northridge Subdivision (3)
- Old Cutters Subdivision (3)
- Quigley Farms Subdivision (1)
- Silver Star Subdivision (5)
- Sunbeam Subdivision (11)
- Old Hailey (1)
- Other (1)

## Total Number of ADU/THOW Permits Issued

5



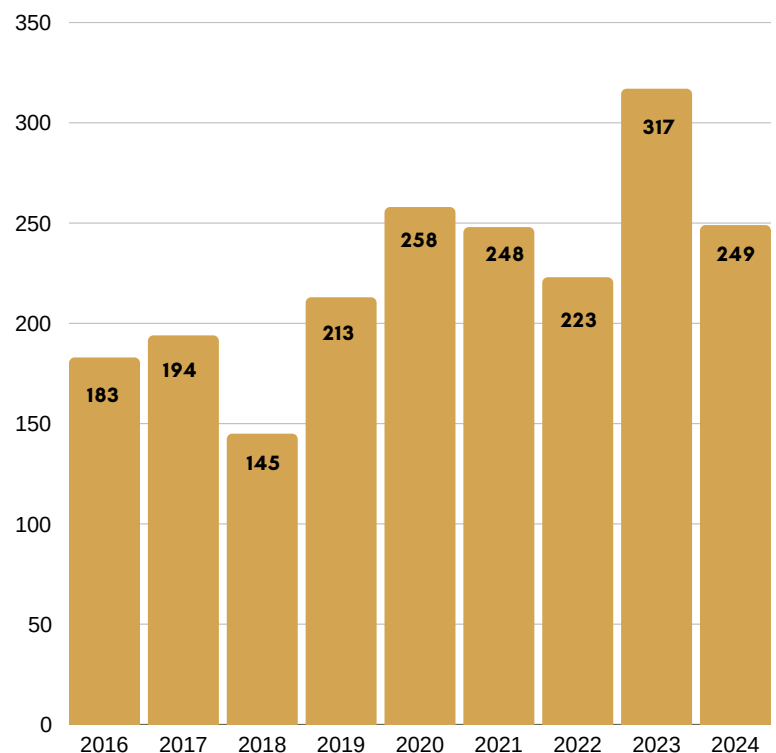
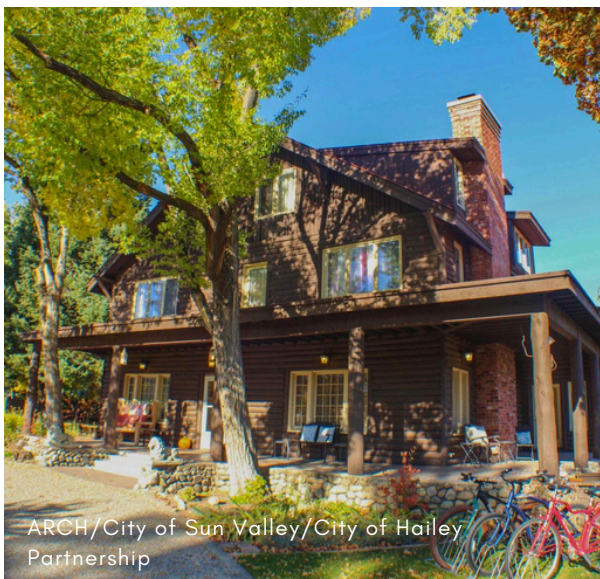
## Total Number of New Multifamily/ Mixed-Use Units

16

- Old Hailey (16 units)
  - MID RVR Townhomes
  - Ellsworth Inn

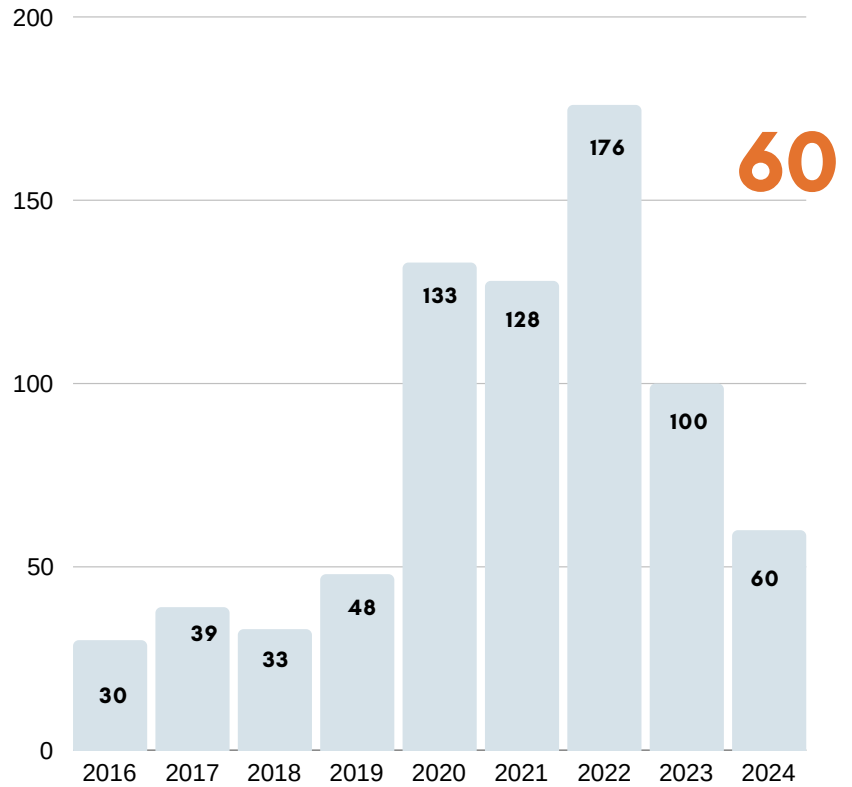
## Overall Number of Permits Issued

249



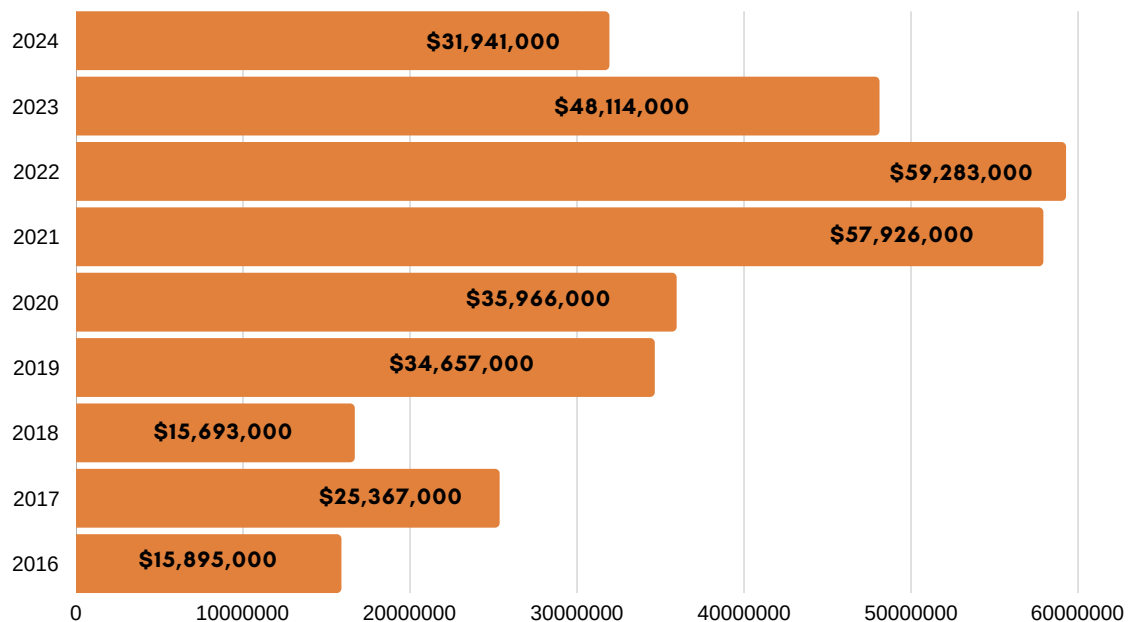
# Building Permits

## Residential Permits Issued



**\$31,941,000**

## Estimated Valuations

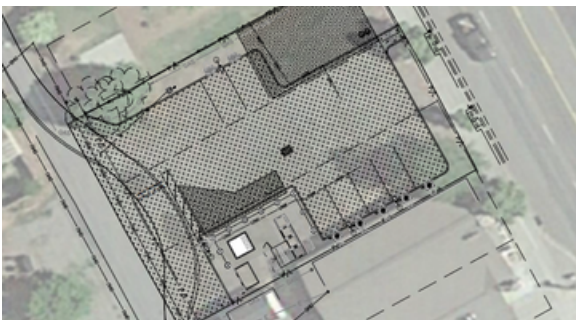


# Commercial Projects

The Hailey Planning and Zoning Commission held **21** meetings and discussed **50** public hearing items. The Hailey City Council held **21** meetings and Community Development brought forth **25** public hearing items. The following items were discussed by either the Planning and Zoning Commission, or City Council, or both:

- 15 Design Review Applications
- 8 Design Review Preapplications
- 7 Text Amendments
- 16 Preliminary/Final Plats
- 5 Conditional Use Permits
- 5 Planned Unit Developments
- 1 Rezone Application
- 2 Amendments to Development Agreements
- 4 Title 18 Infrastructure Projects
- 3 Other (Stream Alteration, Plat Revocation, DIF)

## Projects Approved in 2024



### Rivian Automotive (EV)

Rivian Automotive proposed an electric vehicle charging lot in Downtown Hailey. Their proposal to install five (5) standard charging stalls and one (1) pull-in trailer stall, was approved by the Commission in April 2024.



### Solstice Condos

Approval to construct a twenty-four (24) unit multifamily project within the Sweetwater Subdivision. The project proposes a mix of one-and-two-bedroom units, and two (2) of the residential units will be deed-restricted in perpetuity under Hailey's Locals Only designation.





### Orihuela Mixed Use

The Orihuela mixed use building, approximately 8,128 square feet in size, was approved to provide additional industrial space to long-standing business, Eagle Roofing. Two (2) residential units are proposed above the warehouse space, and will be utilized by the employees/owner of the business.



### Rockridge Townhomes

New construction of a multifamily development project to be located along Winterhaven Drive in the Woodside Subdivision. This residential project consists of eight (8), two-story buildings, providing 16 residential units in total.



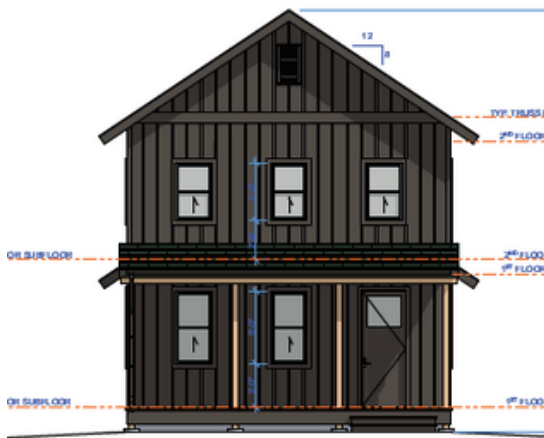
### Cueva Mixed Use

This newly approved mixed-use development on Main Street consists of an 880 square foot commercial building for retail sales, as well as a new garage and Accessory Dwelling Unit (associated with an existing single family dwelling), which will house employees of one of Hailey's local businesses, Elk Roofing.



### Advocates Thrive Center

Approval to construct a new 23,347 square foot, three-story, mixed-use building to support The Advocates for Survivors of Domestic Violence. Known as the Thrive Center, this new addition to River Street will provide additional office space, conference room, youth area, food bank, and transitional residential units for tenants and employees of the non-profit organization.



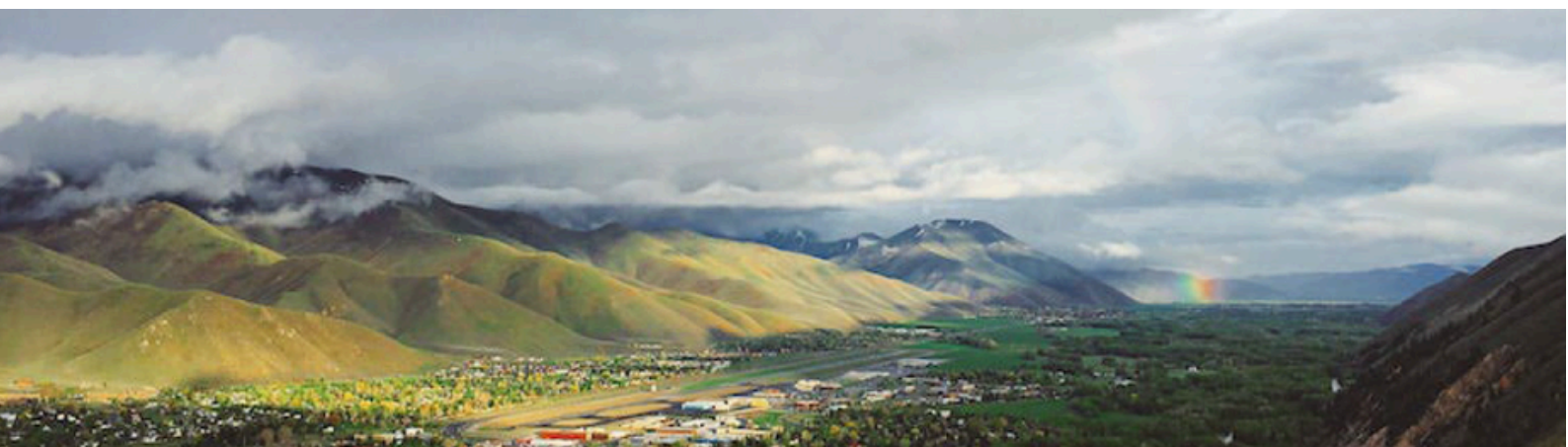
## Ellsworth Inn

A collaborative partnership between ARCH Community Housing Trust, the City of Sun Valley, and the City of Hailey, this project proposal included the construction of ten (10) detached, cottage-style units that are approximately 1,800 square feet in size, along with renovations to the existing Inn. Renovations to the Inn include converting the nine (9) bedrooms into six (6) residential units - each outfitted with a kitchen, bathroom(s), bedroom(s) and living area(s).



## Sunbeam Subdivision Phase II

Phase II of the Sunbeam Subdivision received approval by the Council in October 2024. The build out of Phase II includes 42 lots/sublots, 20 cottage units, and development of a 3.34-acre park, to include a pavilion, gravel adventure trail loop, continuation of a multi-use pathway, play lawns, and space for future recreational opportunities.





# Code Amendments

In 2024, the Community Development Department lightly amended Hailey's most widely used tool within the Municipal Code – the District Use Matrix – to better clarify land use and zoning regulations citywide. Further, we created code regulations that would simplify Design Review and Building Permit processes, as well as code provisions that would further require the installation of more drought tolerant landscaping within nonresidential, multifamily, and mixed-use developments that have traditionally not been required to do so.

Lastly, we encouraged electric vehicle charging, solar collection, and participation in rebate programs via every development application; and planned for increased density within the Downtown Residential Overlay (DRO) District. Described in more detail below, the Code Amendments that received approval in 2024 include:

Category	Description (Excerpt)
Residential:	
	Accessory dwelling units (ADU)
	Co-living dwelling facilities
	Manufactured homes
	Mixed-use buildings
	Multi-family dwellings
	Single-family dwellings
	Tiny homes on wheels (THOW)
Public or semipublic:	
	Community centers, including peri-urban centers
	Government and public administration correctional institutions
	Healthcare and medical services
	Parks and pathways
	Performing arts centers
	Public utility facilities
	Religious institutions and places of worship
	Schools: primary and secondary schools (and adolescents ages four through eight years old)
	Schools: tertiary schools, including colleges vocational, and technical trade schools
	Semipublic uses

## Title 17: Design Review

To provide additional consistency between Hailey's Municipal Code, State Code, and the International Codes, the Council adopted a new definition for licensed design professional, as well as additional provisions for stamped building plan sets.

## Title 17: District Use Matrix

City Staff made corrections to Hailey's District Use Matrix, further clarifying definitions around public use, public service, public utility facilities, and government offices.

## Title 17: Landscaping Requirements

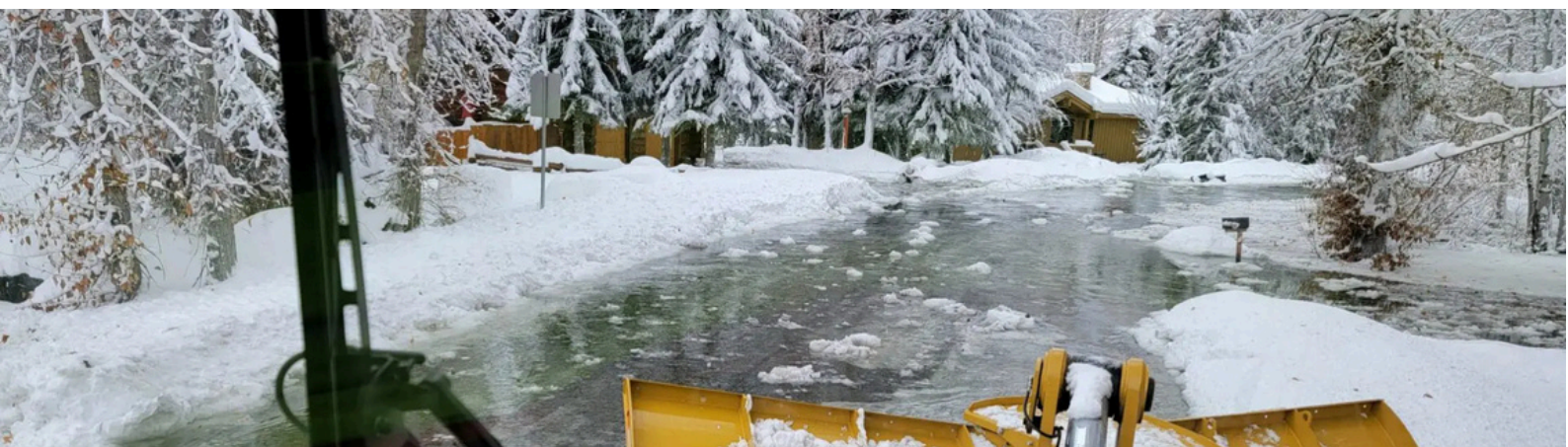
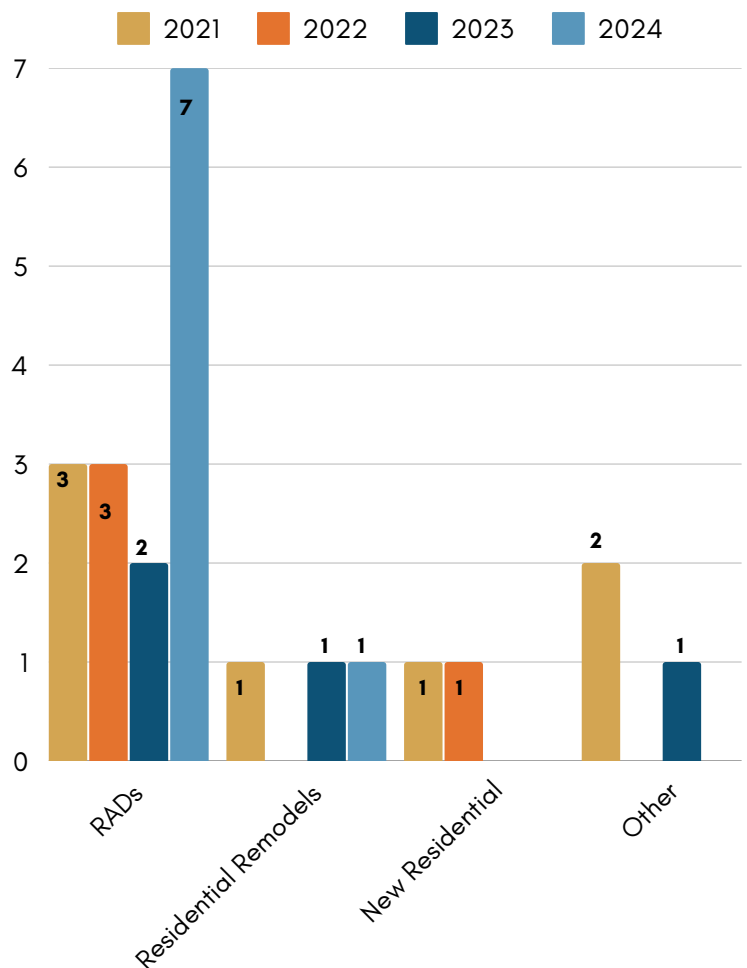
The proposed amendment was intended to 'clean-up' code, as well as encourage consistent regulations citywide. The newly adopted amendment aims to require more robust landscaping for nonresidential, multifamily, and mixed-use developments. In addressing this, greater benefits can be realized for the citizens of Hailey in areas such as public and environmental health, land use efficiency, and quality of life.

# Floodplain

Every year, City of Hailey Staff from the Community Development, Public Works, and the Hailey Fire Departments work together to assist local residents in preparing for potential flooding across the City, particularly those within subdivisions that see reoccurring flooding annually (Della View and Robinhood neighborhoods). Site visits, email and phone correspondence, and other forms of public outreach continued to be our top priority in 2024. These included:

- Informative Letters: 735 informative letters were mailed to residents located in or near the 100-year floodplain in 2024.
- Additional Correspondence: 133 letters were mailed to residents in Della View and Sherwood Forest Subdivisions.
- Door Hangers: Approximately 150 door hangers were placed on doors and advertised within public meetings.
- Two (2) public workshops were held to discuss flooding potential, what to do, what to expect, and who to contact.

## Floodplain Permits Issued



# Long Range Planning

Every year, City of Hailey Staff share, collaborate, plan, and discuss long-range planning efforts to set clear, future-oriented goals, proactively identify potential challenges and opportunities, make informed decisions, and best position Hailey for sustainable growth by anticipating market trends and adapting to changing environments. Most of our long-range planning initiatives from 2024 will carry forward into 2025, and include:

## Housing Initiatives

- Continued Research of: Employee housing in the industrial districts
- Continued Development of: Community Housing initiatives
- Continued Implementation of: Locals for ADUs Pilot Program
- Continued Partnerships: Regional Housing Organizations and Agencies



## Comprehensive Plan Update

- Wrap Up: Comprehensive Plan Update
- Incorporation of Elected Officials, Boards and Commissions, Stakeholder Feedback
- Refine and Finalize Draft Plan
- Adoption of Update: 2025



**Envision Hailey**  
Planning Today for a Resilient Tomorrow

## Sustainability Efforts

- Continued support and encouragement for sustainable building design
- Continued exploration of water conservation measures across new developments
- Continued refinement to Hailey's Municipal Code to encourage sustainable practices in development, landscaping, and climate protection
- Continued pursuit and development of Hailey's Sustainability Plan



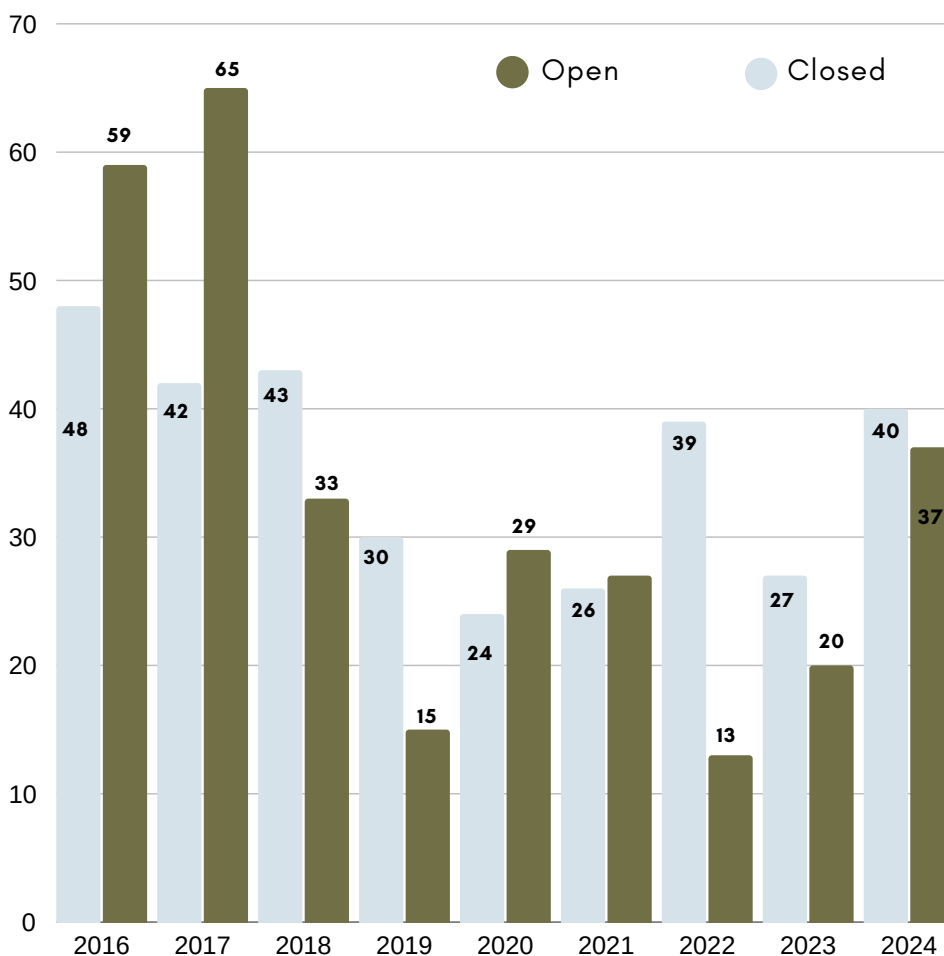
# Business Licenses

Hailey's small businesses are the backbone of our community, offering unique products and services, creating local jobs, supporting important causes, and contributing to the vibrant culture of our neighborhoods. Simply put, our business community is integral to the success and economic vitality of Hailey. These innovative, community-centric entities are essential components of Hailey's healthy, thriving economy.

The data below highlights Hailey's business profile in 2024.

## Quick Highlights of 2024:

- 470 Total Businesses in Hailey
  - 40 New Businesses
  - 37 Closed Businesses



Counseling & Health Center<sub>LLC</sub>





Every year, the Hailey Arts and Historic Preservation Commission (HAHPC) works to ensure that the arts and history are valued as an integral part of Hailey. The Commission further aims to enhance the culture of the Hailey community by providing leadership, advocacy, and support for the arts and history. With a limited budget, the HAHPC kept art and history top-of-mind in 2024, and accomplished the following:

- Phone Booths: Finished the Phone Booth project with the installation of phones that play a recorded historical story about Hailey's past. Stories were recorded in both English and Spanish, and operate via solar panels.
- Peace Banner: While the largest upgrades to this iconic banner happened in 2023, the HAHPC continued its maintenance efforts to the banner in 2024.
- Nature Windows Mural: Local artist, Kika McFarlane, painted a patchwork quilt-like design on the northern wall of long-time business, Sturtevant's. The mural depicts a variety of recreational activities and wildlife in the Wood River Valley.



## Upcoming Projects

- Mural Exploration: Identify locations across Hailey for a new mural.
- Development of Master Arts and Historical Plan: A roadmap to move the arts and history of Hailey forward as a key element in enhancing the quality of life, promoting economic development, enhancing education, and celebrating our community.



**Return to Agenda**



**JANUARY 2025**



# **HAILEY HOUSING REPORT**

Saddle Lofts Apartments  
Photo credit: Greg Scott Photography



# MAYOR'S MESSAGE



Councilmembers and Constituents,

It is my pleasure to share the City of Hailey's Annual Housing Report of 2024 with each of you. This account highlights the strides that have been made in the City's longstanding efforts to provide quality, equitable, and affordable housing citywide.

The struggle to provide adequate housing continues to be a formidable task across Hailey, as well as the greater Wood River Valley. We've actively sought solutions to increase the housing supply in a manner affordable to locals. From community housing initiatives and pilot programs, to various measures that developed from our Housing Committee, 2024 was a year of tackling obstacles and pursuing new endeavors.

This last year is indicative of collaborative work between the City and each of you - our residents, our project partners, dedicated stakeholders, our neighbors, and our Staff.

Collectively, these efforts demonstrate the City's commitment to expanding housing affordability for all that live here.

We urge you to delve into this report, ask questions, and keep participating! Your engagement in the City's active housing efforts is integral to what makes Hailey a great place to live.

We look forward to another year of continued collaboration and success.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Burk".



# ANNUAL HOUSING REVIEW

In 2023, the City of Hailey prioritized the reexamination of its long-term goals around supporting an attainable housing market for its residents. Part of this process included the conduction of a **Housing Needs Assessment** to better understand current and future housing needs, housing affordability, and gaps in housing availability in relation to area median income. Key findings were identified throughout the development of this assessment, and are detailed below.

## Accomplishments: Housing Needs Assessment

Through the Housing Needs Assessment, it was identified that in one year, approximately 78 new housing units would need to be constructed, and approximately seven (7) residential units would need to be remodeled and/or replaced.

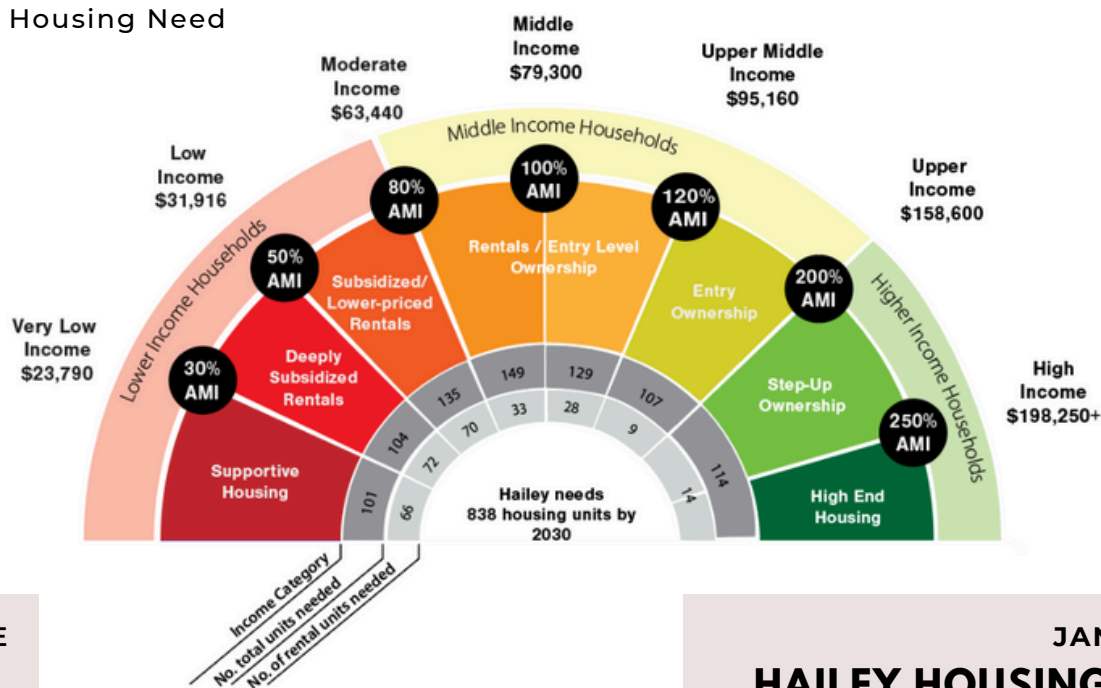
The analysis further found that to meet the above housing needs, approximately 771 new residential units would need to be constructed, and approximately 67 residential units would need to be remodeled and/or replaced, in ten years.

The Housing Needs Assessment also illustrated the type of restriction - deed or rental - needed to support Hailey residents, as shown in the “rainbow” below.

Lastly, this Housing Needs Assessment provided the City with clear targets for housing development and programs over the next ten years, with the goal of supporting attainable and informed housing solutions citywide. Those key findings included:

- Hailey has and will continue to take steps in improving housing affordability by further refining and building upon housing strategies to increase inventory and affordability for Hailey residents.
- The projected need for new housing units on an annual basis aligns with current housing production, further indicating that under normal operations, the City will continue to meet housing production goals, and
- Future policy, partnerships, and programming should continue to be implemented to ensure that new housing units meet current and future needs for households of all income levels.

## Hailey’s Housing Need



# ANNUAL HOUSING REVIEW

In May 2023, Hailey residents voted to allocate 0.5% of Local Option Tax (LOT) to fund housing - a first ever dedicated stream of funding for housing in Hailey. Local Option Tax is a tax allowed in Idaho for resort cities. It is not a property tax, but a type of sales tax applied to retail transactions. The City of Hailey collects taxes on rental cars, liquor by the drink, and short-term/hotel room rentals.

The list below is a snapshot of Hailey's housing accomplishments, funded by this tax, in 2024.

## Accomplishments: 0.5% LOT for Housing

The housing programs below were curated by Hailey's Housing Committee, a citizens committee that met eight (8) times over the course of six (6) months to identify housing measures and discuss ways to allocate the 0.5% LOT for Housing monies, or approximately \$80,000. In 2024, the Committee's top program recommendations were:

- **Locals for Accessory Dwelling Units (ADUs):** A partnership between the City of Hailey and ARCH Community Housing Trust, this program uses the 0.5% LOT for Housing Funds to encourage the development of housing for locals. Specifically, the program offers three (3) monetary incentives to homeowners that rent their accessory residential units to local people, with a preference given to Hailey residents:
  - \$30,000 grant award toward a newly constructed ADU,
  - \$15,000 grant award toward the placement of a Tiny Home on Wheels (THOW), or
  - \$15,000 grant award to convert a short-term rental into a long-term rental.

In 2024, two (2) Hailey homeowners participated in the program; both receiving approval to place a THOW on their property and rent the units to local residents in need of housing, all for a period of nine (9) years.



The Locals for ADUs Program launched in early 2024. While only two (2) applications were approved, the City has received over 50 inquiries about the program. In 2025, we hope to double the number of approvals thereby issuing more monetary awards in an effort to secure more permanent housing for Hailey locals.

# ANNUAL HOUSING REVIEW

## Accomplishments: 0.5% LOT for Housing

- **Pay Utility Connections:** A partnership between the City of Hailey and the Blaine County Charitable Fund (BCCF), this program initiative aimed to support the needs of existing residents for those persons or families determined by the BCCF to be in financial need. This initiative was established to provide an occasional cushion to those in short-term financial need. Since its inception, together - the City and BCCF - have helped two (2) households in Hailey.
- **Invest: Locals Only Deed Restriction Program:** A partnership between the City of Hailey and ARCH Community Housing Trust, the Locals Only Deed Restriction Program - established in 2023 - is an innovative program that seeks to support locally employed people by providing access to homeownership. Through the program, the City funds a portion of the cost of a market rate home in return for a deed-restriction on the property in one of two ways:
  - the City "buys" the deed-restriction by funding 20% of the home's purchase price for the qualified buyer, or
  - the City (via ARCH, the Blaine County Housing Authority, or another qualified housing agency) facilitates the charitable contribution receipt to the seller (IRS Form 8283) for the 20% difference to deed-restrict the unit.

In either scenario, a qualified buyer receives a 20% discount on the property and the property becomes a permanently deed-restricted unit in perpetuity.

In 2023, the City of Hailey and ARCH worked collaboratively to provide two (2) homes for Hailey residents. Due to high interest rates and low available housing stock, no homes were purchased by qualified residents under this program in 2024. Staff and ARCH are eager, and look forward to building upon this program to further assist Hailey locals in 2025.

“The City of Hailey is excited to partner with ARCH on yet another creative housing solution. Our partnership with ARCH has deep roots, and we continue to pursue new initiatives together. We hope that this Locals Only Pilot Program will open another door to home ownership in our valley.”

— Lisa Horowitz  
Hailey City Administrator



# ANNUAL HOUSING REVIEW

The City of Hailey groups housing into two main categories: ‘market housing’ and “community housing”. Market housing is generally considered to be any and all housing that is not restricted in terms of sales, rental prices, residency, or occupancy. Community housing units are considered deed or rent restricted housing whereby the dwelling unit is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy, or other affordable community housing criteria. Both housing types are needed for a healthy, vibrant, and dynamic housing economy.

Since 1982, the City of Hailey has amassed approximately 646 community housing units with local project partners, private developments, or shared partnerships. These units, whether deed or rent-restricted, or in partnership with local housing groups, have contributed immensely to the current housing landscape of Hailey, and have further supported the very people that call Hailey home: our locals.

## Accomplishments: Community Housing

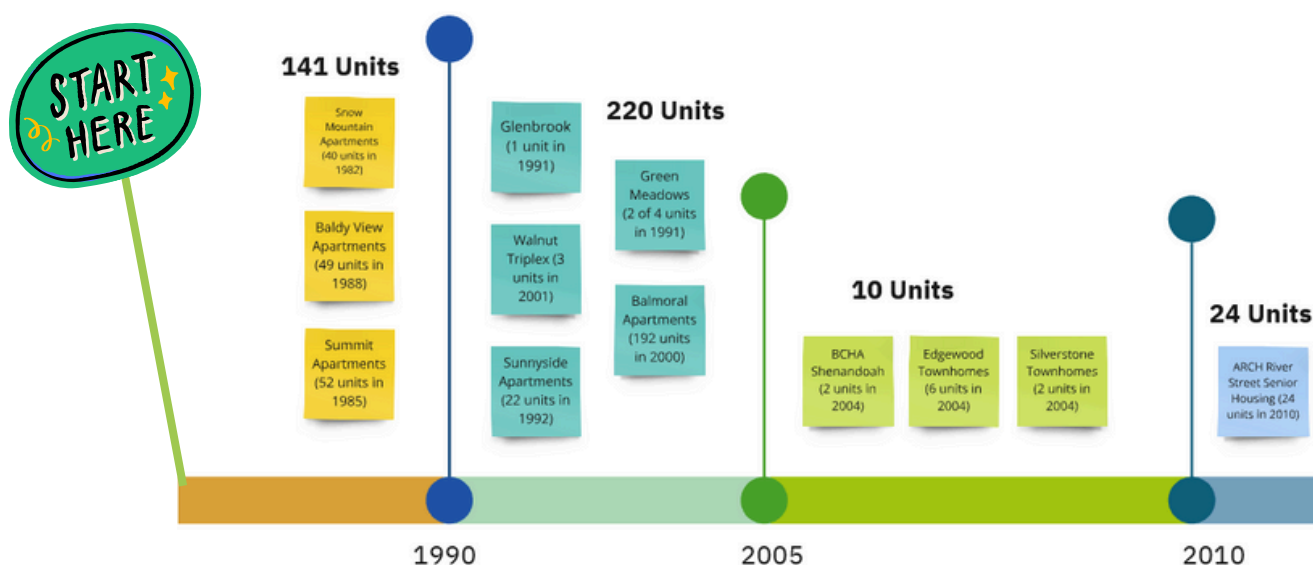
Hailey’s community housing inventory of housing units is organized by rental and owner-occupancy, as well as by the partnerships through which they were created.

Overall, the existing community housing units equate to approximately 16% of Hailey’s housing stock of 4,100 housing units. The community housing timeline below highlights the year in which these units came online, and further illustrates Hailey’s longstanding efforts in formalizing community housing citywide.

## Community Housing by Year

The housing timeline depicts Hailey’s community housing projects over the span of 50 years. Housing projects within the timeline are organized in one of the following ways:

- the year each unit received a Certificate of Occupancy,
- the year each unit is expected to receive a Certificate of Occupancy (currently under construction),
- the year each unit was approved via the entitlement process, but not yet constructed, or
- the year by which each unit was designated as a community housing unit.





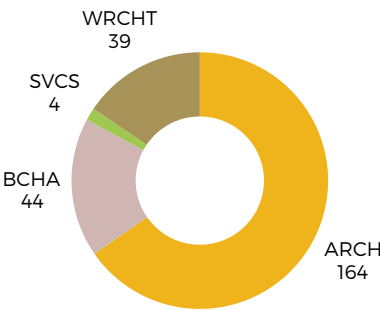
# ANNUAL HOUSING REVIEW

## Partner Collaborations: "It takes a village"!

The creation of community housing requires the support and involvement of an entire community. We cannot thank our partners who support the City of Hailey in our efforts to ensure housing accessibility for all. To highlight these efforts, we've grouped partnerships into three (3) main categories: Local Partners, Housing Providers, and Funding.

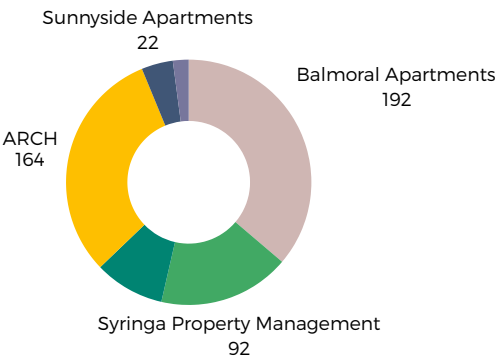
### Local Partners

Local partners are instrumental in securing private and public funding to create or support community housing in Hailey



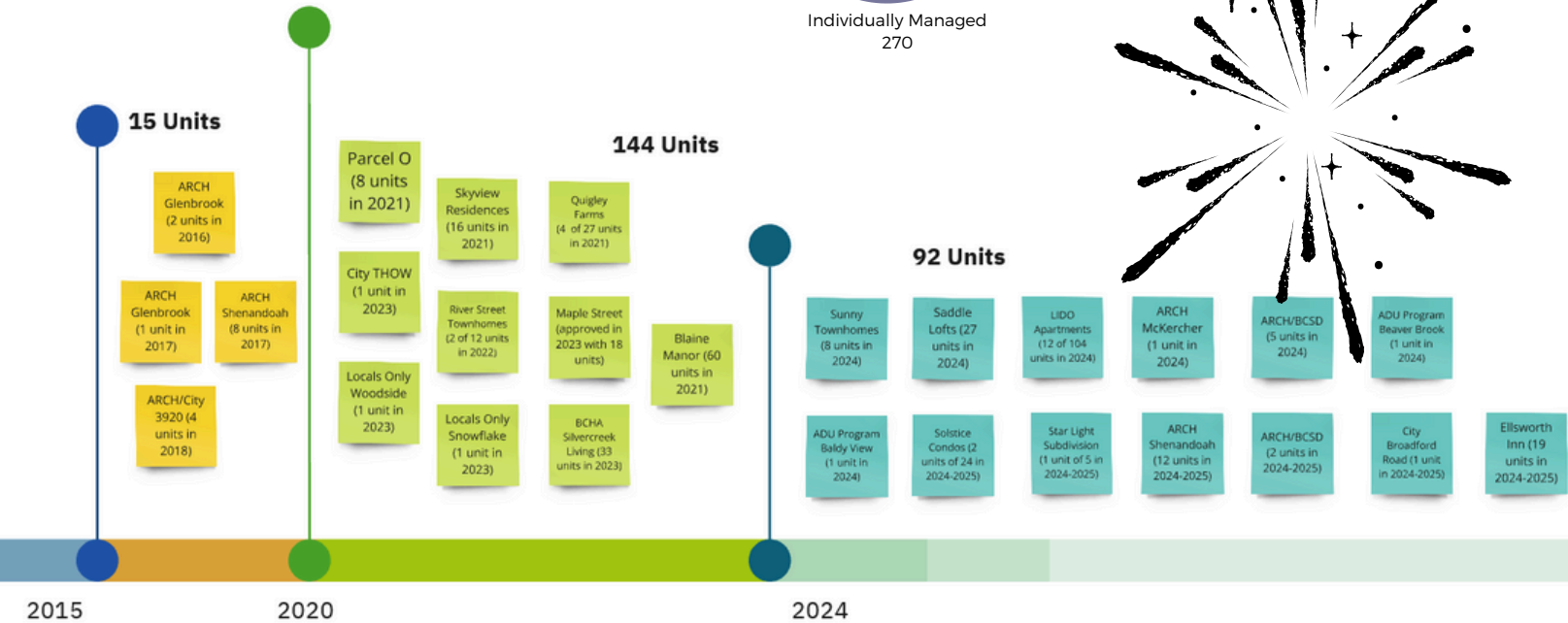
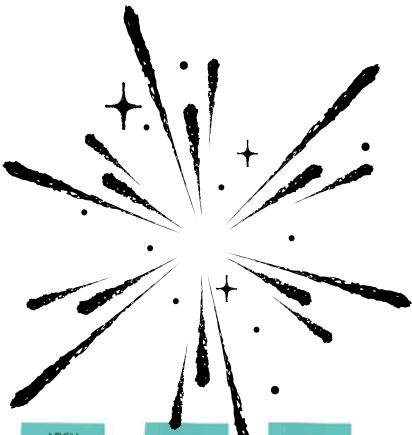
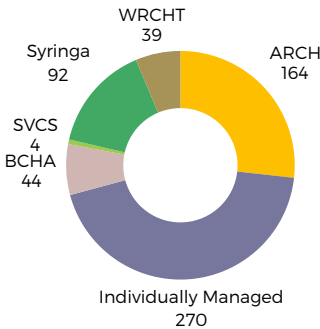
### Housing Providers

More than half of Hailey's community housing units were developed and are managed by non-local entities



### Private & Public Funding

90+% of the community housing units in Hailey rely on federal Housing & Urban Development (HUD) funding that is administered and augmented by the Idaho Housing and Finance Association



# ANNUAL HOUSING REVIEW

Zoning regulations play a crucial role in shaping the built environment and, by extension, the patterns of housing in Hailey. Single-family zoning, minimum lot sizes, parking minimums, and bulk regulations have each contributed to the current landscape in significant ways. In looking ahead, the City of Hailey aims to confront housing constraints associated with traditional zoning regimes by continuing to review and amend existing regulations to better support our residents and their housing needs.

## Looking Ahead: Planning for Housing

Housing has been a critical area of focus for our local government. In 2024, we continued to pursue the creation of new policies and programs to better support Hailey housing development. The following prescribe to smart and sustainable growth measures aimed at maintaining a high quality of life in Hailey and accommodating the community's housing needs:

### Establishment of Downtown Residential Overlay (DRO)

- Maple Street Apartments (18)
- MID RVR (10)
- Spruce Street Duplexes (4)
- River Lane (51)
- RVR North (18)
- River Street Townhomes (12)
- Silver River Residences (16)
- Saddle Lofts (27)
- 40 McKercher (44)
- Silvercreek Co-Living (33)
- The Advocates Thrive Center (Transitional)
- 637 Townhomes (6)

### Establishment of Accessory Dwelling Unit Code (since 02/2021)

- New ADUs citywide (70)
  - 2024 ADUs (6)

### Adoption: Tiny Home on Wheels Code (THOW)

- New THOWs citywide (5)
  - 2024 THOWs (2)

### Amendment: Planned Unit Development Code (PUD)

- Lido Apartment Homes (104)
- Silver Star Subdivision (5)
- Sunbeam Subdivision (147)
- River Street Townhomes (12)
- ARCH Shenandoah (12)
- ARCH/BCSD Employee Housing (5)
- Solstice Condos (24)

### Other Creative Housing Solutions

- Locals for ADUs Program (2)
- Ellsworth Inn (19)
- Orihuela Mixed-Use (2)
- Cueva Mixed-Use (2)
- ARCH/BCSD McKercher (1)
- City Broadford Road (1)



# ANNUAL HOUSING REVIEW

## Looking Ahead: Planning for Housing

The housing initiatives listed below are anticipated to either wrap up or begin in 2025:

- **Comprehensive Plan Update:** In 2024, Staff embarked on updating the City of Hailey's Comprehensive Plan, *Envision Hailey: Planning Today for a Resilient Tomorrow*. As a core component of the plan, Section 8: Housing, was amended to account for Hailey's current and future housing needs, existing trends, and policy implementation to guide housing in Hailey over the next 10 years. Staff will finalize the plan in 2025, and bring forward to the Hailey City Council for adoption.
- **Upcoming Zoning Changes:** Staff will continue to refine code, as well as develop new policy around housing. Specific amendments to code may include:
  - New Policy: Flexibility in code requirements and/or a reduction in fees when community housing is provided.
  - New Policy: Flexibility in code requirements where historic commercial and/or residential structures are preserved (located within the Townsite Overlay District).
  - New Policy: Continued exploration of the establishment of owner/employee housing opportunities within the industrial zoning districts.
- **City of Hailey - Housing:** The City of Hailey prioritizes community housing and participates where possible. Through contracts for services with housing nonprofits, long-term leases of city-owned land for housing projects, or the annual appropriation of \$500,000 toward community housing, the City values and supports creative housing initiatives. In 2024, the City purchased a single-family residence in Hailey (43 Broadford Road), expanding Hailey's affordable housing stock, and supporting community housing efforts citywide.



**Return to Agenda**