City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

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

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815

AGENDA
HAILEY PLANNING & ZONING COMMISSION
August 15, 2022
Virtual and In-Person Meeting
5:30 p.m.

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design View Application by Spring Bullard, represented by Steve Cook, to convert an existing 350 square foot shed to a one-bedroom Accessory Dwelling Unit. This project is located at 210 North 2nd Avenue (Lots 19, North 20' of 20, Block 47, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Michael and Brooke McKenna, for a 1,248 square foot two-story addition, consisting of an attached garage and bedroom, to an existing single-family residence. This project is located at 319 East Croy Street (Lot South ½ of 10, Lots 11 and 12, Block 36, Hailey Townsite within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Maureen Fries Yueh Revocable Trust, represented by Craig Lawrence, for an addition to the existing residence, as well as an addition of a detached, 585 square feet garage with a one-bedroom Accessory Dwelling Unit, approximately 833 square feet, above. This project is located at 506 North 1st Avenue (Lot 18A, Block 63, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

Public Hearing

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

PH 2 Consideration of a Design Review Application by Eric and Stephanie Wallace, for a new 1,755 square foot single-family residence with at attached garage and a detached 686 square foot one-bedroom Accessory Dwelling Unit. This project is located at 602 North 1st

Avenue (Lot 19A, Block 70, Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

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

PH 4 Consideration of a Design Review Preapplication by River Lane, LLC, represented by GGLO Design, for construction of a multifamily building comprising of forty-three (43) one-bedroom residential units and eight (8) two-bedroom residential units, for a total of fifty-one (51) residential units, to be located at 403, 417 and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning Meeting: September 6, 2022

- **River Street Parking Lot**
- **Text Amendment for SolSmart Recommendations**
- **Rezone for Haven Armstrong**

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 1, 2022 the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Spring Bullard, represented by Steve Cook, for the renovation and conversion of an existing 348 square foot shed into an Accessory Dwelling Unit. This project is located at Lot 19, Block 47, Hailey Townsite (210 North 2nd Avenue) in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

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

Application: The Applicant proposed to renovate and convert a 348 square foot shed into an Accessory Dwelling Unit (ADU). The shed is detached from the primary residence, subordinate in size, and situated at the rear of the parcel, along the public alley. The Applicant proposes to maintain the overall size and structure of the shed and renovate the interior to create an ADU for personal guests visiting on a short-term basis. The proposed ADU design involves a compact floor plan with a studio, kitchenette, bathroom, and storage space.

The project's lot is 5,164 square feet in size, rectangular and narrow. The primary residence on the lot is 634 square feet in size, situated at the front along North 2nd Avenue. The proposed site plan improves vehicular access from the rear alley, with gravel and a new gate on the southeast corner of the lot. Additionally, the design maintains open, green space on the front/west, north, and south sides of the lot— including four (4) trees, shrubs, lawn space, and a garden area. Pedestrian access to the primary residence and main entrance on North 2nd Avenue is maintained with a private walkway.

Procedural History: The Design Review Application was submitted on May 31, 2022 and certified complete on June 30, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on August 1st, 2022 in the Hailey City Council Chambers and virtually via Go-To-Meeting.

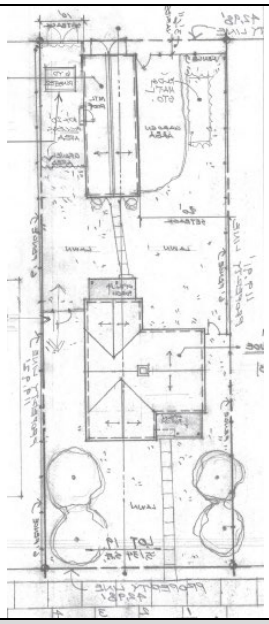
General Requirements for Accessory Dwelling Units				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.08D.020**	**Applicability.** **A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.**
☒	☐	☐	**17.04D.030**	**General Provisions.** **A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.**

			Staff Comments	*The proposed ADU is detached from the primary residence and is approximately 348 square feet in size.* *The Commission found that the Applicant met this standard.*
☒	☐	☐		**B. Only one (1) Accessory Dwelling Unit is permitted on a lot.**
			Staff Comments	*Only one (1) ADU is proposed onsite.* *The Commission found that the Applicant met this standard.*
☒	☐	☐		**C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.**
			Staff Comments	*The proposed ADU is in conjunction with an existing single-family residence, and both are located within the General Residential (GR) and Townsite Overlay (TO) Zone Districts.* *The Commission found that the Applicant met this standard.*
☐	☐	☒		**D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.**
			Staff Comments	*N/A – The proposed ADU is not located within the Special Flood Hazard Area.*
☒	☐	☐	**17.08D.040: Registration of Accessory Dwelling Units Required**	**A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.**
			Staff Comments	*Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.08D.050: Occupancy Restrictions - Short Term Occupancy**	**A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;**
			Staff Comments	*The owners intend to utilize the ADU as a guesthouse for short-term guests. The owners will reside in the primary residence full-time. The Applicant meets this standard, in addition the standard has been made a Condition of Approval.* *The Commission found that the Applicant met this standard.*
☒	☐	☐		**B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.**
			Staff Comments	*The owner intend to utilize the ADU as a guesthouse for short-term visitors. The owner will reside in the primary residence full-time. The Applicant meets this standard, in addition the standard has been made a Condition of Approval.*

				The Commission found that the Applicant met this standard.
☒	☐	☐	**17.08D.060: Subordinate Scale and Size**	**A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.**
			Staff Comments	*The gross floor area of the principal building is 634 square feet in size, with 66% of its size equaling 418 square feet. The Applicant meets this standard, the proposed ADU is 348 square feet in size.* *The Commission found that the Applicant met this standard.*
☒	☐	☐		**B. Maximum Floor Area:**

Lot Size (square feet)	Minimum Gross Floor Area (square feet)[1]	Maximum Gross Floor Area (square feet)[1,]
Up to 7,000	300	900
7,001 – 8,000	300	950
Lots 8,001 and greater	300	1,000
Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.		

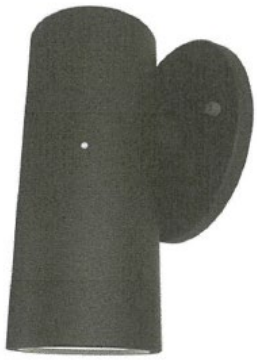
			Staff Comments	*The Applicant meets this standard—the lot size is less than 7,000 square feet, and the proposed ADU is larger than 300 square feet but less than 900 square feet. Specifically, the lot is 5,164 square feet in size and the proposed ADU is 348 square feet in size.* *The Commission found that the Applicant's proposal only incorporates an exterior access door to the storage space in the detached ADU building. As such, the actual ADU living space would be less than the required 300 square feet. During the public hearing, the Applicant agreed to add an interior door to the storage space thus bringing the total square footage of the ADU living space up to code, at 348 square feet. The Commission found that the Applicant met this standard.*
☒	☐	☐		**C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU has only one (1) bedroom, which is a studio with a kitchenette.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.08D.070: Livability**	**A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.**

			Staff Comments	*Through e-mail correspondence and annotation on the plans, the Applicant has designated 140 square feet of outdoor access space directly west of the ADU.* *The Commission found that the Applicant met this standard.* 
Chapter 17.09: Parking and Loading				
☒	☐	☐	**17.09 020.05.B**	**Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.**
			Staff Comments	*Current parking for the primary residence exists on North 2nd Avenue. The proposed design adds one (1) new parking space on the southeast corner of the lot, accessed by the alley, and improved with gravel. The proposed parking space will be used by the primary residence or his personal guests, visiting on a short-term basis.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.09.020.05.D**	**Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.**
			Staff Comments	*The following elements of the proposed site plan mitigate light trespass from the proposed parking space on the southeast corner of the lot:* - *fencing on three (3) sides of the lot;* - *trees and shrubs around the entire perimeter of the lot; and* - *the ADU, located directly north of the proposed parking space.* *The site plan meets this standard.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.09.040.01**	**Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.**

			Staff Comments	*The existing site includes two (2) parking spaces in the public right-of-way (ROW). The proposed site plan includes one (1) new parking space in the southeast corner of the lot. Together, the two (2) parking spaces in the ROW and the one (1) new, proposed parking space in the rear satisfy the three (3) spaces required by code.* *The Commission found that the Applicant met this standard.*

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comment.*
				Life/Safety: *No comments.*
				Water and Sewer: *If hardscape is installed around the meter vault or if it will be in a drivable area, they will need to install a metal collar over the vault.*
				Building: *No comments.*
				Streets: *No comments.*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A – Signage is prohibited in residential zones.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum** **17.09.040.01 Accessory Dwelling Units: one (1) space per unit**
			Staff Comments	*The existing site includes two (2) parking spaces in the public right-of-way (ROW). The proposed site plan includes one (1) new parking space in the southeast corner of the lot. Together, the two (2) parking spaces in the ROW and the one (1) new, proposed parking space in the rear satisfy the three (3) spaces required by code.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**

				e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	*The Applicant will install two (2) Dark Sky compliant light fixtures on the proposed entrances to the new ADU. The proposed light fixtures are downcast and low wattage, see the below image.* *The Commission found that the Applicant met this standard.* 
☒	☐	☐	**Bulk Requirements**	**Zoning District: General Residential (GR) and Townsite Overlay (TO)** **Maximum Height: 30'** **Setbacks:** • **Street R.O.W. Adjacent: 12'; 20' to Garage Door** • **Private Property Abutment: 15% of lot width, 10', or 1' for every 2.5' of building height-- whichever is less; 6' minimum** • **Alley: 6' minimum** **Lot Coverage: 35%**
			Staff Comments	*Existing Building Height:* o *Building Height: 11' 10.5"* *Setbacks For ADU:* o *Front Yard (West): 20+'* o *Side Yard (North): 20'* o *Side Yard (South): 10'* o *Rear Yard (East): 3'* *Lot Coverage:* o *982 square feet (634 existing house + 348 existing shed/proposed ADU)/ 5,164 square foot lot = 19%* *The existing shed, proposed in the design as a converted, new ADU, is non-conforming to the rear setback. Per Section 17.13.060 of the Hailey Municipal Code, "…A nonconforming building may be enlarged so long as the enlargement does not create new nonconformities with respect to such matters as setbacks and parking requirements. Furthermore, per Section 17.04M.070, "where an existing building is nonconforming with respect to setbacks, expansion of said building within the place of the furthest intrusion shall be permitted, that the nonconformity with respect to the distance of the setback is not further increased". The proposed site plan maintains the non-conforming building—its size and location—without increasing the degree of nonconformity. As such, the site plan meets these standards.* *During the public hearing, the Applicant explained that the roof may actually need to be replaced—increasing the building height to about fourteen feet (14'),*

				which complies with maximum allowed building height of thirty feet (30'). The Commission found that the Applicant met this standard.
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*Pursuant to Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel. The proposed project is a remodel of an existing shed, detached from the primary residence and proposed as a new ADU. As such, sidewalk and drainage improvements are not required at this time.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*N/A— This project does not involve new construction nor the addition of a garage. This project is a renovation and conversion into an ADU.* *The Commission found that the Applicant met this standard.*

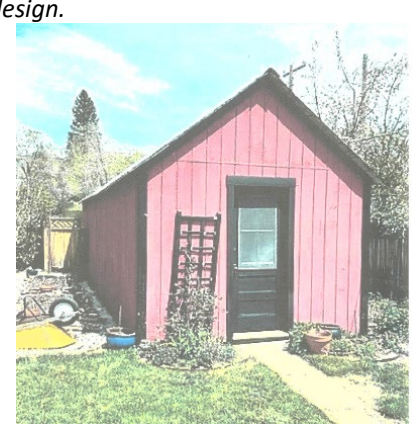
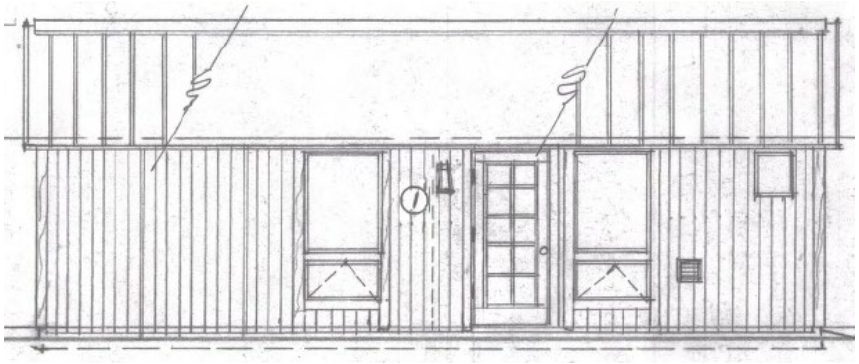
Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot and its buildings are existing and respect the Old Hailey Townsite grid pattern. The proposed site plan enhances the grid pattern by improving vehicular access via the alley.* *The Commission found that the Applicant met this standard.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;**

				• **underground utilities for new dwelling units.**
			Staff Comments	• *The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood.* • *The existing lot and buildings, as well as the proposed site plan respect the established grid pattern of Old Hailey. The proposed site plan creates an ADU in the rear portion of the lot, improves vehicular access from the alley, and maintains the primary entrance at the front of the lot.* • *The main entrance is clearly visible from the front of the lot, on North 2nd Avenue.* • *The proposed site plan improves vehicular access from the alley and positions a new secondary use—an ADU—at the rear of the lot, off the alley.* • *The proposed shed renovation and conversion into an ADU includes a storage room.* • *Approximately 80% of the lot is maintained as open green space, including four (4) trees, shrubs, lawn space, and a garden.* • *The proposed site plan does not alter solar access nor snow storage for the lot and its neighbors. The existing buildings will remain as they are in size and shape, as well as where they are located on the lot.* • *The ADU will utilize existing services* *The Commission found that the Applicant met this standard.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The buildings in the site plan are existing and will remain the same size, shape, and in the same location. No solar collection is proposed at this time. The design proposes to improve the existing shed walls for energy conservation and insulation of the new ADU.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*Neither of the buildings in the site plan are large. Together, they make up approximately 20% of the lot. All the same, the siding, windows, trim, and gable roofs mediate their sizes.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*N/A – The site plan does not include any new buildings.*
☒	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.

			Staff Comments	*The main entrance at the front of the lot, into the primary residence is clearly identified by a walkway, porch, glazing, and trim. This project does not propose to alter the main entrance.* *The Commission found that the Applicant met this standard.*
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*This existing lot and buildings respect the established grid pattern of Old Hailey, with the front wall plane aligned with North 2nd Avenue. Furthermore, the proposed site plan creates an ADU in the rear portion of the lot, improves vehicular access from the alley, and maintains the primary entrance at the front of the lot. The proposed site plan meets this standard.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*The proposed conversion of an existing shed into an ADU maintains the size, shape, and location of the building— all of which already meet the standard for building forms. The small size and gable roof of the proposed ADU conforms to the style of surrounding buildings in Old Hailey.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*The proposed conversion of an existing shed into an ADU maintains a gable roof, which defines the entrance and downplays the mass of the building. The existing building is small at 348 square feet.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	*The Applicant proposes to maintain the current gray metal roof, which is similar in style to the roof of the existing primary residence. The small metal roof sheds snow safely, onto the property and not in the alley. The Applicant has agreed to add snow clips to the roof, to eliminate the shedding of snow onto the pedestrian walkway.* *During the public hearing, the Applicant explained that the roof may actually need to be replaced. The Applicant plans to replace the roof with one that Is nearly identical to the existing metal gable roof. The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**

			Staff Comments	*The proposed ADU is an existing structure. The roof forms, ridge lengths, and materials are similar to those traditionally found in the neighborhood.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The roof pitch is existing, compatible, and consistent with the surrounding neighborhood.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*The west wall plane of the proposed ADU is parallel to the North 2nd Avenue property line.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The ADU structure is existing, proportional to the site, and respects the scale of surrounding neighborhood.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The proposed ADU is an existing and compact, 348 square foot structure. The proposed ADU does not alter the size, shape, or location of the existing building. The design does not include any large wall planes nor any pop-outs.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*A variety of windows are proposed and framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy. Trees and shrubs on the southern property line provide additional privacy.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*N/A – The proposed shed renovation and conversion into an ADU does not include any decks nor balconies.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*N/A – The proposed shed renovation and conversion into an ADU does not include any decks nor balconies.*

☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The proposed shed renovation and conversion into an ADU largely maintains the façade of the existing building— except for where the Applicant proposes to relocate a door, remove a greenhouse, and add windows. Such improvements will break up the wall planes and provide necessary functions for the ADU. The proposal continues the vertical red siding and black trim of the existing façade where the façade is altered and improved.* *West-facing façade, facing the front of the parcel. The pictured door is maintained in the design.*  *Proposed design for the south-facing façade.*  *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The longest wall plane is south-facing and pictured directly above. It includes a door, three (3) windows, vertical red siding, black trim, and Dark Sky compliant lights. The design meets this standard.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.

			Staff Comments	*The detail on the west-facing front wall plane is existing, pictured above, and included as such in the design.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The existing black trim and glazing on the doors of the existing shed/proposed ADU is reminiscent of the historic nature of Old Hailey and carried over into the proposed design.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*The proposed design meets this standard, please refer to Section 17.06.090(C)3i for further information.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Pedestrian access to the proposed ADU is planned as it currently accesses to the existing shed— via a gate from the alley and via pathway in the backyard. The pathway in the backyard connects the proposed ADU to the existing primary residence.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*The onsite parking will be accessed from the rear of the property, via the alley. Fencing along the alley and beside the primary residence block the onsite parking from view of the alley and North 2nd Avenue.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The new, proposed onsite parking is accessible from the rear alley.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*N/A— The proposed site plan does not include any garages nor new buildings.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*N/A— The proposed site plan does not include any garages nor new buildings.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*N/A— The proposed site plan does not include any garages nor new parking on the street side. The Applicant will continue to park in the public right-of-way on North 2nd Avenue, when the ADU is not in use.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**

			Staff Comments	*N/A— No recreational vehicle parking is proposed.*
☒	☐	☐	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*Alley access will remain the same, as there are no changes to the size, shape, and location of the existing structure. In the proposed site plan, the alley will connect to the existing property through two (2) gates—one for vehicular access and one for pedestrian access.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*The site plan utilizes the alley for access to the ADU, the one (1) onsite parking space, and utilities.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The existing alley is gravel and will be managed for noxious weed control in accordance with Idaho State Law.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*The existing landscaping adjacent to the alley includes a garden, trees, and shrubs. The proposed site plan adds a gravel parking space. All the above will be maintained and accessible to pedestrians.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*The proposed ADU is subordinate to the primary residence in terms of size, location, and function. The ADU is significantly smaller than the primary residence, at 348 square feet; located at the rear of the parcel; and intended to house personal guests of the Applicant on a short-term basis. The proposed site plan meets this standard.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*The proposed site plan locates the ADU at the rear of the parcel, off the alley. Thus, the proposed site plan meets this standard.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.

			Staff Comments	*25% of the 300 square foot circulation area on the lot equals 75 square feet. The proposed site plan meets and surpasses this standard because about 80% of the lot or 4,130 square feet is open, green space that is available for snow storage.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage for the proposed ADU is located on the north side of the building. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*All existing trees and shrubs on the lot will remain.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*Landscaping will remain the same, no changes will be made.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*If noxious weeds are present on the site, the Applicant shall control in accordance with Idaho State Law.* *The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*N/A—The proposed site plan does not include fences or walls that abut the public street or sidewalks.* *The Applicant proposes to add a new gate at the rear of the primary residence, in the middle of the lot. The proposed gate will screen the view of the parking space in the rear and provide additional privacy.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A— The proposed site plan does not include retaining walls.*
☒	☐	☐	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures**

				within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*The existing residence was built in 1939. The single-family residence will remain onsite. No alterations, except for the addition of a fence, are proposed. The existing structure of a 348 square foot shed is proposed to be renovated and converted into an ADU. Most of the existing façade, architectural detail, and roof will remain the same. The Applicant proposes to slightly alter the façade with improvements for the functionality of the ADU— specifically, she proposes two new windows, the relocation of a door, and the removal of an attached greenhouse. The design proposes to continue the existing architectural detail and style— which are congruous with the surrounding area and will be necessitated by the improvements. The proposed ADU and site plan supports the overall charm of Old Hailey.* *Please refer to Section 17.06.090(c)10 below for further details. The Commission found that the Applicant met this standard.*
☒	☐	☐	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*No alterations to the exterior of the existing single-family residence are proposed. The alterations proposed to the exterior of the existing shed are minimal, will enhance the functionality of the ADU, and specified directly above here— in the first section of **17.06.090(C)10**. The proposed alterations do not change the orientation, shape, size, nor location of the existing shed. The Applicant proposes to maintain and continue the existing vertical red siding and black trim with the exterior improvements.* *The Commission found that the Applicant met this standard.*

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 Spring Bullard, represented by Steve Cook, for the renovation and conversion of an existing 348 square foot shed into an Accessory Dwelling Unit (ADU) located at Lot 19, Block 47, Hailey Townsite (210 North 2nd Avenue) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (k) are met:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
d) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(B).
e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.
j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
k) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term

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

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 1, 2022 the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Michael and Brooke McKenna, represented by architect Linda Bergson, for a new 1,344 square foot addition to an existing 1,406 square foot house, which includes a 624 square foot master bedroom above a two-car garage. The project is located at 319 East Croy Street (Lot 10A, Block 36, Hailey Townsite), in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

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

Application: The Applicant proposed the construction of a new 1,344 square foot addition to an existing 1,406 square foot house, which includes a 624 square foot master bedroom above a two-car garage. The addition is for use of the primary residence. Current vehicular access to the residence is located on East Croy Street beside the sidewalk and public right-of-way. The proposed addition would provide vehicular access via the public alley. The main entrance will remain on the southeast corner of the parcel, on East Croy Street and 4th Street.

Procedural History: The Application was submitted on May 26, 2022 and certified complete on June 1, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on August 1, 2022 in the Hailey City Council Chambers and virtually via Go-To-Meeting.

The Applicant and project architect originally proposed large shakes for the exterior, façade of the addition, with the intention of matching the siding on the existing house. During the public hearing, the Commission disagreed with the term “large shakes” to describe the horizontal siding on the existing house; however, the Commission concurred that since the exterior materials of the new addition would match that of the existing residence, no additional alterations to the siding were necessary The Applicant further reiterated and confirmed their intention for the façade’s exterior to match the façade of the existing house— for continuity and uniformity.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:**
				Life/Safety: *No comments*
				Water and Sewer: *No comments*
				Building: *No comments*
				Streets: *No comments*

☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A -- Signage is prohibited in residential zones.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Single family dwelling: 2 spaces minimum, 6 spaces maximum**
			Staff Comments	*The Municipal Code requires two (2) parking spaces for each single-family residential unit. The proposed single family residential unit includes a two-car garage that is 24 ft. in width and meets the required dimensional standards. This standard has been met.*
☒		☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*Applicant is proposing two (2) types of Dark Sky compliant fixtures, which are downcast and low wattage. The proposal meets this standard.* *The Commission found that the proposal met this standard.*
☐	☐	☐	**Bulk Requirements**	**The property is zoned in the Limited Residential (LR-1) and Townsite Overlay (TO) Districts** **Maximum Building Height: 30'** **Setbacks:** • **Street R.O.W. Adjacent: 12'; 20' to garage door** • **Private Property Abutment: 1' for every 2.5' of building height and a minimum of 6'** • **Alley: 6' minimum plus 1' for every 2' of building height above 20'** **Lot Coverage: 30%**

			Staff Comments	- *Building Height:*
				  o *Existing building height: < 26'*
				  o *Proposed building height of addition: 26'-6"*
				- *Proposed Setbacks:*
				  o *Front Yard (East): 24'*
				  o *Side Yard (South): 6'*

				o Side Yard (North): 2' *o Rear Yard (West): 27'* *- Maximum Lot coverage: 30% for LR-1 in the Townsite Overlay District, with two stories above grade, and a garage* *o Proposed lot coverage: 30%* *▪ 2,256 square feet (1,406 square foot existing house + 720 square foot footprint of the addition + 130 square foot existing shed) = 30% of 7,496 square foot lot* *The existing shed and house are non-conforming to the required north and south side setbacks, respectively. Per Section 17.13.060 of the Hailey Municipal Code, "…A nonconforming building may be enlarged so long as the enlargement does not create new nonconformities with respect to such matters as setbacks and parking requirements. Furthermore, per Section 17.04M.070, "where an existing building is nonconforming with respect to setbacks, expansion of said building within the place of the furthest intrusion shall be permitted, that the nonconformity with respect to the distance of the setback is not further increased".* *The proposed addition maintains the non-conforming setbacks without increasing the degree of nonconformity. As such, the site plan meets these standards.* *The Commission found that the proposal met this standard.*
☒?	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*Pursuant to section 17.06.070, "sidewalks may be waived for any remodel to single family dwellings." The Commission should determine if the sidewalk should be waived, or an in-lieu fee captured.* *The Commission found that the proposal met this standard— neither sidewalk improvements nor in-lieu fees are required at this time.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**Water Line Improvements: In the townsite overlay district, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*The proposed garage addition will be accessed from the alley and the water main lines are existing and located in the alley. It appears this standard has been met.* *The Commission found that the proposal met this standard.*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing, and the proposed structure meets all setback requirements.* *The Commission found that the proposal met this standard.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The scale of the residence with the new addition is consistent with the scale and massing of buildings in the surrounding neighborhood.* • *The building orientation will not change with the new addition.* • *The main entrance will remain on the southeast corner of East Croy Street and 4th Street.* • *The proposed addition will build a garage that relocates vehicle access to the alley in the rear.* • *The size of the existing lawn in the front/eastern portion of the lot will be maintained; the majority of the lawn in the rear/western portion of the property will be maintained.* • *The addition is located on the south side of the lot along East Croy Street and should not impact neighbors.* • *Adequate snow storage is identified onsite, in the front and rear lawns.* • *N/A - This is not a new dwelling unit, this is an addition to an existing dwelling unit. Power is not underground to the structure.* *The Commission found that the proposal met this standard.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**

			Staff Comments	*The proposed addition incorporates insulation with a higher R-rating and climate control than required by code, thus conserving energy. Solar collection was considered, yet excluded from the design due to adjacent trees.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The proposed addition incorporates varying roof lines, materials, and textures compatible with those of the existing house. The proposed addition also incorporates an open second story deck and windows that diminish its size.* *The Commission found that the proposal met this standard.*
☐	☐	☒	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*The project proposes an addition to an existing single-family residence built in 1936. The proposed addition does not detract in size nor in character from the house. The proposed addition continues the color schemes and varied roof lines of the historic structure with contemporary materials and features, such as a sliding glass door. In other words, the proposed addition respects and continues the historical character of the house in new, contemporary ways. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*The existing entrance is highlighted with a walkway, small open patio, and ornamental chambranle. The white ornamental chambranle contrasts the darker blue colors of the building walls and front door, drawing attention to the main entrance. The project does not propose to alter the main entrance, it shall be maintained as it exists and as it is described here. This standard has been met.* *The Commission found that the proposal met this standard.*
☐	☐	☒		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*N/A – The historic primary dwelling structure will remain oriented as it exists. The addition supports the City's preferred orientation by moving vehicle access to the rear alley.*
☒	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*The proposed building is broken up with varying roof lines, materials, and textures compatible with those of the existing house. The proposed addition also incorporates an open second story deck and windows that reduce the perceived scale of the residence. Overall, the addition and existing house are consistent with the styles and forms found in Old Hailey.*

				The Commission found that the proposal met this standard.
☒	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*The various roof lines diminish the scale of the proposed addition and existing house; they also hide the garage from view of the street. The main entrance to the existing house, which is a historic building, will remain as it exists and is described above in* ***Section 17.06.090(C)3b.*** *The Commission found that the proposal met this standard.*
☒?	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	*All the proposed roof forms on the addition shed snow and runoff away from entries and pedestrian travel areas. Snow clips and gutters are planned, as is a metal roof to match the existing residence. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood. The proposed roof pitch over the garage addition is similar to the existing structure roof pitch.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The proposed roof pitch over the garage addition is consistent with surrounding neighborhood.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*The proposed structure's primary wall plane is parallel to the lot line where the entrance is located.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The wall planes, existing house, and proposed addition are proportional to the site. The proposed addition adds to the rectangular layout of the existing house, which is congruent with the lot.* *The existing and proposed structures, combined, respect the scale of the surrounding neighborhood. The Applicant's lot and project are both smaller and larger than surrounding sites. This standard has been met.* *The Commission found that the proposal met this standard.*

☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The south wall along East Croy Street is broken up by a significant pop-out, as well as by windows and other textural features.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The proposed windows are traditional in size, scale, and proportion. They also help to break up the long wall plane facing East Croy Street.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*The windows facing the alley are minimal. The windows facing the northern neighbor are also minimal and significantly set back. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*The 96 square foot second-story deck, proposed on the addition, complements the main entrance on the existing house and other patios in the neighborhood. It also breaks up the southern wall plane along East Croy Street and provides solar exposure for the interior second story.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*The proposed second-story balcony faces East Croy Street and is protected with a half wall. The design protects both the privacy of neighbors and the Applicant. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The proposed façade incorporates heavy shakes to match the existing house. Windows, white trim, eave, and gutter also break up the perceived size of the wall planes. See Section **17.06.090(C)3d** for examples of how the roof lines also reduce the perceived scale of the walls.* *The Applicant and project architect originally proposed large shakes for the exterior, façade of the addition, with the intention of matching the siding on the existing house. During the public hearing, the Commission disagreed with the term "large shakes" to describe the horizontal siding on the existing house; however, the Commission concurred that since the exterior materials of the new addition would match that of the existing residence, no additional alterations to the siding were necessary. The Applicant further reiterated and confirmed their intention for the façade's exterior to match the façade of the existing house— for continuity and uniformity. The Commission found that the Applicant met this standard.*

☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*Th design incorporates blue siding, white trim, a variety of windows, a balcony, and a metal roof on the southern wall plan, along East Croy Street. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*N/A – The proposed addition does not include the residence's front wall plane. However, it includes detailing on the prominent southern wall plan facing East Croy Street.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The proposed addition incorporates a balcony, windows, trim detailing, and a pop-out— all of which are reminiscent of Old Hailey. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*As described in Sections* ***17.06.090(C)3d*****, 17.06.090(C)3e, 17.06.090(C)3h, and 17.06.090(C)3i,** *the second story balcony, pop-out, siding, roof material, and trim detailing are all compatible with the existing house and neighborhood.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation, and snow storage issues.
			Staff Comments	*Adequate parking is proposed in the new garage with access via the rear alleyway. The existing public sidewalks and curb ramp, plus the private walkway to the main entrance, provide pedestrian access. Snow storage onsite does not impede pedestrian travel. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*A proposed two-car garage facing the rear alley will house and screen vehicles from the street. The proposed addition meets this standard.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The proposed garage is accessed from the alley. The proposed addition meets this standard.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*The proposed addition, accessed from the alley, includes a garage that is attached to the house by a laundry room and short hallway.*

				The Commission found that the proposal met this standard.
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*N/A – The proposed garage is accessed via the alley.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*N/A – The proposed garage is accessed via the alley and does not involve curb cuts.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*The proposed design maintains large outdoor spaces in the front and rear of the parcel. The proposed garage is eight feet and six inches (8' 6") in height.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*The proposed design maintains and uses the public alley for vehicular access.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*Utilities and vehicular access to the garage is proposed off the alley.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The proposed design in the Limited Residential zone and the existing alley is gravel. The Applicant understands and shall manage the alley for noxious weed control.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*The design proposes to maintain the minimal existing landscaping on the alleyway—rose bushes—in addition to planting native and drought tolerant grasses along the southern border of the lot, on East Croy Street.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*An existing 130 square foot shed will be retained on the northside of the lot, largely out of view from the public streets. It is significantly subordinate to the existing house and proposed addition.*

				The Commission found that the proposal met this standard.
☒	☐	☐	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*The existing 130 square foot shed will be retained on the northside of the lot, significantly setback from both the rear alley and front public street, 4th Street. The proposed design meets this standard.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*Snow storage that is at least 90 square feet in size or 25% of the improved parking and circulation areas (vehicle and pedestrian, which make up 360 square feet) is required.* *The proposed design incorporates 90+ square feet of snow storage north of the driveway, on the rear end of the parcel and alongside the alley. The proposed dwellings are setback far enough from the adjacent property lines to avoid shedding onto the adjacent properties and public sidewalks.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.* *The Commission found that the proposal met this standard.*
☐	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*Existing trees are identified onsite and are proposed to be maintained. This standard has been met.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*The lot includes two (2) small trees/shrubs and one (1) mature tree. The proposed site plan maintains all the on-site trees and respects the seven (7) off-site street trees along the perimeter of the lot. The lot contains no other significant landscape features, as such the project proposal meets this standard.* *The Commission found that the proposal met this standard.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*If noxious weeds are present on the site, the Developer shall control them according to State Law.*

				The Commission found that the proposal met this standard.
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*N/A— Neither the proposed design nor the existing site includes fences along public streets or sidewalks.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A – There are no existing or proposed retaining walls.*
☒	☐	☐	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*The existing house was built in 1936 and is maintained in the proposed project. The proposed project replaces an existing carport with a larger addition, which is described in the application overview. As described in Sections **17.06.090(C)** the façade of the addition is congruous with the surrounding area. It contributes to the overall charm of Old Hailey and incorporates aspects of modern design, distinguishable from the historic structure.* *The Commission found that the proposal met this standard.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**

			Staff Comments	*The proposed addition only alters the existing historic structure where there is currently a carport attached. In place of the carport, the Applicant proposes an addition that continues the character of the historic structure with contemporary design elements. See section* ***17.06.090(C)*** *for specific examples.* *The Commission found that the proposal met this standard.*

17.06.060 Criteria.

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

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

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

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

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

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

CONCLUSIONS OF LAW

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

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

DECISION

A Design Review Application by Michael and Brooke McKenna, represented by architect Linda Bergson, for a new 1,344 square foot addition to an existing 1,406 square foot house located at 319 East Croy Street (Lot 10A, Block 36, Hailey Townsite), in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (j) are met:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
d) The sidewalk in-lieu fee is hereby waived pursuant to 17.06.070.b.
e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.
j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 1, 2022, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Maureen Fries Revocable Trust for a 1,070 square foot addition to the existing residence, as well as a new 585 square foot detached garage with a one-bedroom Accessory Dwelling Unit, approximately 833 square feet, located above. This project is located at 506 N 1st Avenue (Lot 18A, Block 63, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

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

Application: The Applicant proposed to construct a 1,070 square foot addition to the existing single-family residence, as well as a new 585 square foot detached garage with an Accessory Dwelling Unit (ADU), approximately 833 square feet, located above. The ADU incorporates a compact floor plan, which includes one (1) bedroom, a bathroom, kitchen and living space. The ADU is detached and subordinate to the primary dwelling. Access to the ADU can be found off the alley.

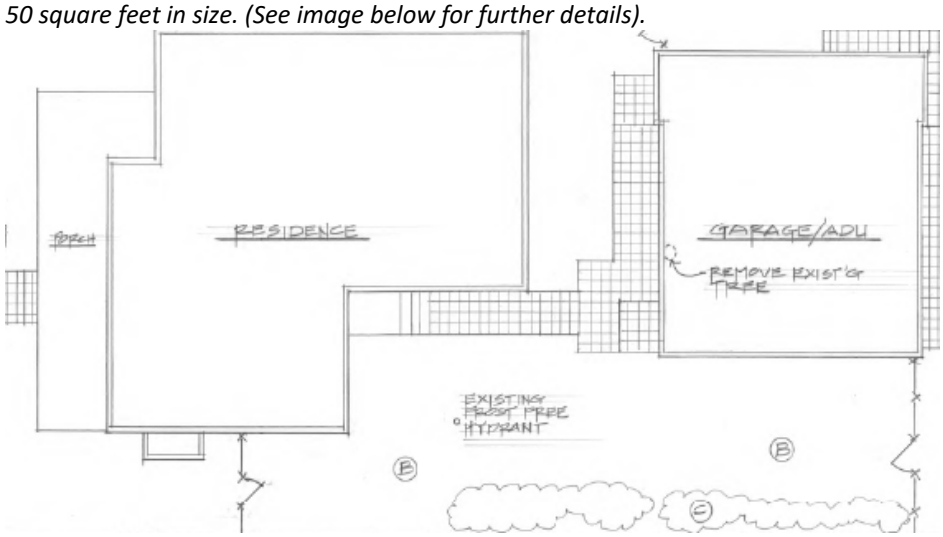
Current access for the existing residence is located on First Avenue via parking located in the public right-of-way, as well as the existing alley.

The Applicant proposed to build this project in phases, with the garage/ADU to be built the fall of 2022 and the addition to the primary residence the summer of 2023. Due to this, the Commission recommended that the Design Review Approval shall be valid for 18 months from the date the Findings of Fact are approved to provide an extension on the building permit. This has been made a Condition of Approval.

Procedural History: The Design Review Application was submitted on May 10, 2022, and certified complete on May 18, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on August 1, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

General Requirements for Accessory Dwelling Units				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☐	**17.08D.020**	**Applicability.** **A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.**
☒	☐	☐	**17.04D.030**	**General Provisions.** **A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise**

				part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			Staff Comments	*The proposed ADU is detached from the primary residence and is approximately 833 square feet in size and located above a new 585 square foot garage.* *The Commission found that this standard has been met.*
☒	☐	☐		**B. Only one (1) Accessory Dwelling Unit is permitted on a lot.**
			Staff Comments	*Only one (1) ADU is proposed onsite.* *The Commission found that this standard has been met.*
☒	☐	☐		**C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.**
			Staff Comments	*The proposed ADU is in conjunction with an existing single-family residence, and both are located within the General Residential (GR) and Townsite Overlay (TO) Zone Districts.* *The Commission found that this standard has been met.*
☐	☐	☒		**D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.**
			Staff Comments	*N/A, as the proposed ADU is not located within the Special Flood Hazard Area.*
☒	☐	☐	**17.08D.040: Registration of Accessory Dwelling Units Required**	**A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.**
			Staff Comments	*Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.08D.050: Occupancy Restrictions - Short Term Occupancy**	**A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;**
			Staff Comments	*At this time, the owners intend to utilize the ADU as a guest suite. The owners will continue to reside in the primary residence.* *This standard shall be met and has been made a Condition of Approval.*
☒	☐	☐		**B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.**
			Staff Comments	*At this time, the owners intend to utilize the ADU as a guest suite and will reside in the primary residence.* *This standard shall be met and has been made a Condition of Approval.*

☒	☐	☐	**17.08D.060: Subordinate Scale and Size**	**A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.**
			Staff Comments	*The gross floor area of the principal building is 1,335 square feet, which includes the proposed addition. Sixty-six percent (66%) of this is 881 square feet in size. The proposed ADU of approximately 833 square feet is within the range allowance.* *The Commission found that this standard has been met.*
☒	☐	☐		**B. Maximum Floor Area:** **Lot Size (square feet) / Minimum Gross Floor Area (square feet)[1] / Maximum Gross Floor Area (square feet)[1,]** **Up to 7,000 / 300 / 900** **7,001 – 8,000 / 300 / 950** **Lots 8,001 and greater / 300 / 1,000** **Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.**
			Staff Comments	*Please refer to Section 17.08D.060A, noted above, for further details.*
☒	☐	☐		**C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU has only one (1) bedroom.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.08D.070: Livability**	**A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.**
			Staff Comments	*The ADU outdoor space is located to the south of the garage/ADU and is greater than 50 square feet in size. (See image below for further details).*  *The Commission found that this standard has been met.*

Chapter 17.09: Parking and Loading				
☒	☐	☐	**17.09 020.05.B**	**Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.**
			Staff Comments	*A single-car paver parking space is proposed to the north of the ADU/garage and adjacent to the driveway. The proposed garage and paver driveway off the alley will service the primary residence.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.09.020.05.D**	**Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.**
			Staff Comments	*The following mitigation measures were taken into account when planning the location and size of the proposed ADU:* *Placement of ADU:* o *The ADU/garage will be located behind the single-family residence and to the rear of the parcel.* o *The ADU's parking space is located to the northeast of the garage/ADU and to the rear of the primary residence.* *Landscaping:* o *Landscaping and fencing are existing and will mitigate light onto neighboring properties.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.09.040.01**	**Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.**
			Staff Comments	*This standard has been met. A single-car parking space is proposed to service the ADU to the northeast of the driveway and garage. The primary residence will utilize the garage and parking spaces in the right of way off First Avenue.* *The Commission found that this standard has been met.*

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *The City Engineer recommends the proposed 8% slope of the driveway not begin until out of the alley right-of-way, and that the slopes within the alley right-of-way match the existing cross slope. This standard shall be met and has been made a Condition of Approval.*
				Life/Safety: *No comments.*

				Water and Sewer: *The Water Division recommends that a metal collar be installed if the meter vault is surrounded by hardscape. This standard shall be met and has been made a Condition of Approval.* *The Wastewater Division requires inspection for the rerouting of the sewer service line and does not permit a connection from the trench drain to the sewer. This standard shall be met and has been made a Condition of Approval.*
				Building: *No comments.*
				Streets: *A Right-of-Way Encroachment Permit will be needed for any work done in the right-of-way. This standard shall be met and has been made a Condition of Approval.*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A, as signage is prohibited in residential zones.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum** **17.09.040.01 Accessory Dwelling Units: one (1) space per unit**
			Staff Comments	*The Hailey Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling and one (1) sparking space for an Accessory Dwelling Unit that is less than 1,000 square feet in size. A single-car parking space is proposed to the north of the ADU/garage for the ADU to utilize. The single-family residence will utilize the garage and parking within the right-of-way off First Avenue. Parking requirements for the proposed project are met.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures.* *This standard shall be met and has been made a Condition of Approval.*

☒	☐	☐	**Bulk Requirements**	**Zoning District: General Residential (GR) and Townsite Overlay (TO)** **Maximum Height: 30'** **Setbacks:** • **Street R.O.W. Adjacent: 12'; 20' to Garage Door** • **Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min.** • **1' for every 2.5' of building height** • **Alley: 6' minimum** **Lot Coverage: 40%**
			Staff Comments	*Existing Building Height: 22'-2"* *Proposed Building Height:* o *Primary Residence: 25-6"* o *Garage/ADU:28'-6"* *Existing Setbacks:* o *Front Yard (East): ~57'-9"* o *Side Yard (North): ~23'* o *Side Yard (South): ~9'* o *Rear Yard (West): ~29'* *Proposed Setbacks:* o *Front Yard (East): 12'* o *Side Yard (North): 9'* o *Side Yard (South): 9'* o *Rear Yard (West): 6'* *Proposed Lot Coverage:* o *2,139 square feet (721 Existing Footprint + 1,418 Proposed Footprint) / 7,187 square foot lot = 29%* *All other setbacks, building height, and lot coverage requirements have been met.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*Pursuant to Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. The proposed project is a detached garage/ADU and an addition to the existing single-family residence; therefore, sidewalk and drainage improvements are not required at this time.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*The Commission found that this standard shall be met.*

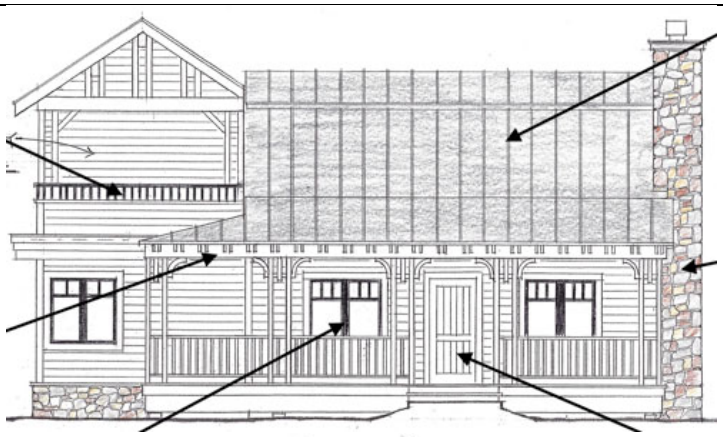
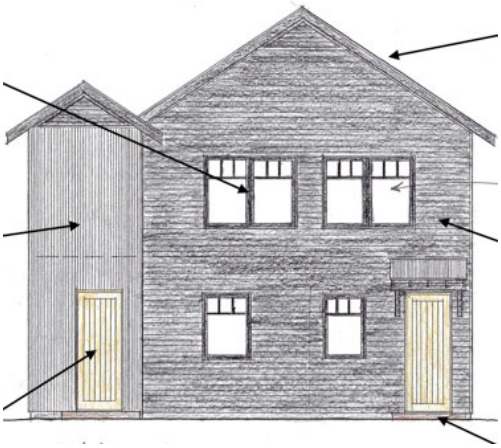
Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed ADU will preserve the grid pattern, keeping visual access to First Avenue along with vehicular access via parking pad located off of First Avenue and vehicular access via the alley for the ADU/garage.* *The Commission found that this standard has been met.*
☒	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile access;** • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood.* • *The single-family residence is existing. The ADU orientation complements that of the existing residence. As existing, the front entry of the home faces First Avenue and the ADU/garage will be accessible via the alley.* • *The ADU will be tucked behind the existing residence. Sufficient yard and open space exist on all sides of the home.* • *The residence and proposed ADU/garage are located to the north of the block; impact of solar access to adjacent homes will be minimal.* • *Snow storage has been identified on the site plan and is sufficient for the site.* • *Water and sewer utilities are existing and located underground. An overhead powerline exists which services the single-family residence. The proposed ADU's power will be located underground.* *The Commission found that this standard has been met.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**

			Staff Comments	*The residence is existing. The design intent of the proposed ADU and addition was to complement that of the existing residence, while retaining the character of Old Hailey. The proposed design incorporates the following energy-conserving designs:* *- Double glazed windows* *- Low emissivity windows* *The Applicant is also requesting consideration of approved alternatives:* *- Conduct energy audit on the ADU/garage* *- Wire one (1) garage parking space for electric vehicle charging* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The use of a pitched roofs and a variety of windows helps reduce the mass of the proposed ADU/garage. The addition to the primary residence will incorporate gabled pitched roofs, a covered front porch, and two (2) second-story decks which will help reduce the mass of the proposed addition.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*The architectural style of the proposed ADU/garage and addition to the existing residence are consistent with the vernacular style of Old Hailey but is not an exact replica of any particular building.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	*A covered front porch addition is proposed to the primary residence, which will be clearly visible and inviting from First Avenue. The detached garage will include a covered entryway adjacent to the garage doors for the ADU, which can be accessed via the alley.* *The Commission found that this standard has been met.*
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*The single-family residence is existing. The detached ADU/garage has been oriented with respect to the existing grid pattern of Hailey.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*The existing outbuilding will be demolished; however, the Applicant intends to reuse the interior and exterior materials for the garage/ADU. Various windows and a covered front entryway for the ADU will help reduce the perceived scale of*

				the building. Clean lines and natural hues (stained wood and reused corrugated metal siding) are proposed, which are consistent with styles and forms found in Old Hailey. *The proportion, size, and shape of the proposed ADU/garage as well as the addition to the primary residence are compatible with the surrounding neighborhood.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*The proposed detached garage/ADU is compact and incorporates pitched roofs. (See image below for details.)* *The proposed addition to the existing primary residence incorporates gabled roof pitches. (See image below for details.)* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.**

				• **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	*The garage/ADU roof will utilize wooden shingles. The addition to the primary residence will utilize a metal roof and the existing metal roof will be replaced to match. It appears the roof pitch will allow snow to shed safely onto property and away from pedestrian travel areas.* *The Commission questioned if the roof would have snow clips installed. The Applicant confirmed that the roof will have snow clips along with gutters and downspouts.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The proposed ADU/garage is compact and incorporates pitched roofs. The addition to the primary residence incorporates pitched roofs with gabled ends. The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The proposed roof pitches are compatible and consistent with the surrounding neighborhood.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	*The primary wall, or front entry, of the proposed addition is parallel to the First Avenue property line.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The proposed ADU/garage as well as the addition to the primary residence are proportional to the site. Exterior colors and window variations also reduce the scale of the building to match the surrounding neighborhood.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*The proposed ADU/garage is compact in nature. No pop-outs are proposed, but covered front and rear doors, as well as window variation, helps to create a smaller appearance in size and break up the longer wall planes. The addition to the primary residence incorporates window variation, a covered front porch, and two (2) partially covered second-story decks, which will break up the longer wall planes.* *The Commission recommended adding windows or landscaping to break up the mass of the southern wall plane of the garage/ADU. The Applicant stated that landscaping is existing and more will be added along the southern wall.*

				The Commission found that this standard has been met.
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*A variety of windows are proposed and framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*The proposed covered front porch and two (2) partially covered second-story decks, all with wooden guardrails, additions to the primary residence are in scale with the building and neighborhood.* *The Commission questioned what will be done about snow buildup on the uncovered portion of the decks. The Applicant stated that the snow will be removed by the Owner.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*The proposed front porch and two (2) second-story decks should not disturb the privacy of neighbors.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*The existing outbuilding will be demolished to accommodate for the proposed ADU/garage. The Applicant intends to reuse materials from the outbuilding for the ADU/garage. The proposed beveled wood siding will echo the siding of the primary residence and the corrugated metal siding will complement the primary residence's metal roof. The black metal clad windows of the ADU/garage and the primary residence will match, and the wood siding of the ADU/garage will be stained dark, which will provide contrast to the primary residence. The addition to the primary residence will utilize wood siding and will be painted white to match the existing structure. An exterior stone chimney, as well as stone trim around the structure are also proposed on the primary residence. (See images below for further detail).*

				  *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*The ADU/garage wall planes of the ADU/garage are broken up by various windows, doors, and exterior material changes. The addition to the primary residence incorporates various exterior materials, windows, a covered front porch, and two (2) second-story decks which will break up the mass of the wall planes.* *The Applicant also intends to install additional landscaping along the southern wall plane of the garage/ADU to break up the mass.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	*Simple detailing is proposed for the ADU/garage, which incorporates black metal window trimming, material changes, and gold-colored doors. The architectural detailing of the addition to the primary residence includes a covered front porch, second-story setback deck, and stone features. The details of the ADU/garage and addition to the primary residence will complement one another.* *The Commission found that this standard has been met.*

☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The addition to the primary residence includes a covered front porch and prairie-style stone exterior chimney, which are consistent with the vernacular style of Old Hailey. The proposed ADU/garage will have minimal ornamentation of window trimming and a covered front entryway.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*Please refer to Section 17.06.090(C)3i for further information.*
☒	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Adequate parking has been provided. Pedestrian access is provided with the existing sidewalk to the front entry of the primary residence and through the alley. Snow storage areas are located on the northern side of the proposed ADU/garage, as well as to the south of the garage's driveway, which do not restrict pedestrian access.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*Onsite parking will be accessed from the alley side of the property via the garage for the primary residence and via parking pad for the ADU. Both are visually blocked from the street by the existing residence.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*The proposed ADU/garage can be accessed via the alley.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*The proposed ADU will be located above a detached garage accessed via the alley.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*N/A, the proposed garage is located on the alley side.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*N/A, the proposed ADU/garage can be accessed via the alley.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*N/A, no recreational vehicle parking is proposed.*
			17.06.090(C)5	**5. Alleys**

☒	☐	☐		**Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.**
			Staff Comments	*Alley access is not impacted and will be maintained.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*Water and sewer utilities are existing and located underground. An overhead powerline exists which services the single-family residence, and the proposed ADU's power is located underground. Vehicular access to the ADU and garage is located off the alley.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The existing alley is gravel and will be managed for noxious weed control in accordance with Idaho State Law.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*The existing landscaping to be maintained is grass.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*An ADU/garage is proposed. With the new addition to the primary residence, the ADU/garage will be similar in scale, as well as location and function to the existing residence. It will be located to the rear of the parcel, which reduces its visibility and mass, adequately supporting this standard.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*The proposed ADU/garage will be located to the rear of the parcel, with access via the alley.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*The site plan proposes approximately 816 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (204 square feet) is required for snow storage. Approximately 350 square feet of snow storage is shown.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.**

				• **Consideration given to the impacts on adjacent properties when planning snow storage areas.**
			Staff Comments	*Snow storage areas are located to the north and south side of the alley-accessed sloped driveway. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.* *The Applicant stated that the roof will also retain snow over pedestrian areas with snow clips along with downspouts and gutters.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*An existing tree is identified onsite and is proposed to be removed. No additional trees or landscaping are proposed to be removed.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*No other significant landscape features will be removed or appear to be impacted by the proposed ADU/garage and addition to the primary residence. Per the Applicant, any impacted landscaping will be augmented and replaced with drought tolerant species.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*If noxious weeds are present on the site, the Applicant shall control in accordance with Idaho State Law.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*The existing fence will remain, and the newly added sections will match the existing fencing.* *The Commission found that this standard has been met.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A, as none are proposed.*
☒	☐	☐	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.**

				• **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*The existing residence was built in 1938. The single-family residence will remain onsite and an addition of 1,070 square feet is proposed. Additionally, a new 585 square foot garage with an 833 square foot ADU located above is proposed. Exterior materials, windows, architectural detail, and roof of both ADU/garage and addition to the primary residence will complement one another.* *The ADU/garage and addition to the primary residence are congruous with the surrounding area, contributing to the overall charm of Old Hailey.* *The Commission found that this standard has been met.*
☒	☐	☐	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:** • **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*An addition of 1,070 square feet is proposed for the existing single-family residence. The residence itself will remain mostly unchanged, however, a covered front porch and prairie-style stone exterior chimney will be added. Majority of the proposed addition is located to the side and rear of the existing residence and will incorporate matching materials and colors.* *The existing outbuilding will be demolished to accommodate for the proposed ADU/garage. The Blaine County GIS site does not have any information regarding the age and year built of the existing outbuilding. The Applicant and Staff have concluded that the outbuilding is not a historic structure based on materials used during the construction process and design of the outbuilding, and therefore, will not require a Historic Demolition Permit.* *The Commission found that this standard has been met.*

17.06.060 Criteria.

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

1. The project does not jeopardize the health, safety or welfare of the public.

2. **The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.**

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

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

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

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

CONCLUSIONS OF LAW

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

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

DECISION

The Design Review Application by Maureen Fries Revocable Trust for a 1,070 square foot addition to the existing residence, as well as a new 585 square foot detached garage with a one-bedroom Accessory

Dwelling Unit, approximately 833 square feet, located at 506 N 1st Avenue (Lot 18A, Block 63, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (n) are met:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Requirements include but are not limited to:
    i. A metal collar be installed if meter vault is surrounded by hardscape.
    ii. Inspection for the rerouting of the sewer service line and no connection shall be permitted from the trench drain to the sewer.
    iii. The proposed eight percent (8%) slope shall begin outside of the alley right-of-way and the slopes within the alley right-of-way shall match the existing cross slope.
d) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(B).
e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.
j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
k) All utilities shall be located underground, consistent with 17.06.080(A)3h.
l) The applicant shall utilize the existing sewer service.

m) When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.
n) The Design Review approval shall be valid for eighteen (18) months from the date the Findings of Fact are approved.

Signed this _____ day of _____, 2022.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 15, 2022

To: Hailey Planning and Zoning Commission

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

Overview: Consideration of Design Review Application by ARCH Community Housing Trust, Inc., for construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. When combined, Lots 1-3 will contain a total of twenty (20) residential units. The project will be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. Eight (8) residential units currently exist on Lots 1 and 2.

Hearing: August 15, 2022

Applicant: ARCH Community Housing Trust, Inc.

Location: Lot 1 & 2, Block 21, Woodside Subdivision #6 (2711 and 2721 Shenandoah Drive)

Zoning/Size: Limited Business (LB) Zoning District; 1.2 acres (52,272 square feet)

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

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

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

On April 25, 2022, the Hailey City Council approved the Planned Unit Development (PUD) Application by ARCH Community Housing Trust, Inc., for construction of three (3), four-plex residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. The proposal included twelve (12)

additional residential units with attached, one-car garages, and storage space on the ground floor. Each unit contains a compact living space: one (1) bedroom, kitchen and living area, bathroom and laundry. As a community benefit, the Applicant is proposing to provide deed-restricted Community Housing Units in-lieu of or a waiver to the required park dedication and/or payment in-lieu dedication (Section 16.04.110.A1). The Applicant proposed that four (4) of the twelve (12) units be reserved for hospital employees for which rent will be based on income and will not exceed more than thirty (30) percent of the employee's adjusted gross income. The remaining eight (8) units will be rent-restricted units for other area employers or residents, rented at a maximum rent of 30% of adjusted gross income for that household.

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

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

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

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

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

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering**: *No comments*
				Life/Safety: *No comments*
				Water & Wastewater: *The Water Division recommends that the following be resolved and/or completed prior to issuance of a Building Permit:* - *The meter vault shall have a metal collar installed to protect it from snow removal equipment.* *The Wastewater Division recommends that the following be resolved and/or completed prior to issuance of a building permit:* - *At least a 1% slope, preferably a 1.5%-2% slope, between manhole S1-S2.* *The recommendations above have been made Conditions of Approval.*
				Building*: The Fire Department recommends that the following be resolved and/or completed prior to issuance of a Building Permit:* - *A building sprinkler system and alarm system shall be installed in each of the proposed buildings.* *The recommendation above has been made a Condition of Approval.*
				Streets: *The Streets Division recommends that the following be resolved and/or completed prior to issuance of a Building Permit:* - *Any landscaping proposed on the west side of the proposed structures shall not block the 10'-wide public utilities easement.* - *The Applicant shall dedicate a public access easement within the shared internal drive to gain access to/from proposed Lot 3.* *The recommendations above have been made Conditions of Approval.*
				City Arborist: *No comments*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A, as no signage is proposed at this time.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*The proposed and existing units are accessed from a 26'-wide parking access lane. Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 parking spaces per unit. Three (3), fourplex, two-story buildings (12 units in total) are proposed; therefore, at least 18 parking spaces are required. The site plan shows a total of 24 parking spaces: each unit has an attached one (1) car garage and a one (1) car parking space in the driveway, for a total of 24 parking spaces. Any overflow parking would occur within the public street of Shenandoah Drive.*

				Parking requirements for the proposed project are met.
☐	☐	☒	**17.09.040.06: Excess of Permitted Parking**	**A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.**
			Staff Comments	*N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. (See image below for further details.)*
☒	☐	☐	**Bulk Requirements**	**Limited Business (LB) Zone District:**

			Staff Comments	*Building Height:*
				- *Permitted Building Height: 35'*
				- *Proposed Building Height: 28'-½"*
				
				Building Setbacks:
				- *Required Setbacks:*
				  o *Front Yard: 20'*
				  o *Side Yards: 10'*

				o Rear Yard: 10' *- Proposed Setbacks:* *o Front Yard (Shenandoah Drive, east): 26'* *o Side Yard (north): 10.5'* *o Side Yard (south): 10.5'* *o Rear Yard (west): 14.5'* *All setback and building height requirements have been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*The public street, Shenandoah Drive, and public right-of ways are existing. A five (5) foot wide sidewalk exists along the property frontage of Shenandoah Drive. To safely access each unit located along Shenandoah Drive, sidewalk connections were made during construction of the first eight (8) residential units on Lots 1 and 2. These sidewalks comply with City Standards and no additional sidewalks are proposed at this time.*
☐	☐	☒	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)1a**	**a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings**
			Staff Comments	*The size and position of the proposed and existing buildings on the parcel create open space between them, which supports adequate outdoor areas for residents to utilize. The proposed buildings also incorporate 110 square feet of deck space for each unit, which have western facing views.* *Within the PUD agreement for the subject parcel, the Applicant requested a Waiver of a Park Dedication or Park Payment in-Lieu Fee (Section 16.04.110.A1) and is providing deed-restricted community housing units as a public benefit. On this 1.2-acre parcel, there is a potential for 24 units. Of those 24 units, eight (8) existing units (33% of total potential units) are financed through Idaho Housing and Finance Association (IHFA) to households earning 60% or less of Area Median Income. While the subject parcel allows for 24 units per acre, only 20 are*

				proposed. The existing units make up 40% of proposed units. Four (4) of the twelve (12) new units will be reserved for hospital employees for which rent will be based on income and will not exceed more than 30% of the employee's adjusted gross income. The remaining eight (8) units will be rent-restricted units for other area employers or residents, rented at a maximum rent of 30% of adjusted gross income for that household.
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*Landscaping within Lots 1 and 2 are existing. Lot 3 is vacant, and no vegetation exists onsite.*
☒	☐	☐	**17.06.080(A)1c**	**c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.**
			Staff Comments	*Access to the property can be achieved from the private access lanes off of Shenandoah Drive. The proposed and existing units are serviced by a 26'-wide parking access lane. Site circulation has been designed to keep vehicular access and onsite parking to the shared internal drive.*
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	*Individual trash and recycling receptacles per unit are proposed, and tenants will be responsible for bringing the receptacles to the curb of Shenandoah Drive for weekly pick-up.* *There are two existing transformers in close proximity to the project, one is located along the shared internal drive between the existing buildings and the other is located along Shenandoah Drive adjacent to the neighboring property to the south. The existing transformers shall be screened from view of surrounding properties. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A, as no alleys exist or are planned. The internal shared drive will be utilized for building services.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A, as no vending machines are proposed at this time.*
☒	☐	☐	**17.06.080(A)1g**	**g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. *(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)*** **i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.** **ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.**
			Staff Comments	*Onsite parking is located off the existing internal drive, accessed from Shenandoah Drive, and to the east of the three (3) proposed buildings. All parking*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The proposal is for three (3) multifamily buildings, containing four (4) units each, for a total of twelve (12) units in the Limited Business (LB) Zoning District. The proposed buildings are compatible with the adjacent existing buildings on Lots 1 and 2. The proposed buildings also have similar shapes and rooflines to the Sweetwater Subdivision to the north but are smaller in size. The design of the proposed buildings incorporates a variety of features, such as balconies and varying roof elements, which are consistent with the neighborhood. The*

				surrounding area is a mix of single-family and multifamily residential developments.
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A, as the project is not a corporate design.*
☒	☐	☐	**17.06.080(A)2c**	**c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.**
			Staff Comments	*The proposed building design(s) emphasizes human scale and draws attention to the main entrance of each unit, with a covered front entry. The façade will also see directional siding, both horizontal and vertical, utilizing corrugated metal and lap board siding. A variety of windows and roof elements also reduce the mass of the proposed buildings and emphasize human scale (see images below for further details).* *Type 1:* *Type 2:*
☒	☐	☐	**17.06.080(A)2d**	**d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.**
			Staff Comments	*While the front façade of the units faces Shenandoah Drive, the proposed buildings are blocked from the street by the existing buildings on Lots 1 and 2. Covered front entryways are inviting and emphasize human scale, as well as break up the mass of the proposed structures. The utilization of various exterior materials, colors, and rooflines help to break up any large building surfaces.*
☐	☐	☒	**17.06.080(A)2e**	**e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.**
			Staff Comments	*N/A, as no future additions or renovations are planned at this time.*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**

			Staff Comments	*A variety of materials will be used on the exterior of the buildings. The plans for Type 1 include a mix of corrugated metal siding (black color), lap board siding (gray color), and pitched gabled roof elements. The plans for Type 2 include a mix of corrugated metal siding (black color), lap board siding (blue color), and shed roof elements. Both Type 1 and Type 2 designs also incorporate a rear deck and various windows.* *A Materials Sample Board will be brought to the hearing.*
☒	☐	☐	**17.06.080(A)2g**	**g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.**
			Staff Comments	*The exterior colors and materials proposed have been integrated into the architecture of the building and are complimentary of the surrounding area, including the Sweetwater Subdivision to the north. The blue lap siding proposed on the Type 2 design is harmonious with the blue and tan exterior colors of the existing buildings on Lots 1 and 2.*
☐	☐	☒	**17.06.080(A)2h**	**h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.**
			Staff Comments	*N/A, as no flat roofs are proposed.* *The Type 1 roof design utilizes a shingled gabled pitched roof, board and batt siding gabled roof features in the front and over the rear second-story deck, and a shingled shed roof over the front entry.* *The Type 2 roof design incorporates a shed roof, of both board and batt siding and shingles, a shingled shed roof over the front entryway, and a shingled pitched roof over the second-story rear deck.*
☒	☐	☐	**17.06.080(A)2i**	**i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:** **i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.** **ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.** **iii) Double glazed windows.** **iv) Windows with Low Emissivity glazing.** **v) Earth berming against exterior walls** **vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.** **vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.**
			Staff Comments	*The Applicant plans to minimize energy consumption by utilizing the following techniques:* - *Double Glazed Windows: All windows will be, at a minimum, double glazed.* - *Low Emissivity Glazing: All windows will have low emissivity glazing.*

				Additionally, the Applicant intends to prewire the buildings for electric vehicle charging and solar energy. If needed, the Applicant can further describe any of the above methods and/or other alternative energy sources utilized to minimize energy consumption.
☒	☐	☐	**17.06.080(A)2j**	**j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.**
			Staff Comments	*Snow clips and/or gutters and downspouts will be installed to prevent snow from falling on pedestrian areas. Both building designs include a covered front entryway by a shed roof.*
☒	☐	☐	**17.06.080(A)2k**	**k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.**
			Staff Comments	*Downspouts and drains will lead to landscaped areas and shall not create any pedestrian hazards.*
☐	☐	☒	**17.06.080(A)2l**	**l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).**
			Staff Comments	*N/A, as no vehicle canopies are proposed.*
☐	☐	☒	**17.06.080(A)2m**	**m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.**
			Staff Comments	*N/A, as no master signage plan is proposed*

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**17.06.080(A)3a**	**a. Accessory structures shall be designed to be compatible with the principal building(s).**
			Staff Comments	*N/A, as no accessory structures are proposed.*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A, as no accessory structures are proposed.*
☐	☐	☒	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*N/A, as no perimeter fences are proposed. A fence is existing fence on the adjoining property along on the southside of the parcel's boundary will remain.*
☐	☐	☒	**17.06.080(A)3d**	**d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.**
			Staff Comments	*N/A, as no fencing is proposed at this time.*
☒	☐	☐	**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	*Aside from minimal plumbing vents, no roof projections and/or roof-mounted mechanical equipment are proposed at this time.*
☒	☐	☐	**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, as no alternative energy sources are proposed at this time.*
☒	☐	☐	**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	*Trash receptacles, recycling and utility boxes are located to the rear of the building, off of the internal shared drive. The Idaho Power transformer box will be located, per IPCO Regulations, along the eastern property line and will be screened from view by landscaping. No additional ground-mounted mechanical equipment is proposed.*
☒	☐	☐	**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.*
☒	☐	☐	**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.*

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

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

			Staff Comments	*The proposed Landscaping Plan incorporates a combination of trees, shrubs, grasses, and groundcover. The Landscape Plan (Sheet L1) shows a total of nineteen (19) trees to be planted onsite.* *Pursuant to this standard, newly landscaped areas having more than 10 trees, a minimum of 10% of the trees, or one (1) tree, shall be at least 4" caliper, 20% of the trees, or three (3) trees, shall be at least 3" caliper, and 20% of the trees, or three (3) trees, shall be at least 2 ½" caliper. However, Staff has recently put forth a text amendment to the Municipal Code reducing the required tree caliper size to be no less than two-and-one-half (2 ½) inches and no greater than four (4) inches, and a maximum of 20% of any single tree species shall not be exceeded in any landscape plan. The benefits of smaller caliper trees include trees that are faster growing, more resilient, and cost effective.* *The Applicant is proposing the following onsite trees:* *- Three (3) Washington Hawthorn at 1-½" caliper* *- Four (4) Sub Alpine Fir at 2" caliper* *- Four (4) Austrian Pine at 2" caliper* *- Twelve (12) Rocky Mountain Juniper at 1- ½" caliper* *The Applicant shall increase the proposed tree caliper to two-and-one-half (2-½) inches for all proposed trees to comply with the upcoming text amendment to the Municipal Code. This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)4e**	**e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.**
			Staff Comments	*N/A, as the proposed project is located within the Limited Business (LB) Zoning District.*
☒	☐	☐	**17.06.080(A)4f**	**f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.**
			Staff Comments	*The proposed landscaping is varied, as shown in the Landscape Plans. Refer to Section 17.06.080(A)4d for further details.*
☒	☐	☐	**17.06.080(A)4g**	**g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.**
			Staff Comments	*A Grading and Drainage Plan has been submitted and storm water will be retained onsite. Runoff is directed to drywells where it will infiltrate into the soil.*
☒	☐	☐	**17.06.080(A)4h**	**h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).**
			Staff Comments	*The Applicant will be responsible for maintaining plant material in healthy condition.*
☐	☐	☒	**17.06.080(A)4i**	**i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4j**	**j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.**
			Staff Comments	*N/A, as no retaining walls are proposed.*

☐	☐	☒	**17.06.080(A)4k**	**k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A, as no retaining walls are proposed.*
☐	☐	☒	**17.06.080(A)4n**	**n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.**
			Staff Comments	*N/A, as no retaining walls are proposed.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.080(D)1a**	**a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.**
			Staff Comments	*The site contains two (2), four-unit existing multifamily residential buildings, each 4,698 square feet in size, for a total of eight (8) units on Lots 1 and 2. The proposed site plan displays three (3), four-unit multifamily residential buildings, comprised of twelve (12) units with attached one-car garages. The proposed buildings will be located on Lot 3, to the rear of the existing buildings. All structures on Lots 1-3 will utilize a shared internal drive off Shenandoah Drive. The size and position of the proposed and existing buildings on the parcel create open space between them, which supports adequate outdoor areas for residents to utilize. The surrounding area and adjacent uses are multi-family in nature and are compatible with the proposed development of Lot 3.*
☒	☐	☐	**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	*Interior and perimeter sidewalks are existing and reinforce pedestrian circulation within the site.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.**
			Staff Comments	*The proposed and existing buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the internal drive. A five (5) foot wide sidewalk along the perimeter of the project is existing, where pedestrian traffic can safely navigate the site.*

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

Compliant	Standards and Staff Comments

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

17.06.060 Criteria.

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

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

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

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

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

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

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

a) All applicable Fire Department and Building Department requirements shall be met. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
   i. The Applicant shall install a building sprinkler system and alarm system in each of the proposed buildings.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Requirements include but are not limited to:
   i. The meter vault shall have a metal collar installed.
   ii. A minimum of a 1% slope between manhole S1-S2.
   iii. Landscaping proposed along the west side of the buildings shall not block the 10'-wide Public Utilities Easement.
   iv. A Public Access Easement shall be dedicated within the shared internal drive of Lots 1-3.
d) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
e) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
f) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
g) All proposed trees shall have a caliper size of at least two-and-a-half (2-½) inches and a maximum of four (4) inches.
h) The Applicant shall dedicate an Aviation Easement and/or disclosure documentation subject to noise, dust, fumes, and other byproducts of airport operations.
i) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
j) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to

and for the duration of a valid Building Permit.

k) Appropriate documentation shall be provided by the Applicant recognizing that the parcel is located within the Airport's Influence Area, and is subject to dust, fumes and other byproducts of airport operations. Documentation shall be provided prior to issuance of Certificate of Occupancy.
l) The Applicant shall submit Form 7460-1, if by Federal Law, 14 CRF Part 77, they meet notification criteria.
m) The proposed buildings shall be constructed with sound attenuation materials and techniques.

Motion Language

Approval: Motion to approve the Design Review Application by ARCH Community Housing Trust, Inc., for construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3, to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District, 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 (m) are met.

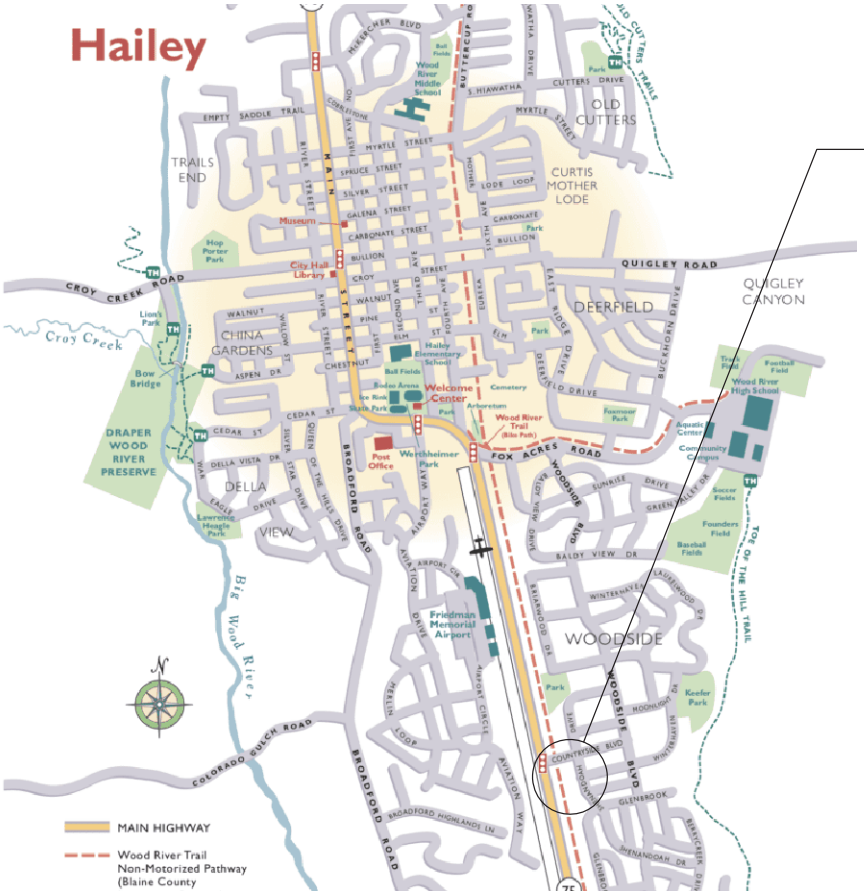
Denial: Motion to deny the Design Review Application by ARCH Community Housing Trust, Inc., for construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3, to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District, finding that _____[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

HAILEY, 4 PLEX TYPE 1

2721 Shenandoah Drive

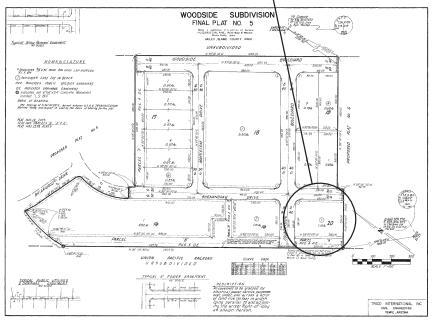
Hailey, Idaho



VICINITY MAP

SCALENONE

2721 Shenandoah Drive
Hailey, Idaho



SUBDIVISION MAP

SCALENONE

OWNER INFORMATION

ARCH COMMUNITY HOUSING TRUST
PO BOX 1292
KETCHUM, ID 83340

PROJECT INFORMATION

LEGAL DESCRIPTION:	LOT 20	
ZONING:	LIMITED BUSINESS	
LOT AREA:	0.38 ACRE	
	PER UNIT	TOTAL
GARAGE/STORAGE	520 SQ. FT.	2080 SQ. FT.
SECOND FLOOR LIVEABLE	520 SQ. FT.	2080 SQ. FT.
NEW DECKS	110 SQ. FT.	440 SQ. FT.

CONSULTANTS

OWNER:
ARCH COMMUNITY HOUSING TRUST
PO BOX 1292
KETCHUM, ID 83340
MICHELLE@ARCH-BC.ORG

STRUCTURAL ENGINEER:
GREG YARLOTT
SELKIRKDESIGN@GMAIL.COM

BUILDER:
BRADLEY CONSTRUCTION NORTH INC.
PO BOX 41
HAILEY, IDAHO 83333
(208) 481-2209
EMAIL: BRADLEYCONST@COX.NET

NO.	DESCRIPTION
C0.0	COVER SHEET, PROJECT DATA, VICINITY MAP
C1.0	SITE PLAN
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	BUILDING SECTION
A4.0	LOWER ROOF PLAN
A4.1	UPPER ROOF PLAN
	STRUCTURAL PLANS
S1.0	STRUCTURAL SPECIFICATIONS
S2.0	FOUNDATION AND FIRST FLOOR FRAMING PLAN
S3.0	SECOND FLOOR AND LOWER ROOF FRAMING PLAN
S3.1	ROOF FRAMING PLAN
S4.1	STRUCTURAL DETAILS
S4.2	STRUCTURAL DETAILS

REVISIONS

HAILEY 4 PLEX TYPE 1

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

COVER SHEET

May 12, 2022

C0.0

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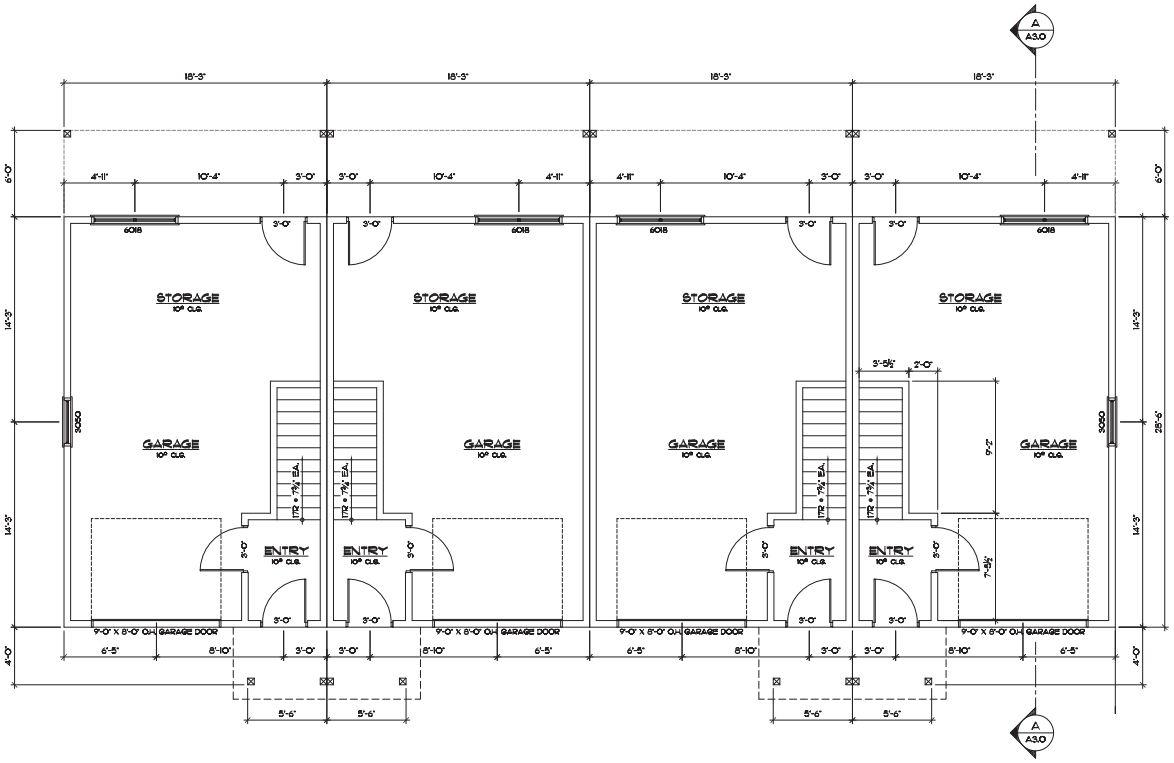

FIRST FLOOR PLAN

1/4" = 1'-0"

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

FIRST FLOOR PLAN

May 12, 2022

A1.0

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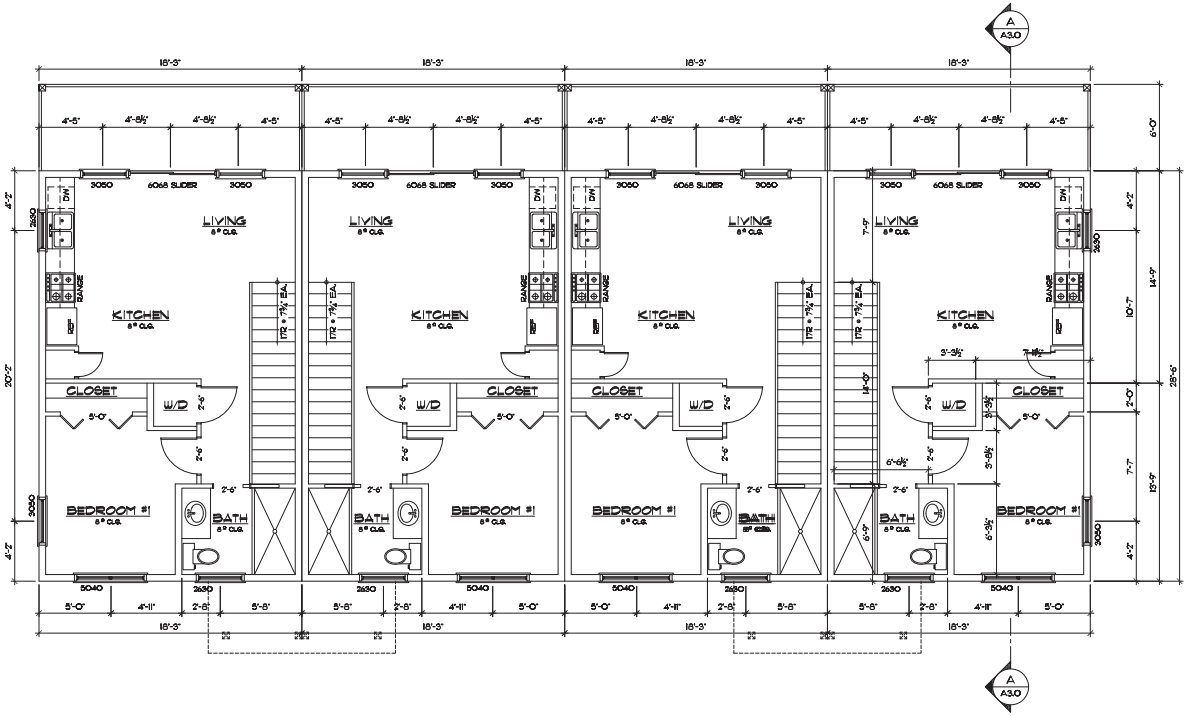

SECOND FLOOR PLAN

1/4" = 1'-0"

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

SECOND FLOOR PLAN

May 12, 2022

A1.1

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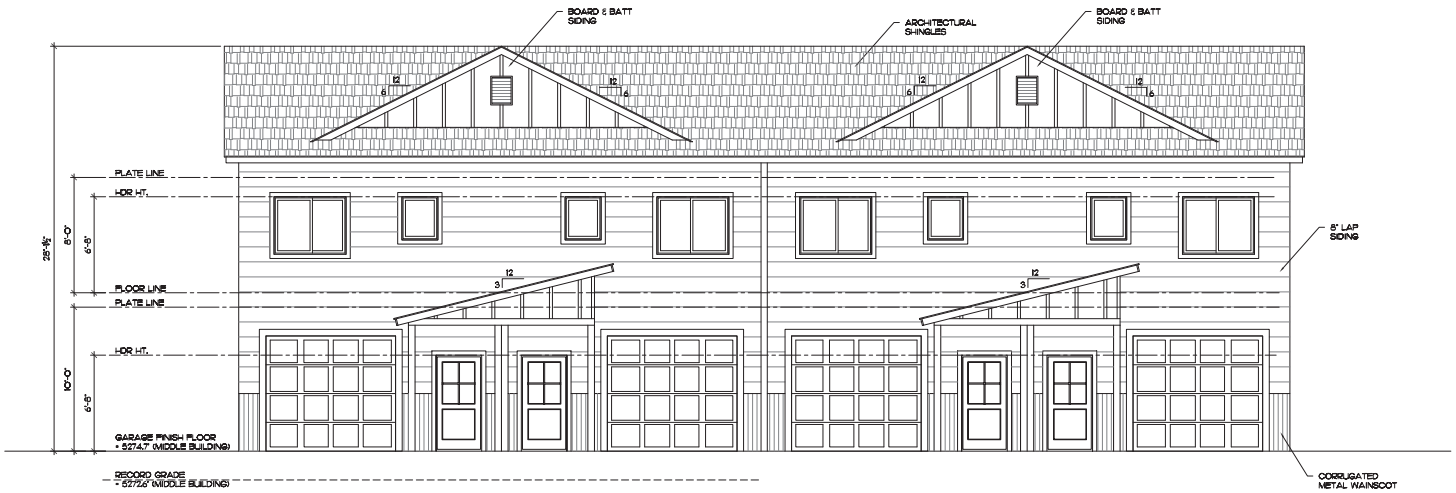
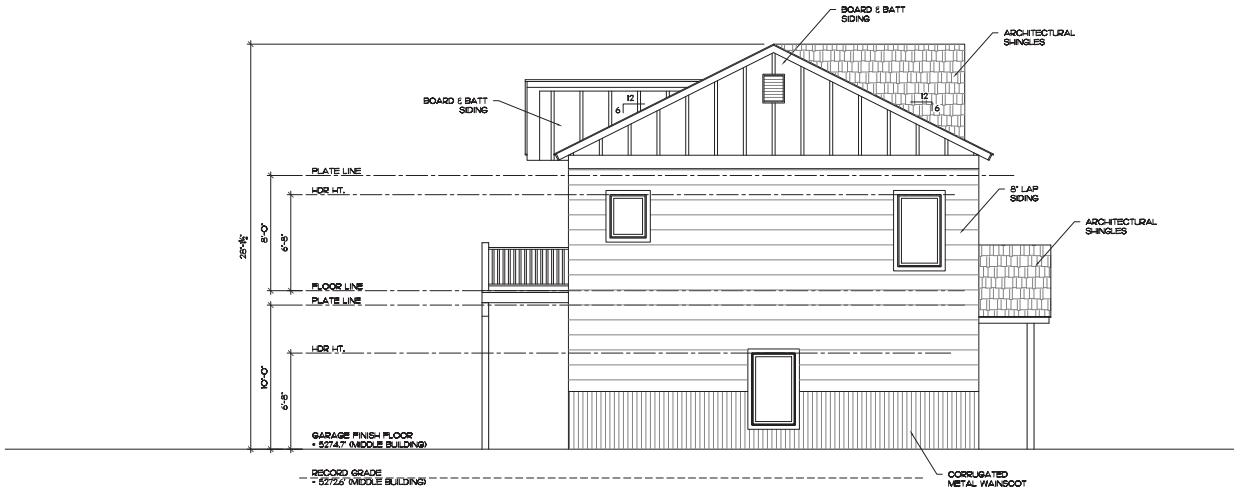


FRONT ELEVATION



RIGHT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

ELEVATIONS

May 12, 2022

A2.0

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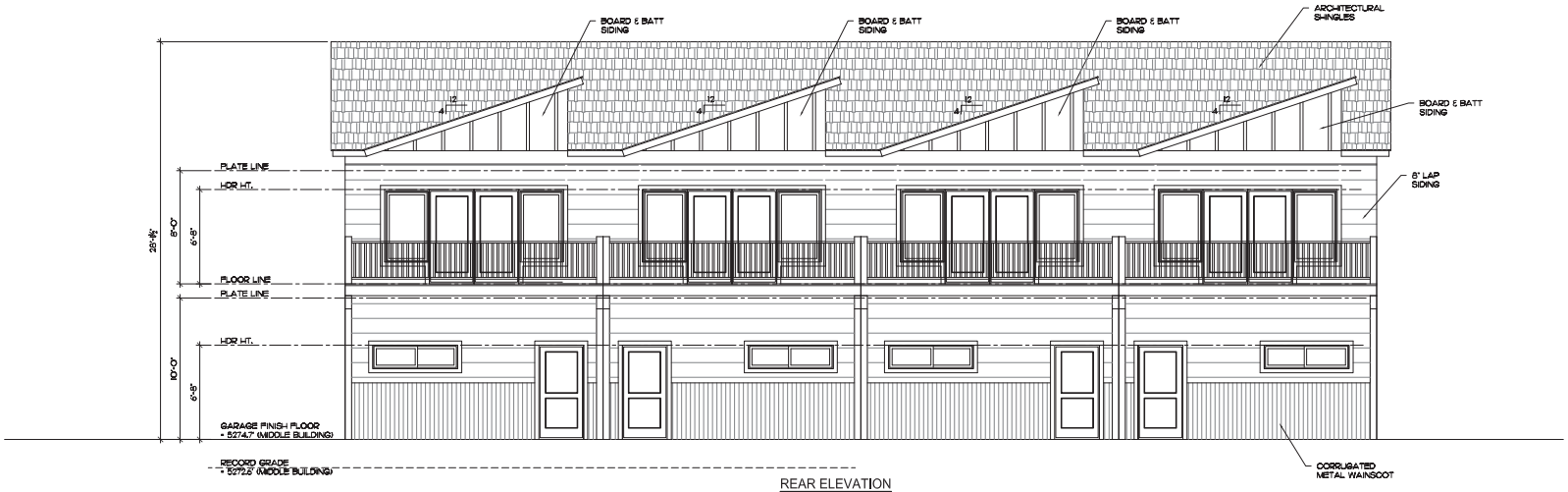
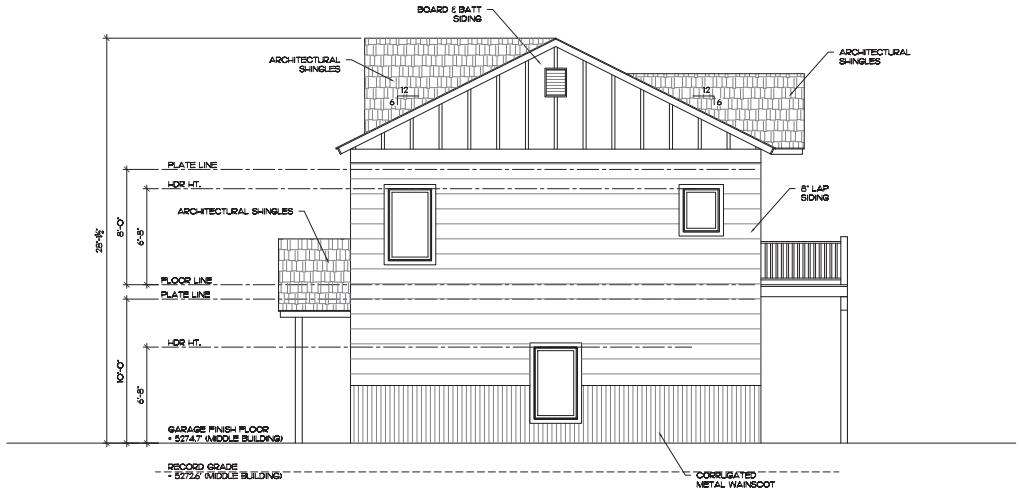


REAR ELEVATION



LEFT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

ELEVATIONS

May 12, 2022

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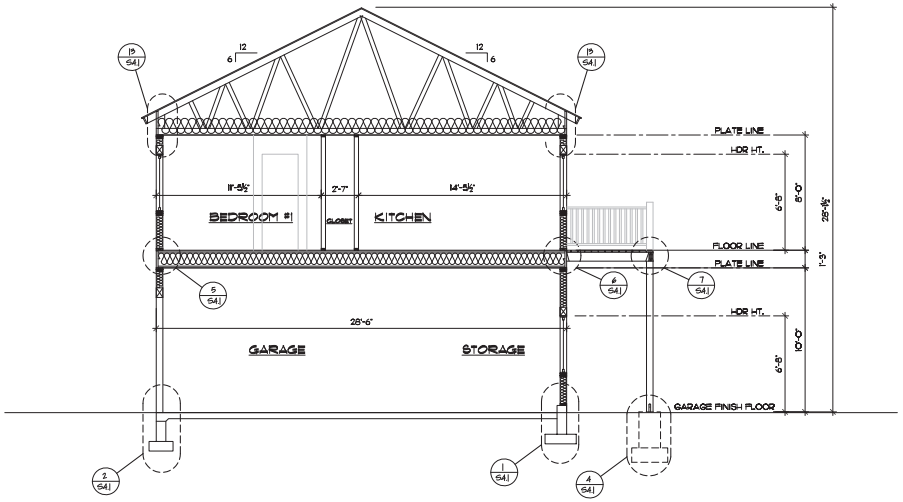

SECTION A-A

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

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

BUILDING SECTIONS

May 12, 2022

A3.0

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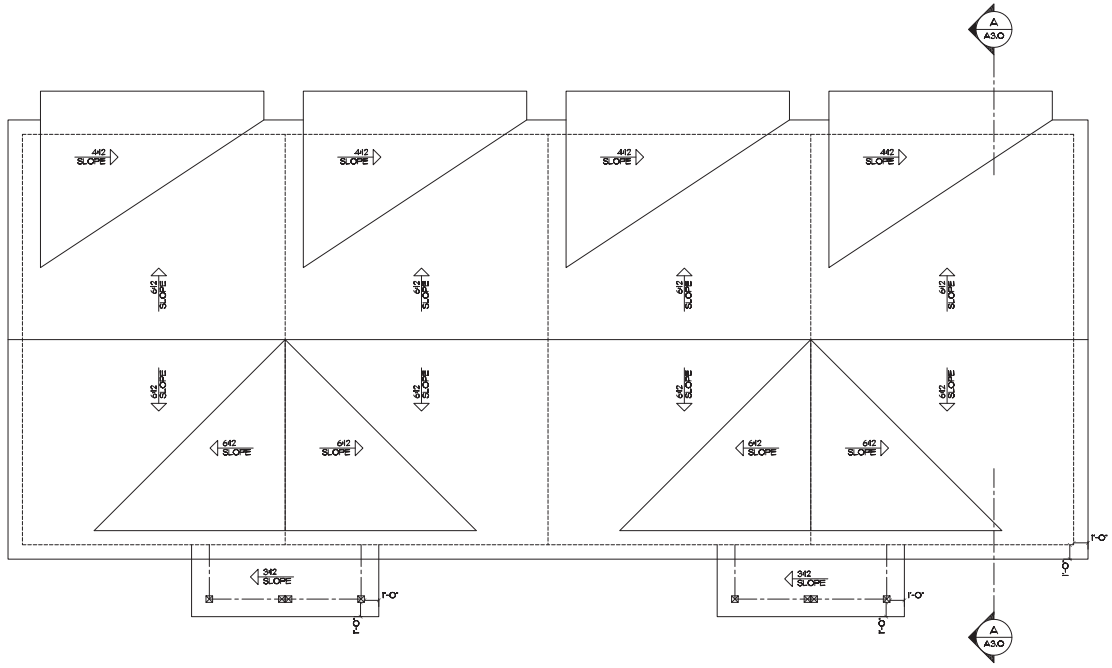

ROOF PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

ROOF PLAN

May 12, 2022

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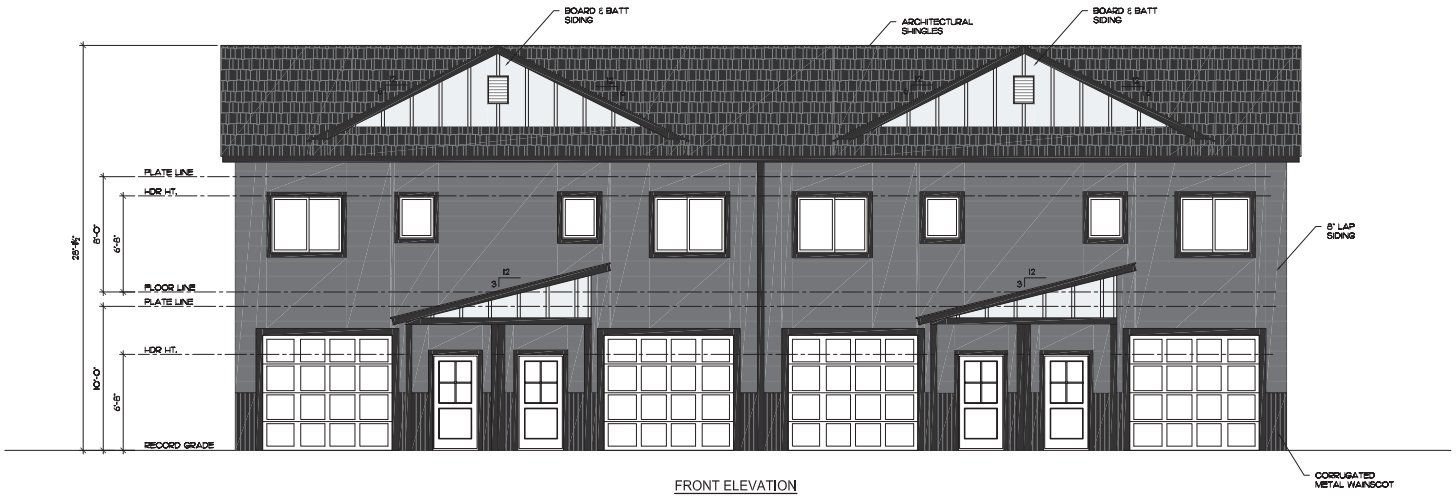
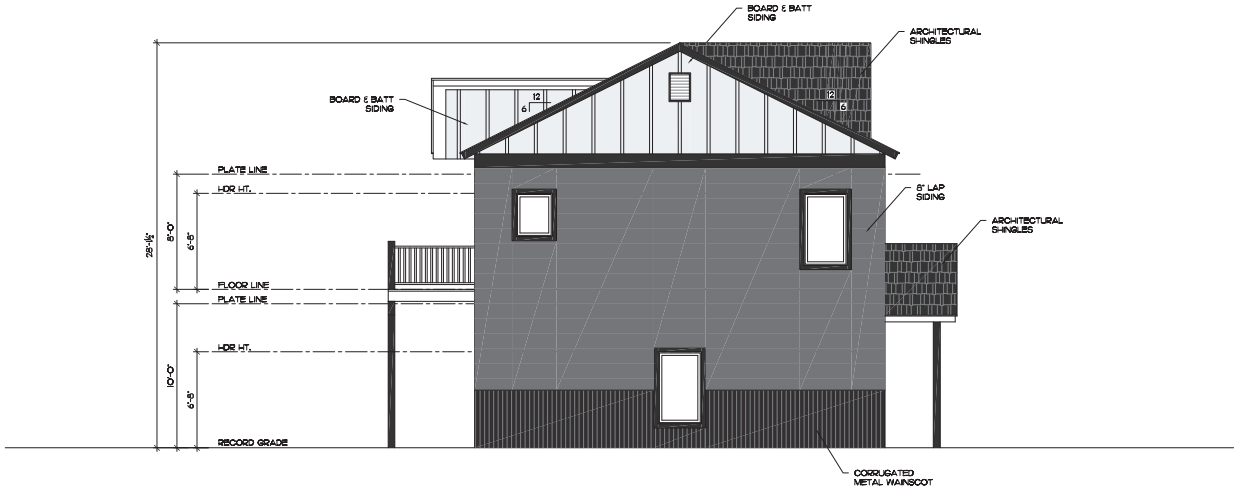


FRONT ELEVATION



RIGHT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

COLOR ELEVATIONS

May 10, 2022

A5.0

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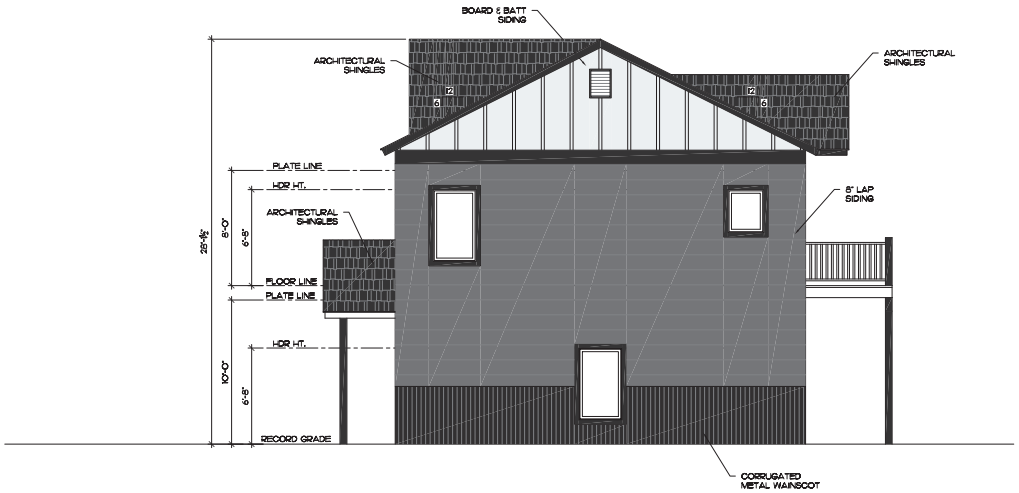
REAR ELEVATION



LEFT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX TYPE I

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

COLOR ELEVATIONS

May 10, 2022

A5.1

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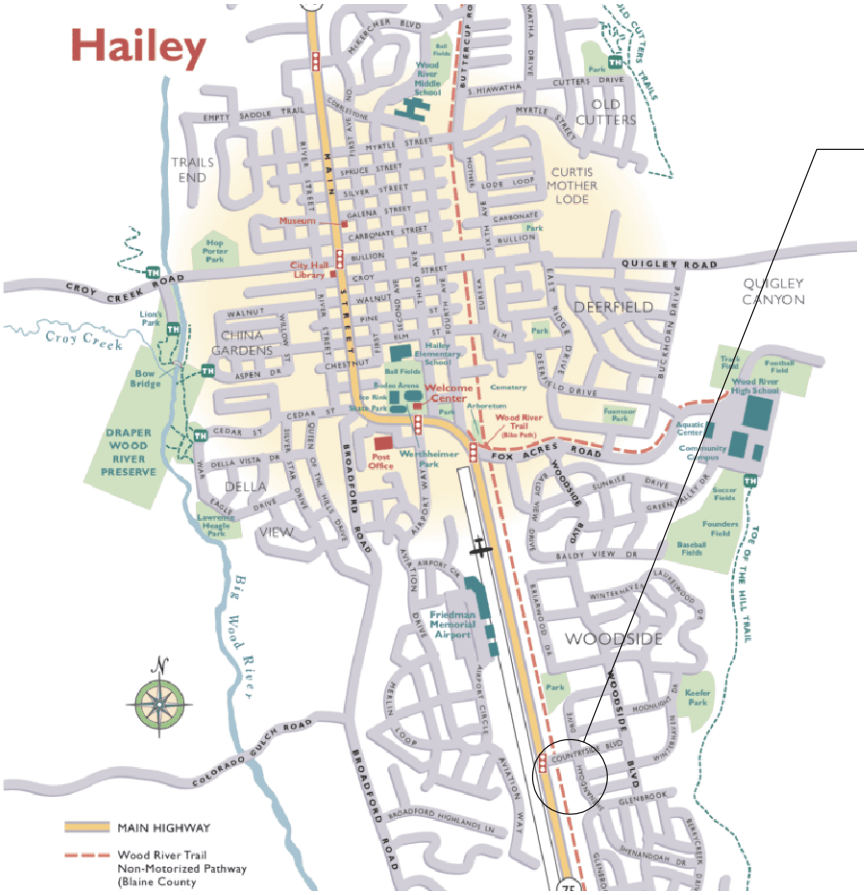
HAILEY, 4 PLEX TYPE 2

2721 Shenandoah Drive

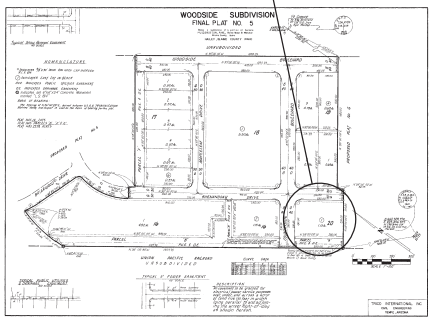
Hailey, Idaho



VICINITY MAP

SCALE:NONE

2721 Shenandoah Drive
Hailey, Idaho



SUBDIVISION MAP

SCALE:NONE

OWNER INFORMATION

ARCH COMMUNITY HOUSING TRUST
PO BOX 1292
KETCHUM, ID 83340

PROJECT INFORMATION

LEGAL DESCRIPTION:	LOT 20	
ZONING:	LIMITED BUSINESS	
LOT AREA:	0.38 ACRE	
	PER UNIT	TOTAL
GARAGE/STORAGE	520 SQ. FT.	2080 SQ. FT.
SECOND FLOOR LIVEABLE	520 SQ. FT.	2080 SQ. FT.
NEW DECKS	110 SQ. FT.	440 SQ. FT.

CONSULTANTS

OWNER:
ARCH COMMUNITY HOUSING TRUST
PO BOX 1292
KETCHUM, ID 83340
MICHELLE@ARCH-BC.ORG

STRUCTURAL ENGINEER:
GREG YARLOTT
SELKIRKDESIGN@GMAIL.COM

BUILDER:
BRADLEY CONSTRUCTION NORTH INC.
PO BOX 41
HAILEY, IDAHO 83333
(208) 481-2209
EMAIL: BRADLEYCONST@COX.NET

NO.	DESCRIPTION
C0.0	COVER SHEET, PROJECT DATA, VICINITY MAP
C1.0	SITE PLAN
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	BUILDING SECTION
A4.0	LOWER ROOF PLAN
A4.1	UPPER ROOF PLAN
	STRUCTURAL PLANS
S1.0	STRUCTURAL SPECIFICATIONS
S2.0	FOUNDATION AND FIRST FLOOR FRAMING PLAN
S3.0	SECOND FLOOR AND LOWER ROOF FRAMING PLAN
S3.1	ROOF FRAMING PLAN
S4.1	STRUCTURAL DETAILS
S4.2	STRUCTURAL DETAILS

REVISIONS

HAILEY 4 PLEX TYPE 2

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

COVER SHEET

May 12, 2022

C0.0

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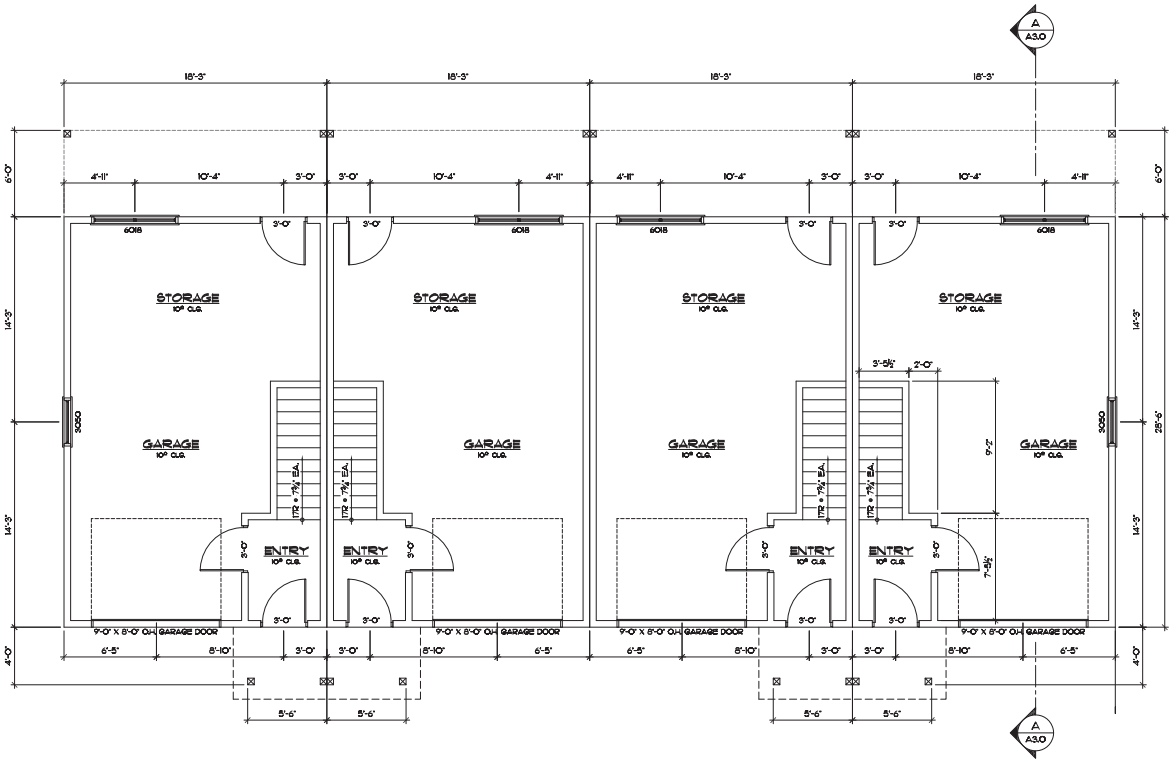

FIRST FLOOR PLAN

1/4" = 1'-0"

REVISIONS

HAILEY 4 PLEX TYPE 2

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

FIRST FLOOR PLAN

May 12, 2022

A1.0

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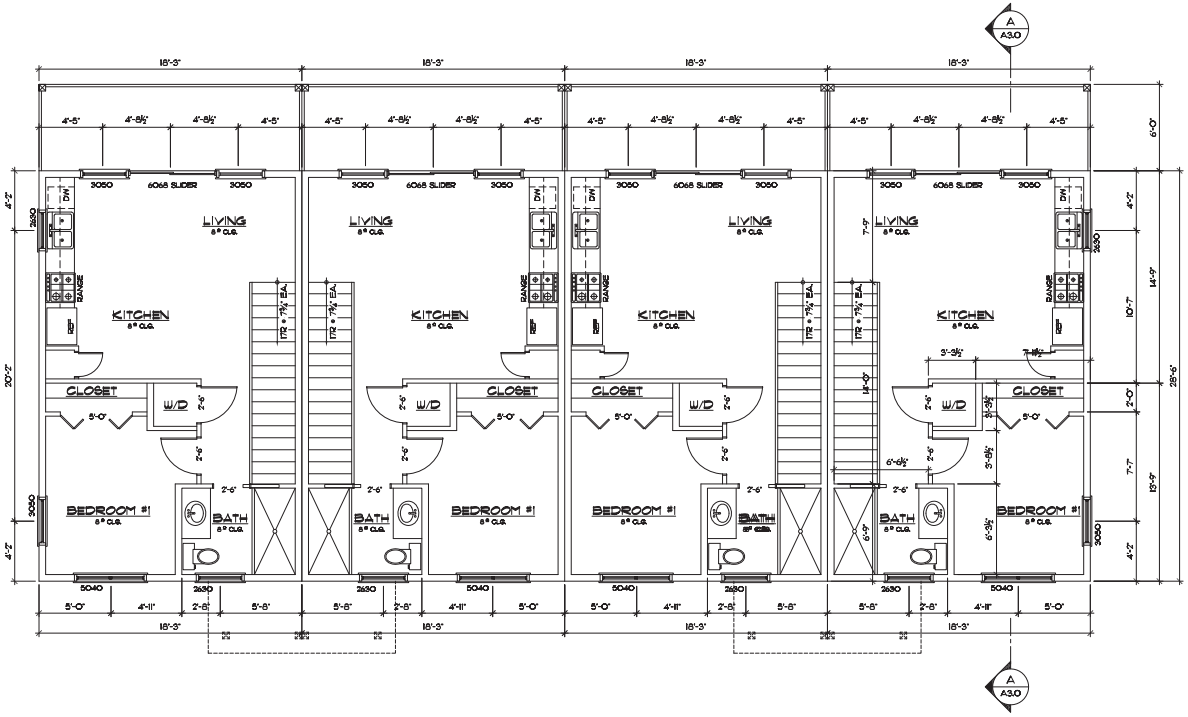

SECOND FLOOR PLAN

1/4" = 1'-0"

REVISIONS

HAILEY 4 PLEX TYPE 2

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

SECOND FLOOR PLAN

May 12, 2022

A1.1

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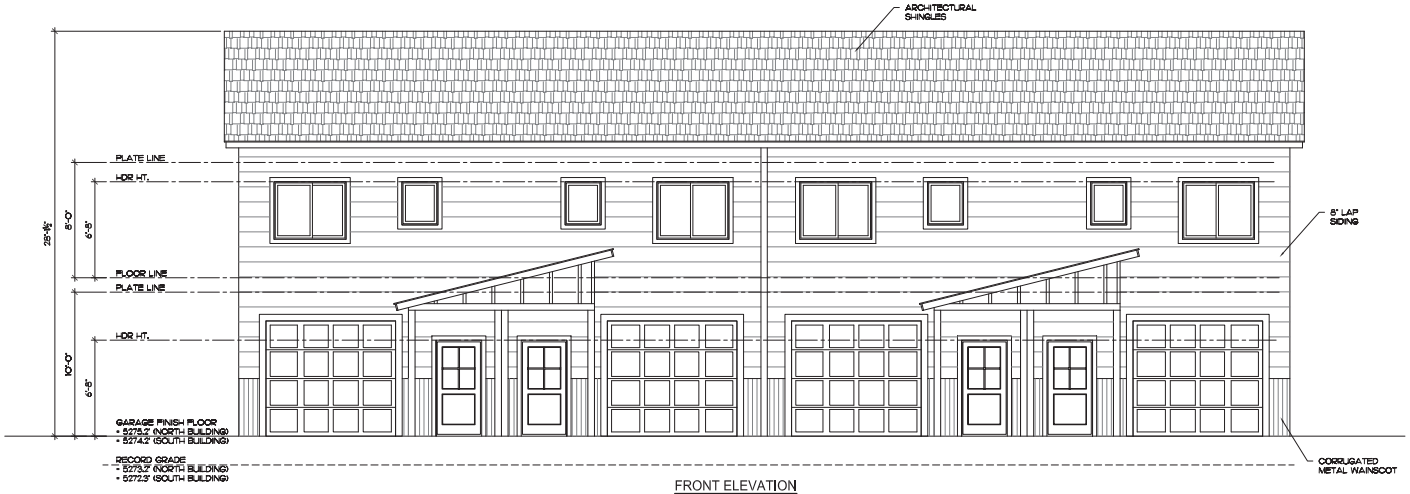
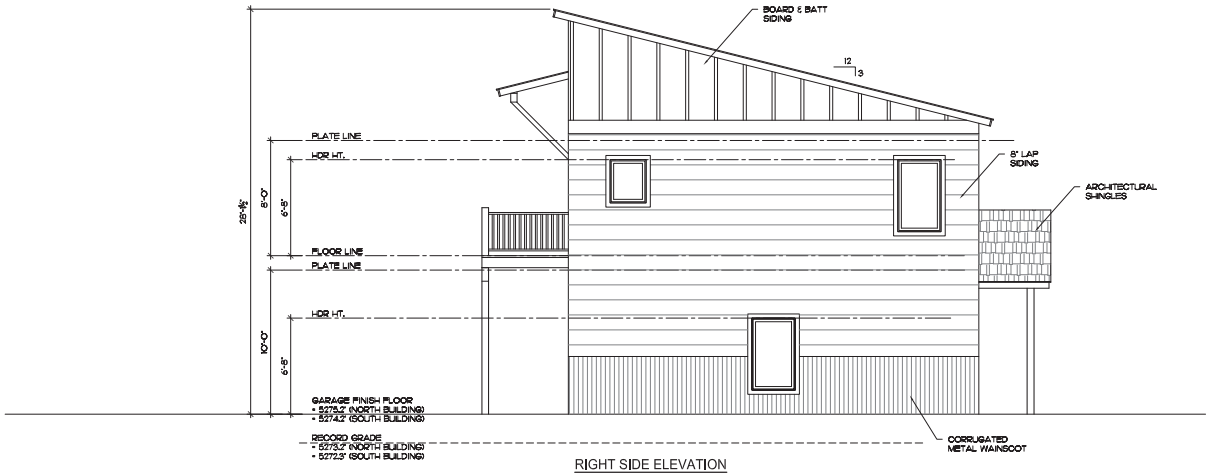


FRONT ELEVATION



RIGHT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX TYPE 2

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

ELEVATIONS

May 12, 2022

A2.0

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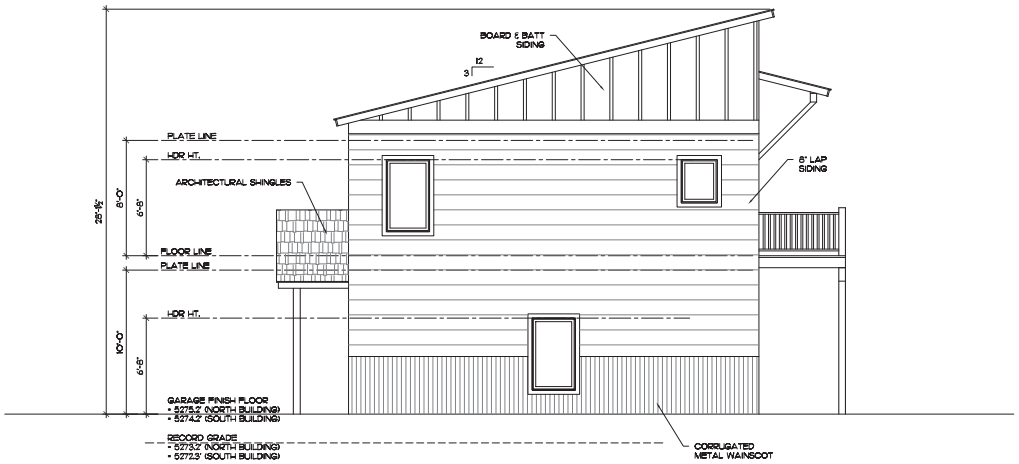
REAR ELEVATION



LEFT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX TYPE 2

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

ELEVATIONS

May 12, 2022

A2.1

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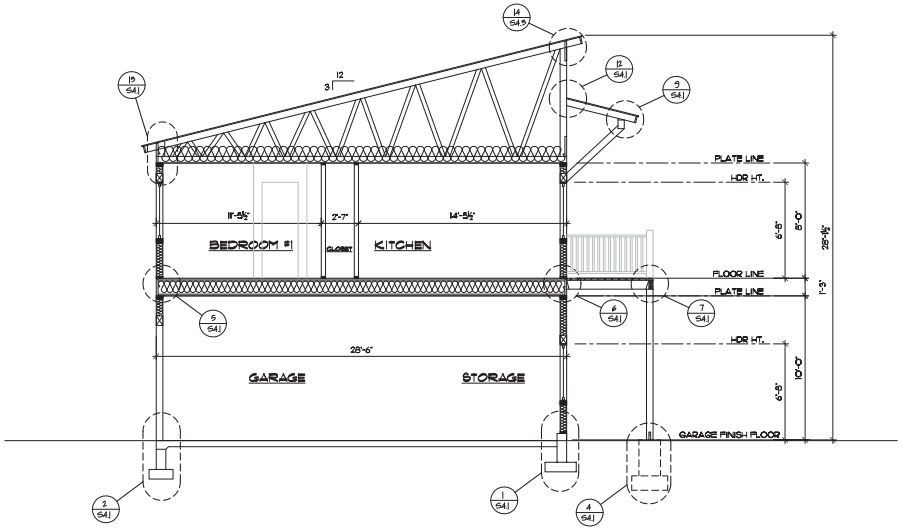

SECTION A-A

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

REVISIONS

HAILEY 4 PLEX TYPE 2

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

BUILDING SECTIONS

May 12, 2022

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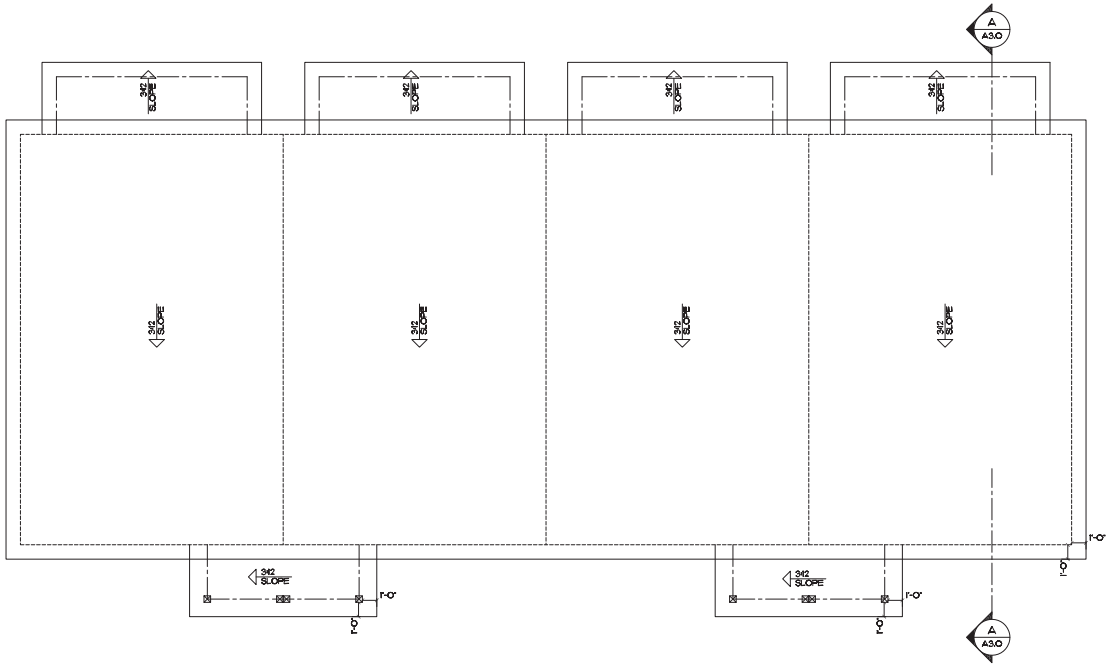

ROOF PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

HAILEY 4 PLEX TYPE 2

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

ROOF PLAN

May 12, 2022

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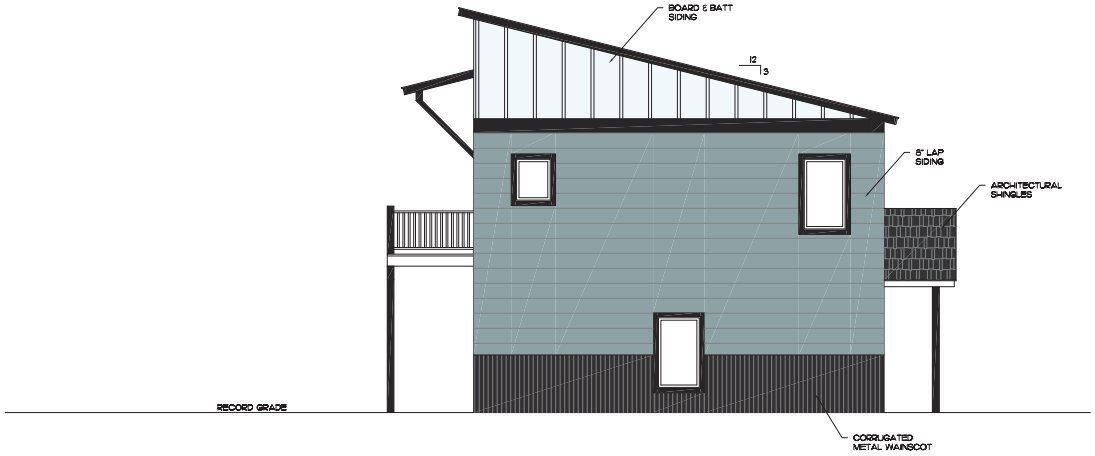
FRONT ELEVATION



RIGHT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX OPTION 1

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

COLOR ELEVATIONS

May 10, 2022

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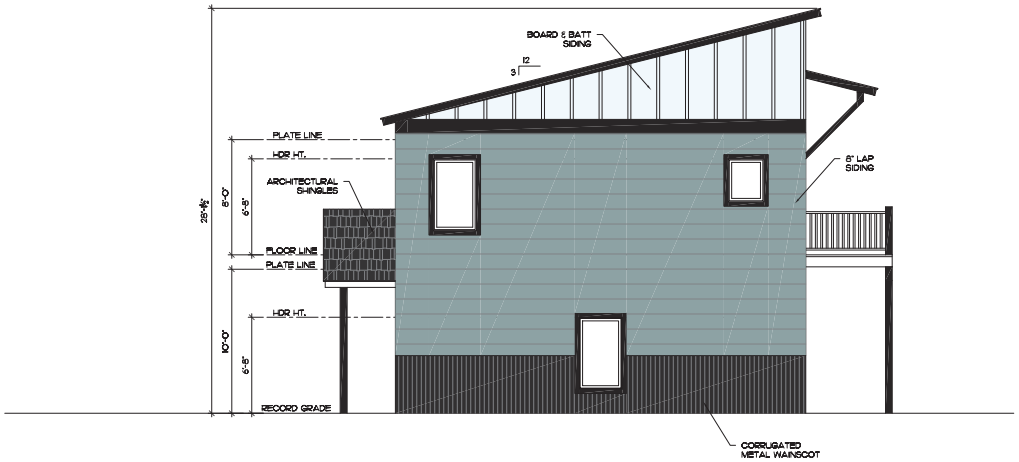
REAR ELEVATION



LEFT SIDE ELEVATION

REVISIONS

HAILEY 4 PLEX OPTION 1

2721 Shenandoah Drive
Hailey, Idaho

PRELIMINARY

COLOR ELEVATIONS

May 10, 2022

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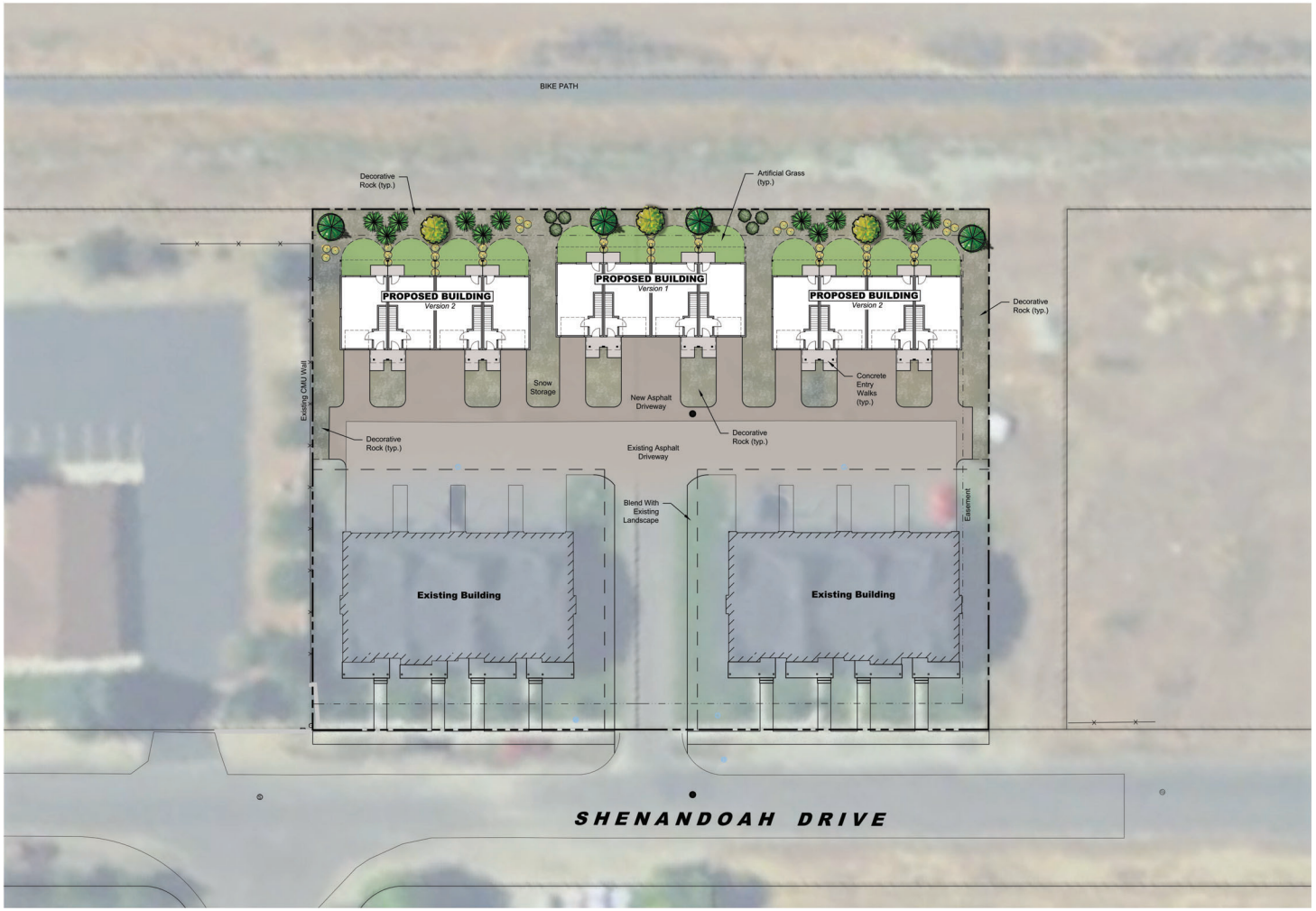


PLANT LEGEND

symbol	quan	description	planted size
	3	**Medium Sized Deciduous Trees** Washington Hawthorn - *Crataegus phaenopyrum*	1-1/2" Cal.
	4	**Evergreen Trees** Sub Alpine Fir - *Abies lasiocarpa* Austrian Pine - *Pinus nigra*	10' Height or 2" Cal.
	12	**Small Evergreen Trees** Rocky Mountain Juniper - *Juniperus scopulorum* Tannenbaum Pine - *Pinus Mugo ' Tannenbaum'*	8' Height or 1-1/2" Cal.
	6	**Shrub Massing** PekingCotoneaster - *Cotoneaster licidus* Diablo Ninebark - *Physocarpus opulifolius 'Diablo'* Snowmound Spirea - *Spiraea x nipponica 'Snowmound'* Tor Birchleaf Spirea - *Spiraea betulifolia 'Tor'* Common Snowberry - *Symphoricarpos albus*	5 Gal.
	42	**Ornamental Grasses & Perennials** Reed Grass - *Calamagrostis x a. 'Karl Foerster'* Flame Grass - *Miscanthus sinensis* Blue Oat Grass - *Helictotrichon sempervirens* Black Eye Susan - *Rudbeckia hirta* Lavendar - *Lavandula* Salvia - *Salvia divinorum*	1 Gal.
	2,300 sq ft	**Artificial Grass** Easy Turf (no irrigation)	

PLAN LEGEND

- Property Line (Per Survey)
- Decorative Rock
- Concrete Walkways & Stoops
- Asphalt Driveway

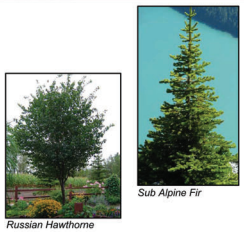
LANDSCAPE NOTES

1. All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.
2. Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.
3. Planting beds shall have decorative rock.

IRRIGATION NOTES

1. Verify utility locations prior to starting irrigation.
2. Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.
3. This is a Drip irrigation only system and shall be installed at the base of all plantings & trees.
4. Irrigation supply connected to the units domestic water system. The point of connection will include an approved backflow prevention device and water meter.

PLANT MATERIAL PHOTO EXAMPLES


Russian Hawthorne

Sub Alpine Fir

Rocky Mountain Juniper

Tannenbaum Pine

Perennials

Ornamental Grasses

ARTIFICAL GRASS EXAMPLE

Easy Turf - Close Up

S W N E

0' 10' 20' 40' 60'

Scale: 1" = 20' - 0"
On 24 x 36 (Arch D) Sheet Size

NS
CONSULTING, PLLC
landscape architecture & drone mapping
Nathan Schutte, ASLA
P: 208.320.2911
E: nathanwschutte@gmail.com

STATE OF IDAHO NATHAN W. SCHUTTE LA - 16798 LICENSED LANDSCAPE ARCHITECT

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PROJECT
SHENANDOAH 3
Woodside Subdivision #6, Block 21, Lots 1 & 2
Hailey, Idaho

DOCUMENT DATE
August 9, 2022

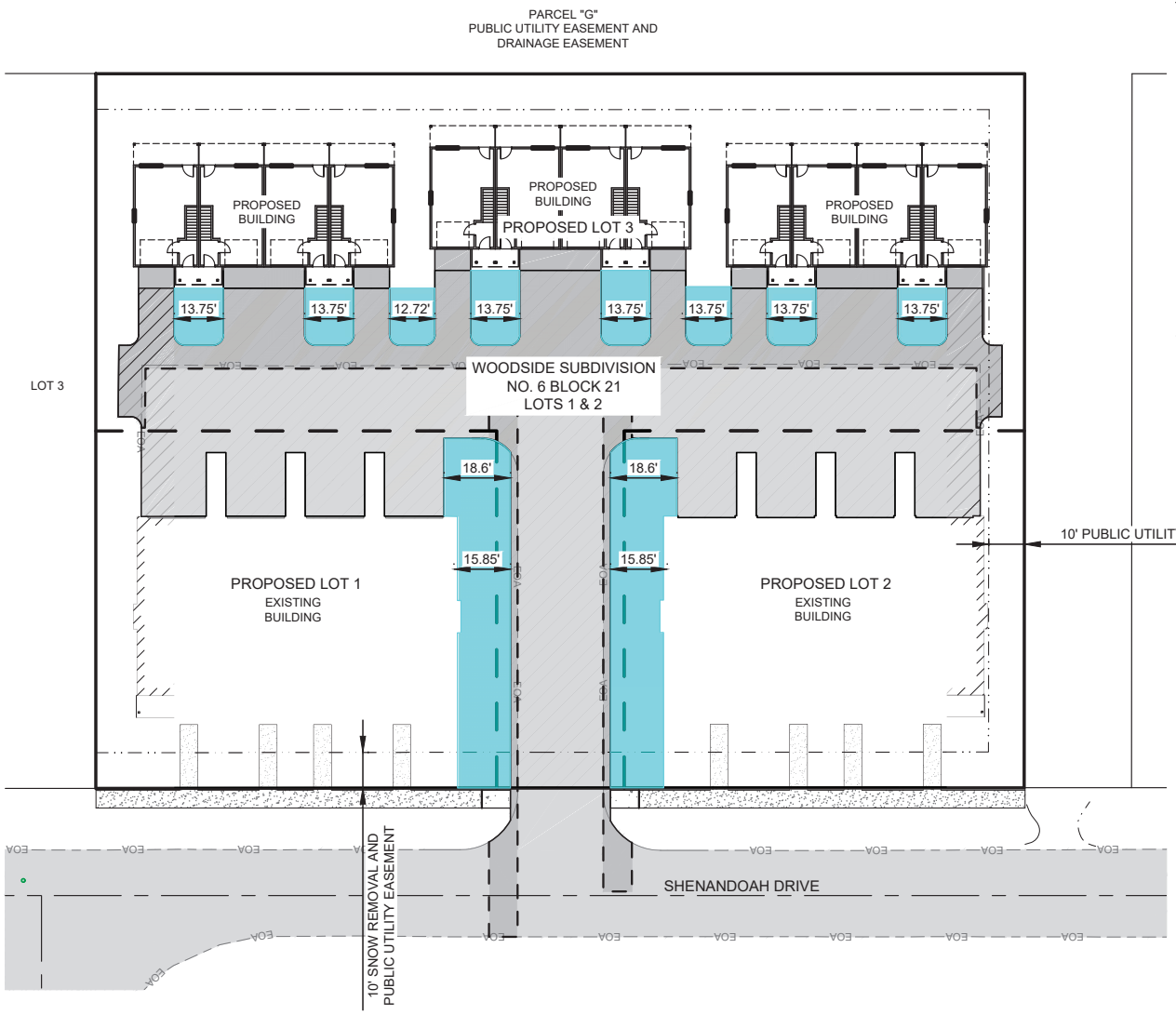
DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

DESIGN REVIEW SUBMITTAL

LANDSCAPE PLAN

L1



NOTE

EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON A SURVEY CONDUCTED BY GALENA ENGINEERING DATE 9/24/2020 AND DESIGN INFORMATION FOR SITE AND BUILDING IMPROVEMENTS DATED 9/22/2017.

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- ROAD CENTERLINE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- PROPOSED ASPHALT

SNOW STORAGE SUMMARY

SNOW REMOVAL AREA = 14,554 SF

REQUIRED SNOW STORAGE = 3,640 SF (25%)

PROVIDED SNOW STORAGE = 4,870 SF (33%)

0 30 60 Feet

EXHIBIT ONLY
NOT FOR
CONSTRUCTION

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

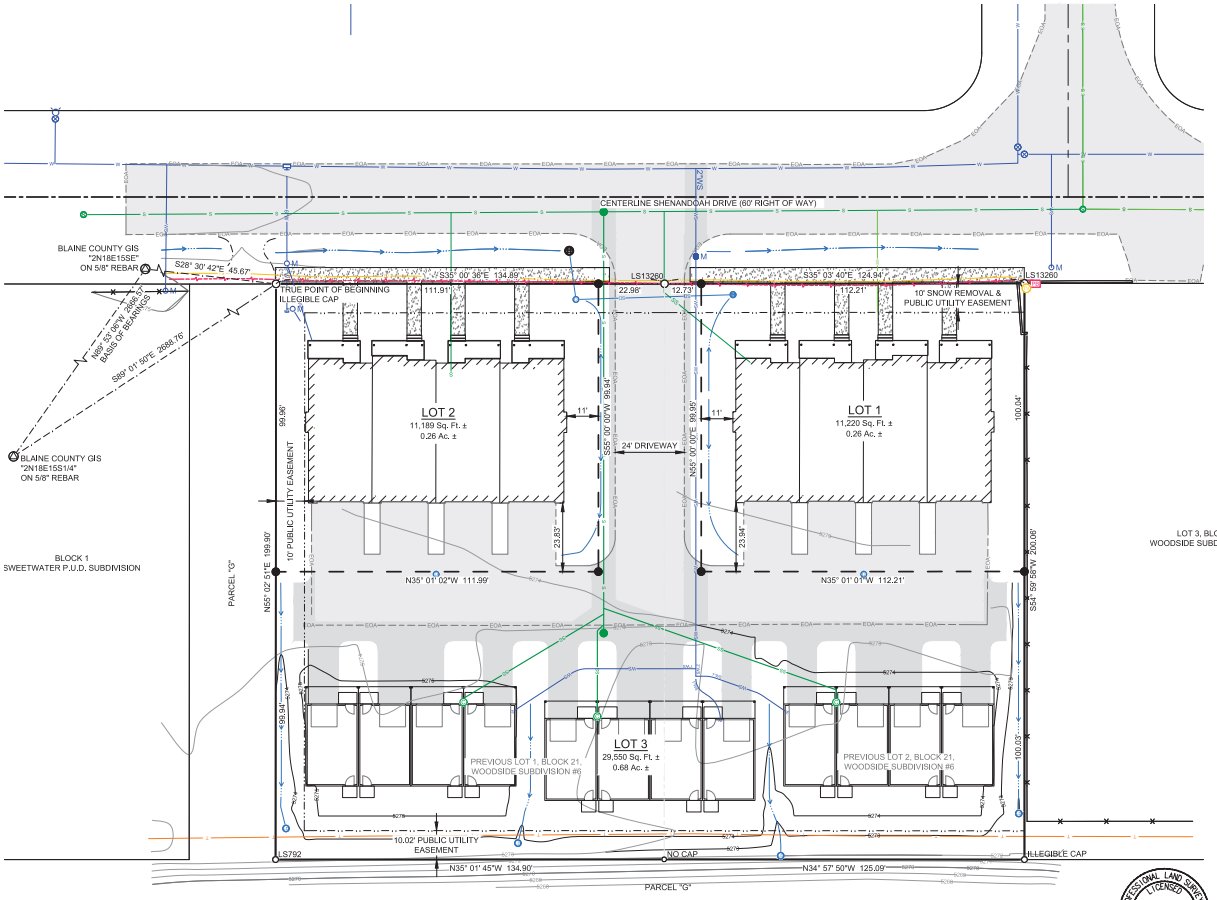
SNOW STORAGE EXHIBIT

SHENANDOAH 3, 2711 & 2721 SHENANDOAH DRIVE
ARCH COMMUNITY HOUSING TRUST

22009
PROJECT NUMBER

EX

SCALE: 1" = 20'



PRELIMINARY

MARK E. PHILLIPS, P.L.S. 16670

LEGEND

- Property Line
- Proposed Lot Line
- Centerline of Right of Way
- Lot Line to be Vacated
- Easement, Type & Width as Shown
- Edge of Asphalt
- GIS Tie Line
- Buried Power Line
- Fence Line
- Existing Water Main
- Proposed Water Service
- Existing Sewer Main
- Existing Sewer Service
- Proposed Sewer Main
- Proposed Sewer Service
- Cable TV Line
- Buried Telephone Line
- Flow Line
- Found Brass Cap in Asphalt
- Found Aluminum Cap on 5/8" Rebar
- Found 5/8" Rebar
- Found 1/2" Rebar
- 5/8" Rebar to be Set, P.L.S. 16670
- Water Valve
- Proposed Water Meter
- Existing Water Meter
- Tapping Saddle Assembly
- 90 Degree Fitting With Thrustblock
- Proposed Landscape Drywell
- Existing Drywell
- Existing Catch Basin Area
- Proposed Catch Basin Area
- Proposed Catch Basin
- Existing Sewer Manhole
- Proposed Sewer Manhole
- Proposed Sewer Cleanout
- Telephone Riser
- Proposed Transformer
- Cable TV Riser
- Proposed 5' Contour Interval
- Proposed 1' Contour Interval
- Existing 5' Contour Interval
- Existing 1' Contour Interval
- Existing Building
- New Asphalt
- Existing Asphalt
- Sidewalk

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lots 1 & 2, Block 21, Woodside Subdivision No. 6 and replat said property to create Lots 1-3, Block 1, Shenandoah Subdivision, as shown hereon. The boundary shown is based on found lot corner monuments and Woodside Subdivision Final Plat No. 6, Instrument Number 150394, records of Blaine County, Idaho. All found monuments have been accepted.

2. The distances shown are measured. Refer to the above referenced documents for previous record data.

3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this may and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

4. Unless otherwise shown hereon, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any land-use regulations.

5. All owners shall have Mutual Reciprocal Easements for existing water, cable TV, sewage, telephone, drainage infrastructure, and electrical lines over, under, and across their sublots for repair, maintenance, and replacement thereof subject to any restoration of the easement premises for any damage resulting from such repair or replacement.

6. Zoning is Limited Business. Refer to City of Hailey Zoning Ordinance for more specific information about this zone.

7. The owner/subdivider is the ARCH Community Housing Trust Inc, PO Box 1292, Ketchum, Idaho, 83340. The surveyor/representation is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.

A PRELIMINARY PLAT SHOWING

SHENANDOAH SUBDIVISION

WHEREIN LOTS 1 & 2, BLOCK 21, WOODSIDE SUBDIVISION NO. 6 ARE SUBDIVIDED AS SHOWN HEREON
LOCATED WITHIN SECTIONS 22 & 23, T.2 N., R.19 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

PROJECT INFORMATION
Drawing: J:\Projects\Boundary\Phil 765-09 PP.dwg 09/13/22 12:07:56 PM

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY
DRAWN BY
CHECKED BY

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
www.galena-engineering.com
email: galena@galena-engineering.com

PURPOSE:

NO	DATE	BY	REVISIONS

PLAT

SHENANDOAH 3

HAILEY, IDAHO

MAY 2022

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.

2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.

3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.

4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.

7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
   - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
   - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL. LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.

8. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.

9. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.

10. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.

11. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

13. ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

14. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

15. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.

16. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING 9/24/2020 AND DESIGN INFORMATION FOR SITE AND BUILDING IMPROVEMENTS DATED 09/22/2017.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET ISPWC AND ADA COUNTY HIGHWAY DISTRICT (ACHD) REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN TWO WEEKS OF TESTING.

18. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.

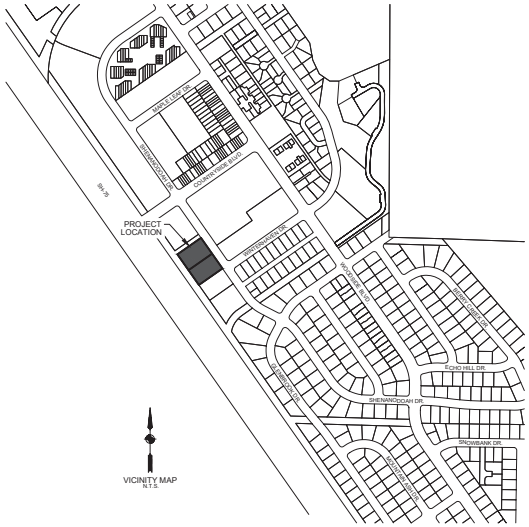
19. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.

20. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.

21. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.

22. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.

23. THE CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING EXISTING RESIDENT VEHICULAR ACCESS AND CLOSURE SCHEDULE.



SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	GRADING AND DRAINAGE PLAN
C2.0	UTILITY PLAN AND SEWER PROFILE
C2.1	DETAIL SHEET

LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- Centerline
- FD5/8 = Found 5/8" Rebar
- FD1/2 = Found 1/2" Rebar
- CP = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- FNC = Fence Line
- Building
- Asphalt
- Concrete Sidewalk
- Cable TV Line
- Buried Telephone Line
- Telephone Riser
- Buried Power Line
- Storm Drain
- Drywell
- Catch Basin
- Sewer Main
- Sewer Service
- SMH = Sewer Manhole
- Water Main
- Water Service
- Water Meter
- Water Valve
- AP = Angle Point
- BEG = Beginning
- CL = Centerline
- COR = Corner
- EG = Existing Grade
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- GFFE = Garage Finished Floor at Entry
- IC = Illegible Cap
- NC = No Cap
- NG = Natural Ground
- RP = Reference Point
- TA = Top of Asphalt
- TOE = Toe of Slope
- TOP = Top of Slope
- UNK = Unknown

PROPOSED ITEMS

- Proposed Lot Line
- Sawcut
- 5' Contour Interval
- 1' Contour Interval
- Asphalt
- Water Service
- Water Service Meter
- Landscape Drywell
- 1-1% Grade
- TA 98.24 Spot Elevation
- Sewer Manhole
- Sewer Service
- Limits of Grading Disturbance
- Concrete Sidewalk
- Truncated Dome Insert

OWNER

ARCH COMMUNITY HOUSING TRUST INC
P.O. BOX 1292
KETCHUM, IDAHO 83340

CIVIL ENGINEER

SAMANTHA STAHLNECKER, PE
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333

LAND SURVEYOR

MARK PHILLIPS, PLS
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333

SHENANDOAH 3
COVER SHEET
LOTS 1 AND 2, BLOCK 21, WOODSIDE SUBDIVISION #6
LOCATED WITHIN SECTION 11, T.4 N., R.17 E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT INFORMATION
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PROFESSIONAL ENGINEER LICENSE NO. 12618 STATE OF IDAHO SAMANTHA STAHLNECKER
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SKS
CHECKED BY

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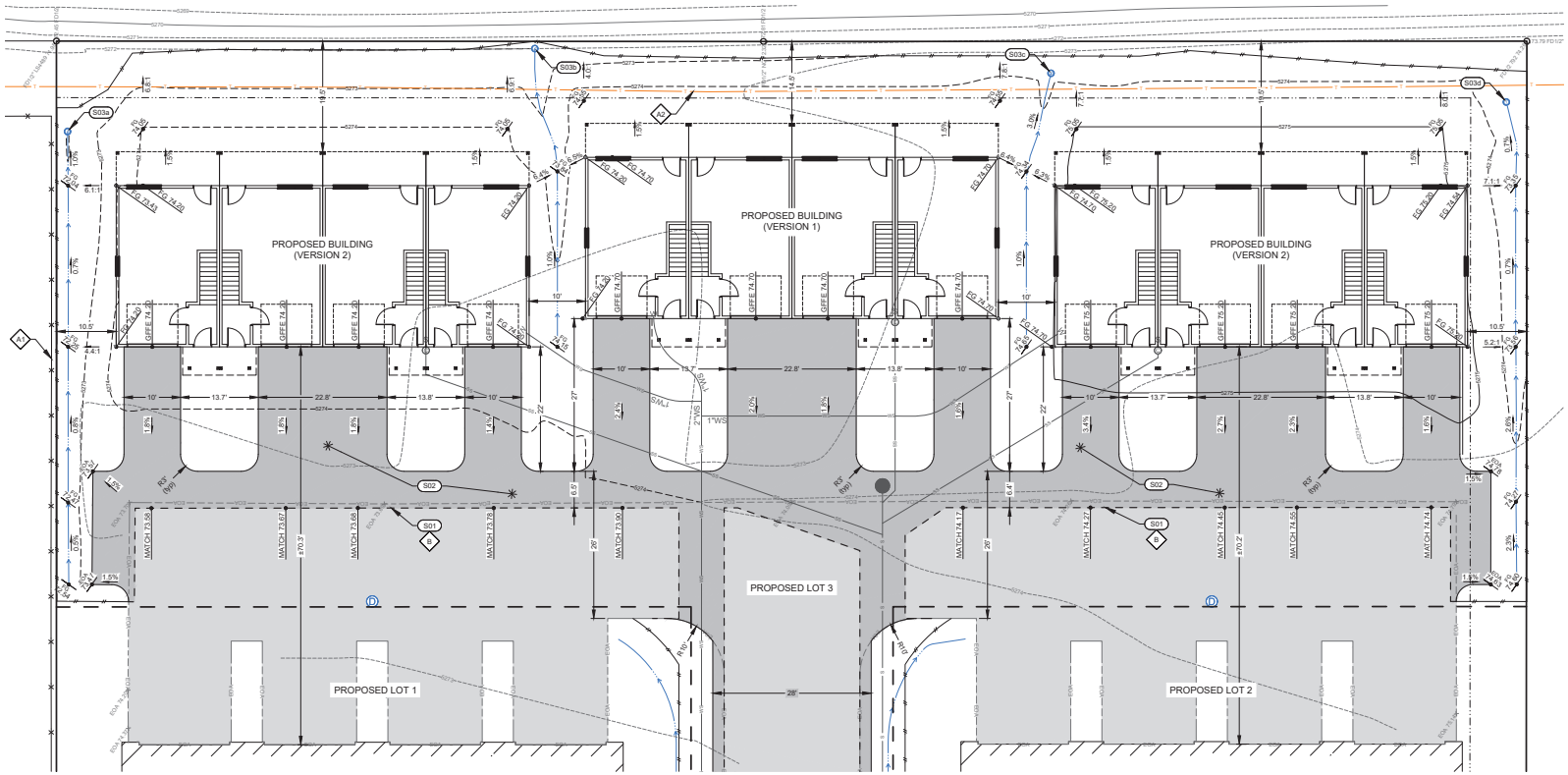
email galena@galena-engineering.com

PURPOSE: ISSUE FOR DESIGN REVIEW (MAY 16, 2022)

NO	DATE	BY	REVISIONS

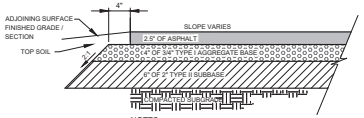
C0.1

REUSE OF DRAWINGS: These drawings, or any portion hereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.



SITE IMPROVEMENT KEY NOTES

- S01 SAWCUT A MINIMUM OF 12" OF ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1, THIS SHEET.
- S03 INSTALL LANDSCAPE DRYWELL SEE DETAIL 2, THIS SHEET.
  - a. RIM = 5271.8
  - b. RIM = 5271.9
  - c. RIM = 5273.7
  - d. RIM = 5273.1
- A RETAIN AND PROTECT
  1. FENCE.
  2. EXISTING UTILITIES
- B MATCH EXISTING LINES AND GRADES

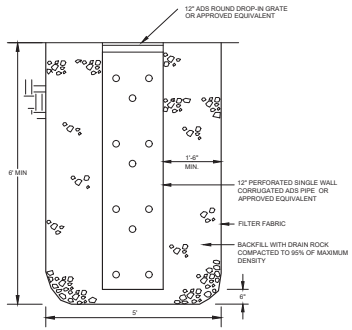


NOTES:

1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. MULTI-USE PATH WIDTH SHALL BE 10' UNLESS OTHERWISE SPECIFIED ON PLANS.

1 / C1.0 TYPICAL ASPHALT SECTION

N.T.S.

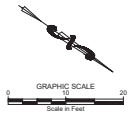


2 / C1.0 LANDSCAPE DRYWELL

N.T.S.

GENERAL NOTE:

1. SEE SHEET C0.1 FOR LEGEND AND CONSTRUCTION NOTES.



SHENANDOAH 3
GRADING AND DRAINAGE PLAN

LOTS 1 AND 2, BLOCK 21, WOODSIDE SUBDIVISION #6
LOCATED WITHIN SECTION 11, T. 4 N., R.17 E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT INFORMATION
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PROFESSIONAL ENGINEER LICENSED 12609 STATE OF IDAHO
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SKS
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PURPOSE: ISSUE FOR DESIGN REVIEW (MAY 16, 2022)

NO	DATE	BY	REVISIONS

C1.0

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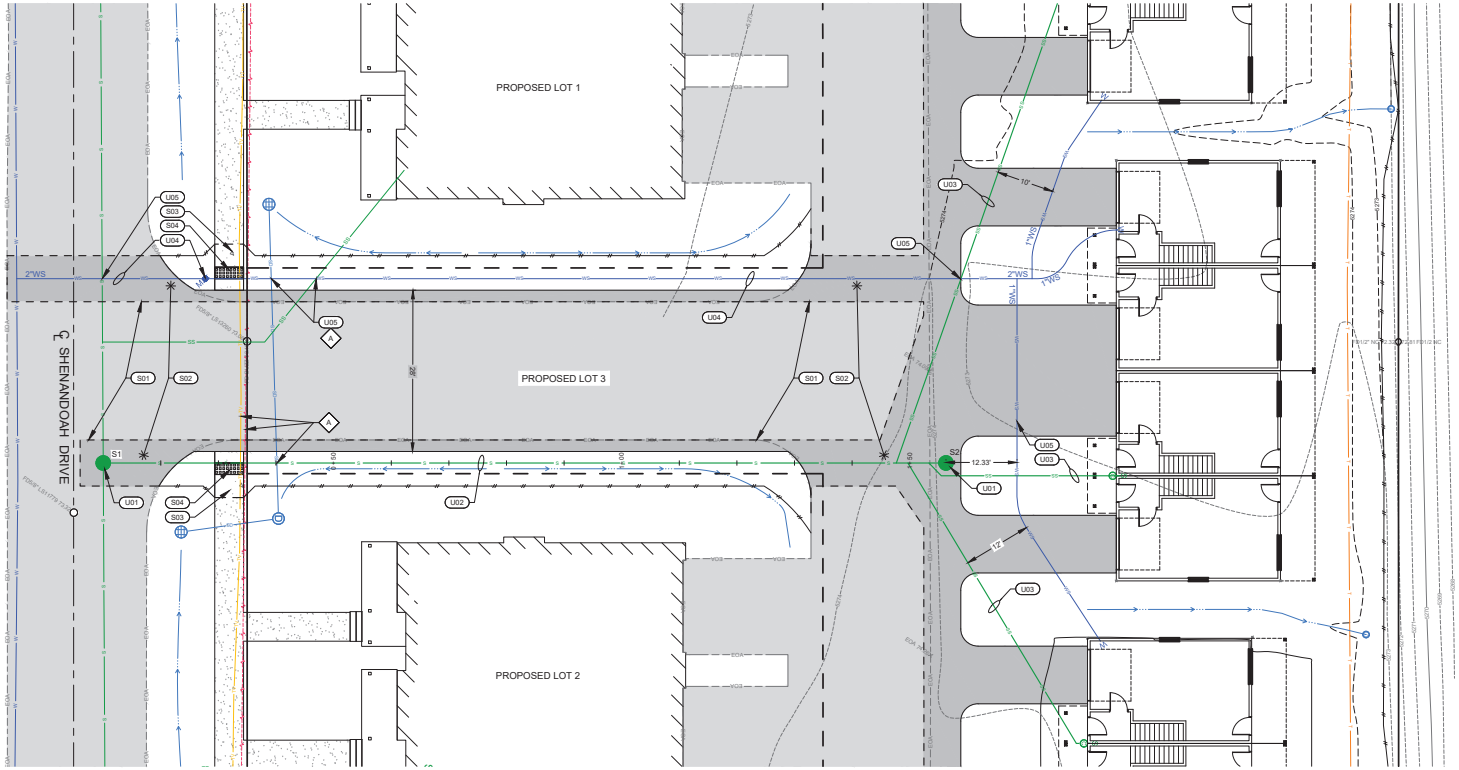

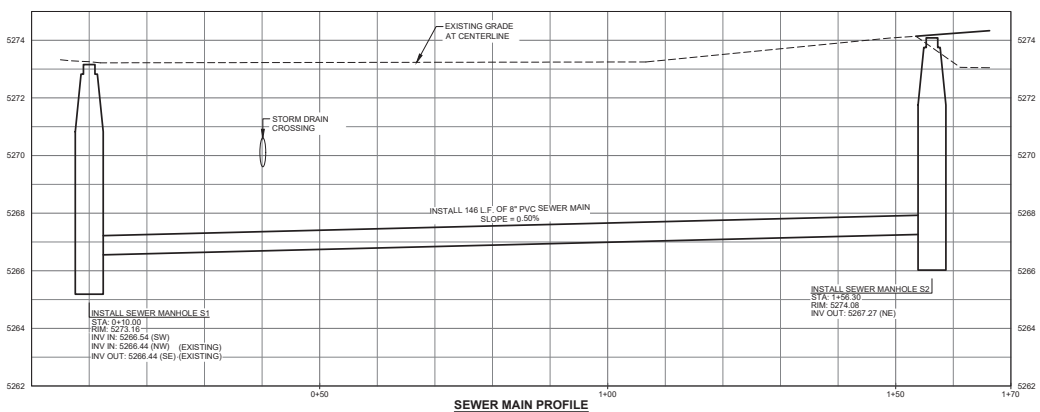

SEWER MAIN PROFILE
SCALE: 1"=10' H; 1"=2' V

UTILITY KEY NOTES

- U01 INSTALL SEWER MANHOLE. SEE DETAIL 2 / C2.1.
- U02 INSTALL 8" PVC SEWER MAIN. SEE DETAIL 1 / C2.1 FOR TRENCHING AND SURFACE REPAIR.
- U03 INSTALL 4" PVC SEWER SERVICE AT 2.0% MINIMUM SLOPE. SEE DETAIL 1 / C2.1 FOR TRENCHING AND SURFACE REPAIR AND DETAIL 3 / C2.1 FOR SERVICE CONNECTION.
- U04 INSTALL 2" WATER SERVICE. SEE DETAIL 1 / C2.1 FOR TRENCHING AND SURFACE REPAIR AND DETAIL 5 / C2.1 FOR SERVICE CONNECTION, METER BOX, AND INSULATION REQUIREMENTS.
- U05 POTABLE / NON-POTABLE WATER LINE CROSSING. REFER TO DETAIL 4 / C2.1.

SITE IMPROVEMENT KEY NOTES

- S01 SAWCUT A MINIMUM OF 12" OF ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C1.0.
- S03 CONSTRUCT CONCRETE SIDEWALK REPAIR. MATCH EXISTING LAYER MATERIALS AND THICKNESSES. MAXIMUM RAMP SLOPE = 12:1.
- S04 INSTALL CITY APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 6 / C2.1.
- A RETAIN AND PROTECT EXISTING UTILITIES

GENERAL NOTE:

1. SEE SHEET C0.1 FOR LEGEND AND CONSTRUCTION NOTES.

GRAPHIC SCALE
0 10 20
Scale in Feet

SHENANDOAH 3
UTILITY PLAN AND SEWER PROFILE

LOTS 1 AND 2, BLOCK 21, WOODSIDE SUBDIVISION #6
LOCATED WITHIN SECTION 11, T. 4 N., R.17 E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT INFORMATION
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PROFESSIONAL ENGINEER LICENSED 12018 STATE OF IDAHO CHARLES A. TIMMERMAN
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SKS
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PURPOSE: ISSUE FOR DESIGN REVIEW (MAY 16, 2022)

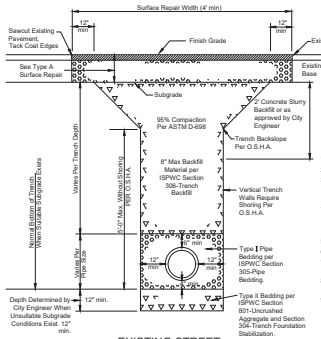
NO	DATE	BY	REVISIONS

C2.0

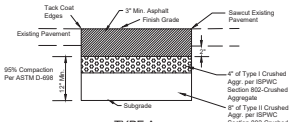
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

SEWER CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND THE CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ABOVE STANDARDS AND SPECIFICATIONS AND A SET OF PLANS STAMPED WITH THE DEQ APPROVAL STAMP AND A COPY OF THE DEQ APPROVAL LETTER ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. ALL MAINS AND SERVICES SHALL COMPLY WITH IDAPA 58.01.08.542.07.a AND IDAPA 58.01.08.542.07.b WHICH ADDRESS THE REQUIREMENTS FOR SEPARATION DISTANCES BETWEEN POTABLE WATER LINES (INCLUDING MAINS AND SERVICE LINES) WITH NON-POTABLE LINES (SEE ILLUSTRATION OF THESE SEPARATION REQUIREMENTS ON SHEET C2.4). IN ADDITION, WATER MAINS SHALL BE CONSTRUCTED WITH AT LEAST 25 FEET HORIZONTAL SEPARATION FROM INFILTRATION TRENCHES AND DRY WELLS.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING WATER AND SEWER MAINS AT ALL PROPOSED CROSSINGS. SOME RELOCATION OF WATER AND SEWER MAINS MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON THE PLANS.
5. POTABLE/NON-POTABLE CROSSINGS SHALL COMPLY WITH ISPWC STANDARD DRAWING NO. SD-407 AND IDAPA SECTION 58.01.08.542.07.
6. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS PRIOR TO EXCAVATION.
7. ALL SEWER SERVICE STUBS SHALL BE MARKED AND CAPPED WITH A GREEN PAINTED METAL FENCE POST. SEWER SERVICE LINES SHALL BE PLACED AT A SLOPE OF 2%, WITH MARKERS PER ISPWC. CLEANOUTS ARE REQUIRED AT CHANGES IN ALIGNMENT, GRADE, AND MINIMUM 150' LENGTH.
8. ALL PIPE SHALL BE BEDDED WITH (ISPWC) TYPE I BEDDING MATERIAL.
9. TRENCHES SHALL BE BACK FILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
10. THE CONTRACTOR SHALL PRESSURE TEST ALL SEWER MAINS AND SEWER SERVICE CONNECTIONS IN ACCORDANCE WITH THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND THE CITY OF HAILEY STANDARDS. NO SEWER MAIN OR SERVICE SHALL BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED AND APPROVED BY THE CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWENTY-FOUR (24) HOURS' NOTICE TO THE CITY AND ENGINEER PRIOR TO TESTING. REFER TO HAILEY CODE SECTION 18.10.012.
11. ALL SEWER MAINS SHALL BE CONSTRUCTED OF PVC PIPE CONFORMING TO ASTM D3034 SDR 35. MINIMUM PIPE DIAMETER FOR GRAVITY SEWER MAINS SHALL BE 8-INCHES. MINIMUM SLOPE FOR 8-INCH SEWER MAIN SHALL BE 0.4%. INSTALL PIPE AT SLOPES INDICATED ON PLANS.
12. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISPWC STANDARD DRAWING SD-501. MINIMUM DIAMETER SHALL BE 48 INCHES, AT ALL PIPE INTERSECTION, CHANGES IN ALIGNMENT, CHANGES IN GRADE, AND AT TERMINAL ENDS.



EXISTING STREET
TYPICAL TRENCH SECTION
N.T.S.



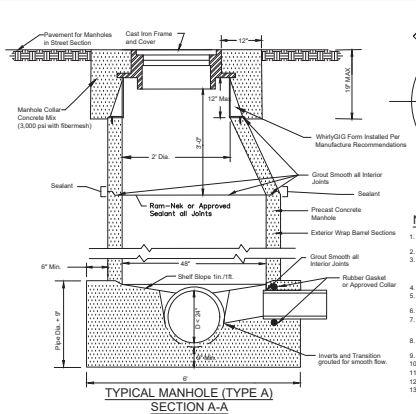
TYPE A
SURFACE REPAIR AND BASE
N.T.S.

NOTES

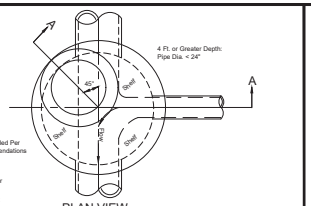
1. Type I Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
2. Type II Pipe Bedding material shall meet the requirements of the current edition of the ISPWC Standards-Section 305-Pipe Bedding.
3. Where 25% or more of any portion of the surface area of any pavement has been damaged within the project limits, full width restoration shall be required. Any strip of remaining pavement less than 2 feet in width along curb and gutter or pavement edge shall be removed and replaced.
4. Native materials may be used for backfill unless, in the sole opinion of the City Engineer, the native material is found to be unstable. Then 8 inch minus aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 801-Uncrushed Aggregate or crushed aggregate, which meets the requirements of the current edition of the ISPWC Standards-Section 802-Crushed Aggregate, will be required as backfill.
5. The completed patch shall not deviate from existing surface more than .02 ft/10 ft in any direction.
6. The completed patch shall not pond water in excess of .02 feet in depth.
7. Surface repair in gravel shoulder areas within 3 feet of pavement edge shall be 3 inch depth of Type I crushed aggregate per the current edition of the ISPWC Standards-Section 802-Crushed Aggregate.
8. Contractor shall be responsible for maintenance of street repair for one year after installation. PUC regulated utilities shall be responsible for a period of three years.
9. All utility crossings, including but not limited to power, telephone, cable TV, gas, and water services, which cross existing paved roads shall be constructed by horizontal boring. Open cuts across paved roadways will only be allowed after a minimum of three failed attempts with approved boring tools. When utility mains are located under existing pavement, open cuts will be allowed and boring is not required. If in the judgment of the City Engineer, boring may be detrimental to the health, safety, or welfare of the public, boring will not be required and trenching will be allowed. A six foot trench, two feet deeper than the proposed utility shall be excavated adjacent to the edge of pavement for evaluation of soil conditions by the City Engineer to determine if boring shall be attempted or if trenching will be allowed.
10. All trenches shall be repaved within 72 hours of starting the work unless prior approval to delay repaving has been provided by the City Engineer.
11. Concrete Slurry Mix Design

Coarse Aggregate (3/8" minus)	2,600 lbs
Sand	800 lbs
Cement	94 lbs (max)
Water	11 gals (max)

1 C2.1 TRENCH AND SURFACE REPAIR DETAIL (18.14.010.A.1)
N.T.S.



TYPICAL MANHOLE (TYPE A)
SECTION A-A
N.T.S.

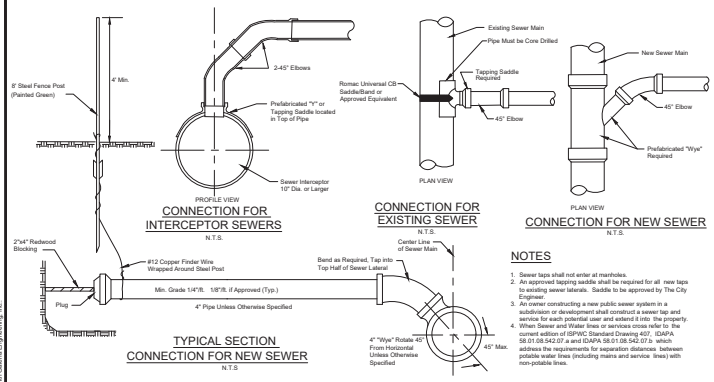


PLAN VIEW
N.T.S.

NOTES

1. Optional cast in place manhole base with approved pipe connections may be used with city approval.
2. Service lines shall not be connected to manholes.
3. Manhole frame and cover:
   A. See Drawing No. 18.14.010.C.3
   B. Frame, ovalr, and concrete collar, shall be 0" to 1/4" below the grade of pavement
4. WhitlyGIGs allowed up to 12" height.
5. Where PVC is utilized, a rubber ring or gasket collar is to be installed where the pipe is in contact with manhole base and/or manhole channel, in order to insure a watertight seal.
6. See drawing No. 18.14.010.C.2 for shallow manhole Type B.
7. Frame and cover shall be adjusted to grade after paving. A steel plate shall cover the concrete cone prior to placing gravel and pavement. A neat circular cut shall be made in the new pavement to install the grade rings, frame and concrete collar.
8. Manhole shall be located so that the Frame and Cover will be six (6) feet from the centerline for residential streets or per the Approved Construction Plans for other streets.
9. Fiberglass Dust Pan Required on all Manholes that are not on Paved Streets.
10. Exterior wrap material shall be EZ-Wrap Rubber or approved equal.
11. Concrete collar shall be provided for all manholes.
12. No steps are allowed. If steps are removed repair holes with grout.
13. Torque Boot to manufacturers specifications (60 in/lb typical).

2 C2.1 CITY OF HAILEY DETAIL SEWER MANHOLE - TYPE A (18.14.010.C.1)
N.T.S.



CONNECTION FOR INTERCEPTOR SEWERS
N.T.S.

CONNECTION FOR EXISTING SEWER
N.T.S.

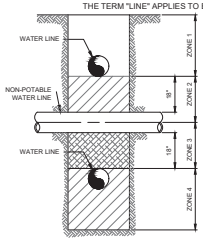
CONNECTION FOR NEW SEWER
N.T.S.

TYPICAL SECTION
CONNECTION FOR NEW SEWER
N.T.S

NOTES

1. Sewer taps shall not enter at manholes.
2. An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
3. An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.
4. When Sewer and Water lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.

3 C2.1 CITY OF HAILEY SEWER SERVICE CONNECTION DETAIL (18.14.010.C.4)
N.T.S.



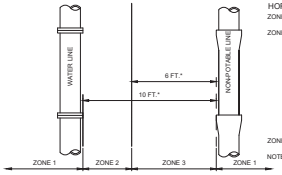
VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18"
AND
B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2: A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
AND EITHER
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
OR
C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



HORIZONTAL SEPARATION REQUIREMENTS

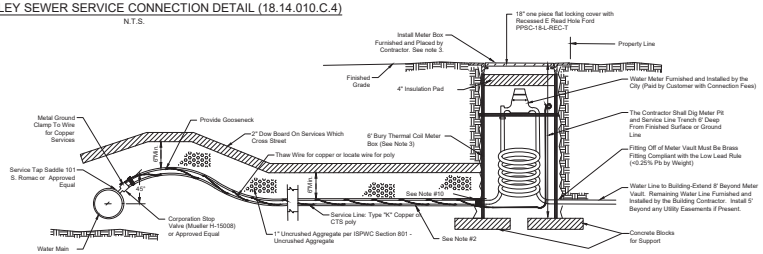
ZONE 1: A) NO SPECIAL REQUIREMENTS.

ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
AND
C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
OR
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

4 C2.1 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

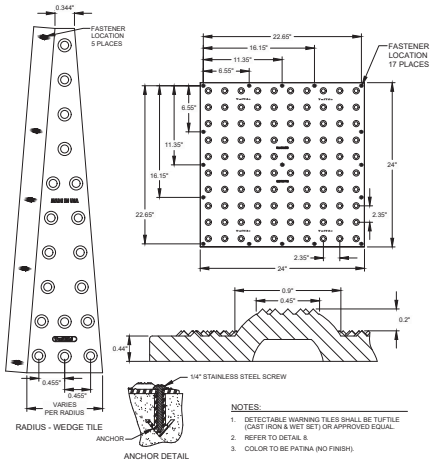


TYPICAL WATER SERVICE AND METER CONNECTION
N.T.S.

NOTES

1. Water Services shall be installed in accordance with the current edition of the ISPWC-Section 404-Water Service Line and Meters.
2. Water Service Line shall have a 6' min. bury depth.
3. 3/4" Meter vaults shall be Mueller 250CS1872FBBN or Ford PFCBH-388-18-72-FP-NL.
   1" Meter Vaults shall be Mueller 330CS1872FBBN.
   1-1.5" Meter Vaults shall be Muller 500VS2472FBBN or equal.
   2" Meter Vaults shall be Muller 550VS2772FBBN or equal.
4. Service Line shall be 3/4" diameter Type K copper or polyethylene pressure pipe 250 psi DR 9 copper tube size (CTS) unless otherwise specified. Copper service pipe shall be encased with plastic pipe sleeving material to the corporation stop with both ends wrapped with PASCO 10mil PVC #9052 pipe tape.
5. CAUTION: OPEN CORPORATION VALVE BEFORE BACKFILL.
6. An owner constructing a new public water system in a subdivision or development shall construct a water tap and service for each potential user and extend it to the property line. Water services shall be marked with a blue painted metal force post.
7. All copper service shall be wrapped with #6 gauge copper wire thermally insulated wrap every 5' A No. 12 AWG copper with insulation tracer wire will be wrapped around all PVC pipe at a minimum of 10 foot intervals for the full length of the pipe. Run wire to top of vault.
8. Water service lines which cross the street shall be insulated with 2" thick by 2' wide Dow Board. Insulation shall be installed from the water main to the vault.
9. Water service lines shall be bedded with Type I Pipe Bedding per the current edition of ISPWC Section 305 -Pipe Bedding.
10. Connection to the meter box or curb stop shall be; Mueller 110 Compression H-15451 for 3/4" Copper or CTS poly; Mueller H15451 CTS x F.I.P.; or Ford C14-33-Q-NL.
11. No service or irrigation connections within 6 feet of meter vault.
12. Separate service connections to main by a minimum of 2 feet and stagger multiple connections made on the pipe along the circumference.
13. Materials used shall be compliant with ANSI/NSF 60/61.
14. All services shall conform to the vertical and horizontal separation requirements per DEQ.
15. All parts must be brass and compliant with the low lead rule (<0.25 % Pb by weight).
16. All brands and model numbers specified herein, or an approved equal, shall be required. Approved equals shall be determined by the City.

5 C2.1 CITY OF HAILEY RESIDENTIAL WATER SERVICE CONNECTION DETAIL (18.14.010.B.3)
N.T.S.



NOTES:

1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

6 C2.1 DETECTABLE WARNING PLATE
N.T.S.

SHENANDOAH 3
DETAIL SHEET
LOTS 1 AND 2, BLOCK 21, WOODSIDE SUBDIVISION #6
LOCATED WITHIN SECTION 11, T.4 N., R.17 E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR ARCH COMMUNITY HOUSING TRUST

PROJECT INFORMATION
C:\Civil Engineering\Project Files\2209-ARCH Shenandoah 3\716543\dwg\Construction\716543_ENG.dwg 10/23/22 8:11:44 PM

PROFESSIONAL ENGINEER LICENSED 20018 STATE OF IDAHO
PRELIMINARY NOT FOR CONSTRUCTION

CT DESIGNED BY
CT DRAWN BY
SKS CHECKED BY

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR DESIGN REVIEW (MAY 16, 2022)		
NO	DATE	BY
	REVISIONS	

C2.1

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of the Project except by agreement in writing with Galena Engineering, Inc.

DRAFT

NO.	REVISIONS	DATE

FILE NAME	
DESIGNED	
DRAWN	
CHECKED	
APPROVED	

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE (208) 323-2288 FAX (208) 323-2389
NAMPA, IDAHO
COEUR D'ALENE, IDAHO
BOISE, IDAHO
OFFICES ALSO IN:

FRIEDMAN MEMORIAL AIRPORT
HAILEY, ID
LAND USE ZONING EXHIBIT

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

DATE: JAN 2018
PROJECT: MISC SERVICES

SHEET 1 OF

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I:\ MUSE 15 / LAND DEVELOPMENT\PLANS\ 18 EXHIBIT\LAND USE EXHIBIT.DWG - 15.0 LYNCL - 1/9/2018

From: Chris Pomeroy <Chris@iflysun.com>
Sent: Tuesday, August 2, 2022 8:37 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Cc: burkefamily203@cox.net; jrl@lawsonlaski.com; ncuvala@to-engineers.com; Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Arch and Wallace Development Proposals - Airport Comments

Robyn,

I received the Notice of Public Hearing in front of P&Z on August 15 for the two proposals attached below. Based on previous discussions with you and Lisa and where we are with the CoH Airport Overlay Zoning Ordinance project, I am sending my comments to you directly versus to the Community Development Assistant (planning@haileycityhall.org).

Both proposed developments are located in the proposed Airport Influence Area (AIA) with the Arch Proposal also in the proposed Lateral Safety Buffer Zone.

For the Arch proposal, while not in the Airport's 65DNL noise contour, at this location in such close proximity to the runway/south end of runway end where a majority of our aircraft operation land/take-off, residents will be exposed to airport noise impacts. It is recommended the living structures are constructed with sound attenuation materials and techniques.

For both developments, the City should require an Avigation Easement/Disclosure documentation that the developments are located in the AIA and subject to noise, dust, fumes and other byproducts of airport operations.

Also, both should follow Federal law, 14 CFR Part 77, and submit a Form 7460-1 if they meet the notification criteria to the FAA to ensure the proposals do not introduce obstructions into the airport airspace or interferences to navigational aids at the airport.

We are happy to provide assistance as it relates to language for an Aviation Easement/Disclosure or walk through our recommendations.

Please let me know if you have any questions. Thanks.
Chris

Chris Pomeroy
Airport Director
Friedman Memorial Airport
1616 Airport Circle
Hailey, ID 83333
chris@iflysun.com
Office: 208.788.9003
Cell: 208.720.1830

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 15, 2022

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of Design Review Application by Eric and Stephanie Wallace, represented by Chip Maguire of M.O.D.E. LLC, for construction of a new single-family residence of 2,342.5 square feet and a new detached ADU of 686 square feet. The proposed project is located at Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

Hearing: August 15, 2022

Applicant: Eric and Stephanie Wallace

Location: Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue)

Zoning & Size: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts; 6,501 square feet (~0.15 acres)

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

Application: The Applicant proposes to build a new 2,342.5 square foot single-family residence and a new 686 square foot ADU on the vacant Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue). The proposed single-family residence is two stories and includes three bedrooms, three bathrooms, and an attached two-car garage. The proposed ADU is detached from the primary residence; including one bedroom, one bathroom, a kitchenette, and a living space on the first floor, below a second-story loft.

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

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

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

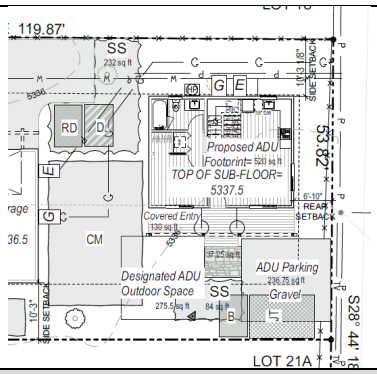
Procedural History: The Design Review Application was submitted on June 23, 2022 and certified complete on July 1, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on August 15, 2022, in the Hailey City Council Chambers and virtually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

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

			Staff Comments	*Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.*
☒	☐	☐	**17.08D.050: Occupancy Restrictions -Short Term Occupancy**	**A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;**
			Staff Comments	*The Applicant intends to live in the ADU on a full-time/long-term basis, and to rent the single-family residence on a long-term basis. Both units will be used for long-term occupancy.*
☒	☐	☐		**B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.**
			Staff Comments	*The Applicant intends to live in the ADU on a full-time/long-term basis, and plans to rent the single-family residence on a long-term basis. Both units will be used for long-term occupancy.*
☒	☐	☐	**17.08D.060: Subordinate Scale and Size**	**A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.**
			Staff Comments	*The floor area of the primary, single-family residence is 1,416.5 square feet—accounting for approximately 22% of the lot. The maximum allowed lot coverage for the site allows for an ADU with a maximum floor area of 520 square feet, which is proposed.*
☒	☐	☐		**B. Maximum Floor Area:**

Lot Size (square feet)	Minimum Gross Floor Area (square feet)[1]	Maximum Gross Floor Area (square feet)[1,]
Up to 7,000	300	900
7,001 – 8,000	300	950
Lots 8,001 and greater	300	1,000
Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.		

			Staff Comments	*The lot is less than 7,000 square feet with a proposed ADU of within the 300-900 square foot range, qualifying Section 17.08D.060A. Specifically, the lot is 6,501 square feet and the proposed ADU is 686 square feet in total.*
☒	☐	☐		**C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU has one (1) bedroom with one (1) loft, allowing for the possibility of two (2) bedrooms.*
☒	☐	☐	**17.08D.070: Livability**	**A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.**

			Staff Comments	 *The Applicant has designated 275.5 square feet of outdoor access space near the southwest corner of the ADU.*

Chapter 17.09: Parking and Loading

☒	☐	☐	**17.09 020.05.B**	**Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.**
			Staff Comments	*The Applicant proposes a paved driveway for the primary residence off the alley, in the northeast corner of the lot. A two-car garage is planned for the primary residence's parking, whereas gravel parking spaces in the rear southeast corner of the lot are planned for the ADU.*
☒	☐	☐	**17.09.020.05.D**	**Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.**
			Staff Comments	*The following measures mitigate light trespass from the ADU and its gravel parking spaces:* - *the trees and other landscaping along the southern and northern property lines,* - *the placement of the ADU to the north of the gravel parking spaces, and* - *the primary residence west of the ADU.*
☒	☐	☐	**17.09.040.01**	**Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.**
			Staff Comments	*The proposed site plan includes four (4) parking spaces— two (2) spaces for the primary residence in the enclosed garage, and two (2) spaces on the gravel driveway outside the ADU.*

General Requirements for all Design Review Applications

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**

☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *They will need a new water connection from the water main to the property with a meter vault installed to city standards. This infrastructure will be at the owner's expense. If the meter vault will be in any hardscape, tree they will also need to install a metal collar over the vault as well.*
				Building: *No comments*
				Streets: *No comments*
☐	☐	☒	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*N/A – Signage is prohibited in residential zones.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.** **17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum**
			Staff Comments	*The proposed site plan includes four (4) parking spaces— two (2) spaces for the primary residence in the enclosed garage, and two (2) spaces for the ADU on the gravel driveway off the alley.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **a. All exterior lighting shall be designed, located and lamped in order to prevent:** **1. Overlighting;** **2. Energy waste;** **3. Glare;** **4. Light Trespass;** **5. Skyglow.** **b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.** **d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.** **e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**
			Staff Comments	*The Applicant plans to install Dark Sky compliant fixtures that are downcast, low-wattage, and barn-style.*
☒	☐	☐	**Bulk Requirements**	**Zoning District:** *Limited Residential (LR-1) and Townsite Overlay (TO)* **Maximum Height:** *30'* **Setbacks:** • *Street R.O.W. Adjacent: 12'; 20' to Garage Door* • *Private Property Abutment: 1' for every 2.5' of building height; 15% of lot width or 10', whichever is less; 6' minimum* • *Alley: 6' minimum* **Lot Coverage:** *30%*
			Staff Comments	*Proposed Building Height:* ○ *Primary residence: 28'-4"* ○ *ADU: 22'-1"*

				Proposed Setbacks: ○ *Front Yard (West): 13'-3/8"* ○ *Side Yard (North): ~10'-3"* ○ *Side Yard (South): 10'-3"* ○ *Rear Yard (East): 6'-10"* *Proposed Lot Coverage:* ○ *1,936.5 square feet (1,416.5 square foot primary residence + 520 square foot ADU foot print) / 6,501 square foot lot = ~29.8%*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.**
			Staff Comments	*There is no existing sidewalk on the public street, North 1st Avenue. The Applicant will be required to pay sidewalk in-lieu fees for sidewalk and drainage improvements to the site. Two (2) contractor estimates shall be supplied and an in-lieu fee, as determined by the City Engineer, shall be paid prior to issuance of a Certificate of Occupancy.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)**
			Staff Comments	*This standard shall be met.*

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

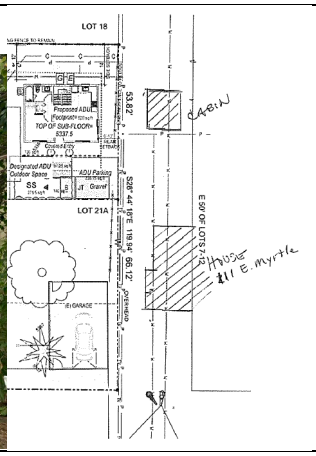
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The proposed site plan respects the Old Hailey Townsite grid pattern in the following ways:* - *The primary residence is oriented towards the front of the parcel, with a main entrance accessed via a public street and vehicular access from the rear alley;* - *the ADU is situated at the rear of the lot, with vehicular access via the alley; and* - *the garage of the primary residence faces the northside property line and is screened from view of the public street.*
☐?	☐	☐		**Guideline: Site planning for new development and redevelopment shall address the following:** • **scale and massing of new buildings consistent with the surrounding neighborhood;** • **building orientation that respects the established grid pattern of Old Hailey;** • **clearly visible front entrances;** • **use of alleys as the preferred access for secondary uses and automobile**

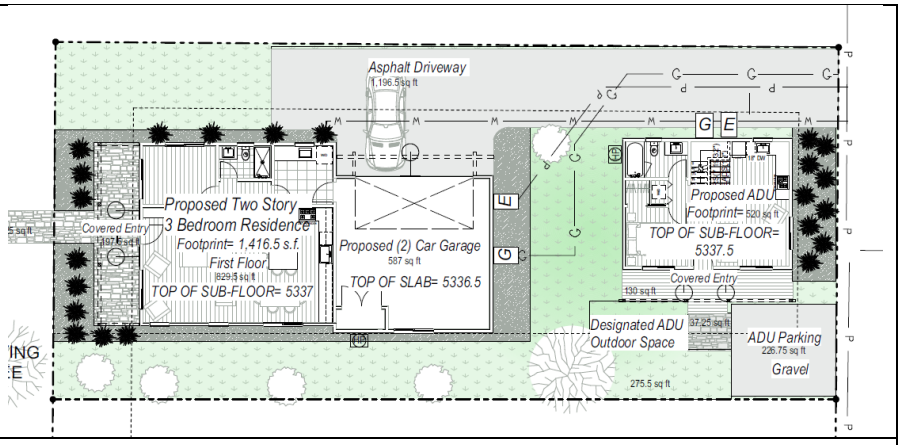
				access; • **adequate storage for recreational vehicles;** • **yards and open spaces;** • **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;** • **snow storage appropriate for the property;** • **underground utilities for new dwelling units.**
			Staff Comments	• *The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood.* • *The proposed site plan respects the Old Hailey Townsite grid pattern, see the first part of* ***Section 17.06.090(C)1*** *for details.* • *The main entrance is clearly visible from the public street. It is framed with a covered porch, gable roof, landscaping, and private walkway.* • *The proposed site plan incorporates trees, shrubs, and other landscaping along the southern and northeast property lines, and in between the primary residence and ADU.* • *The proposed residence does not include solar collectors.* • *The proposed site plan designates 424 square feet of snow storage, where 374 square feet are required.*
☒	☐	☐		**Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.**
			Staff Comments	*The proposed design incorporates the following energy-saving techniques:* - *windows are to double pained with argon to lower their U-value,* - *the walls are to be insulated at R-24,* - *the garage slab is to be insulated at R-10, and* - *the roof is to have an 18" minimum energy heel allowing for a R-60 roof.*
☒	☐	☐	**17.06.090(C)2**	**2. Bulk Requirements (Mass and Scale, Height, Setbacks)**
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	*The following features diminish the perceived mass of the buildings:* - *covered front porches on both buildings,* - *lower top plates on the second floor,* - *a dormer for the second-floor bedroom on the north side of the primary residence,* - *a stepped back garage on the north side of the primary residence,* - *siding breaks at the floor line of the house* - *siding changes from a white Board & Batt to a white 6" horizontal shiplap, and* - *a variety of windows.*
☒	☐	☐	**17.06.090(C)3**	**3. Architectural Character**
			17.06.090(C)3a	**a. General**
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	*The architectural style of the proposed buildings respects the aesthetics traditional to Old Hailey with modern materials. It is both compatible with the surrounding neighborhood and clearly a contemporary building.*
☒	☐	☐	**17.06.090(C)3b**	**b. Building Orientation**
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.

			Staff Comments	*The primary entrance is clearly visible from the public street North 1st Avenue. It is framed with a covered porch, gable roof, landscaping, and private walkway.*
☒	☐	☐		**Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.**
			Staff Comments	*The proposed site plan orients the buildings with respect to Old Hailey's grid pattern, see* ***Section 17.06.090(C)1*** *for details. The front wall plane is oriented to the street, North 1st Avenue.*
☒	☐	☐	**17.06.090(C)3c**	**c. Building Form**
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	*The proposed design incorporates the following building forms, which are traditionally found in Old Hailey and reduce the perceived mass of both the primary residence and the ADU:* - *covered front porches on both buildings,* - *lower top plates on the second floor,* - *a dormer for the second-floor bedroom on the north side of the primary residence,* - *a stepped back garage on the north side of the primary residence,* - *siding breaks at the floor line of the house* - *siding changes from a white Board & Batt to a white 6" horizontal shiplap, and* - *a variety of windows.*
☐?	☐	☐	**17.06.090(C)3d**	**d. Roof Form**
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	*The proposed gable roof of the primary residence frames the main, front entrance. The covered porches also a) indicate the location of entrances on both buildings and b) break up the building's perceived masses. An eave diminishes the size of the garage entry on the primary residence.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.** • **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.** • **Designs should avoid locating drip lines over key pedestrian routes.** • **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**
			Staff Comments	*The proposed design includes a roof pitch of 10:12, which aligns with Old Hailey standards, and snow clips to mitigate snow shedding. The covered porches prevent snow from shedding onto pedestrian travel areas. Neither of the proposed buildings will shed snow onto adjacent properties, sidewalks, nor the public alley— they are set back far enough.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**
			Staff Comments	*The proposed design incorporates gable roofs with a 10:12 pitch, snow clips, and metal material—all of which are common to Old Hailey.*
☒	☐	☐	**17.06.090(C)3d**	**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**
			Staff Comments	*The 10:12 roof pitch is common to Old Hailey.*
☒	☐	☐	**17.06.090(C)3e**	**e. Wall Planes**
				Guideline: Primary wall planes should be parallel to the front lot line.

			Staff Comments	*The primary, front wall plane of the proposed primary residence is parallel to the front property line on North 1st Avenue. Longer wall planes on the sides of the primary residence mimic the parcel's rectangular shape.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.**
			Staff Comments	*The wall planes of the primary residence and the layout of the ADU in relation to the primary residence are proportionate to the rectangular shape of the lot. Additionally, both buildings and the proposed lot coverage respect the scaled of the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3e**	**Guideline: The use of pop-outs to break up longer wall planes is encouraged.**
			Staff Comments	*A pop-out dormer on the northside and second story of the primary residence breaks up the longer wall plane.*
☒	☐	☐	**17.06.090(C)3f**	**f. Windows**
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	*The proposed windows are traditional in size, scale, and proportion to the wall plane and surrounding buildings.*
☒	☐	☐	**17.06.090(C)3f**	**Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.**
			Staff Comments	*The positioning of the proposed windows has been carefully designed to respect the privacy of neighbors. Robust landscaping is also proposed along the north and south property lines to ensure that privacy is maintained.*
☒	☐	☐	**17.06.090(C)3g**	**g. Decks and Balconies**
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	*No decks and/or balconies are proposed. Covered front porches and entryways are proposed for the primary residence and ADU— they are in scale with the building and complement the surrounding neighborhood.*
☒	☐	☐	**17.06.090(C)3g**	**Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.**
			Staff Comments	*No decks and/or balconies are proposed. A covered front porch and entry to the primary residence faces the public sidewalk and North 1st Avenue. The covered porch and entry into the ADU face a garage on the private property to the south. Both the proposed ADU onsite and the neighboring garage are maximally setback from each other. The covered front porches do not impede on privacy.*
☒	☐	☐	**17.06.090(C)3h**	**h. Building Materials and Finishes**
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	*Siding breaks at the floor line of the house and changes from a white Board & Batt to a white 6" horizontal shiplap reduce the perceived scale of the larger wall planes. See **Section 17.06.090(C)2** for more examples of how the proposed design diminishes the received mass of the buildings.*
☒	☐	☐	**17.06.090(C)3h**	**Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**
			Staff Comments	*Siding breaks at the floor line of the house and changes from a white Board & Batt to a white 6" horizontal shiplap reduce the perceived scale of the larger wall planes. Black windowpanes contrast with the white trim and wall planes, breaking up the mass of the wall plane.*
☒	☐	☐	**17.06.090(C)3i**	**i. Ornamentation and Architectural Detailing**
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.

			Staff Comments	*The proposed design incorporates simple detailing on the front west wall plane, including:* - *a covered front porch and entry,* - *black windowpanes with white trim,* - *glazing on the front door,* - *natural wood posts and beams,* - *a variety in siding materials and pattern,* - *and a porch and walkway material that is distinct from the wall plane.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.**
			Staff Comments	*The proposed design incorporates covered porches, windows, trim detailing, and other ornamentation that lend to the historic nature of Old Hailey. See Sections* ***17.06.090(C)3i, 17.06.090(C)3h, 17.06.090(C)3c, and 17.06.090(C)2*** *for specific details.*
☒	☐	☐	**17.06.090(C)3i**	**Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.**
			Staff Comments	*Please refer to* ***Section 17.06.090(C)3i*** *for further information.*
☐?	☐	☐	**17.06.090(C)4**	**4. Circulation and Parking**
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	*Private walkways in the front and rear of the lot provide pedestrian access to the primary residence and ADU. For the primary residence, the asphalt driveway to the garage on the north side of the house is separate from the pedestrian travel zone/private walkway on the westside of the house. The private walkway in the rear, for the ADU, abuts the gravel parking spaces.*
☐?	☐	☐	**17.06.090(C)4**	**Guideline: The visual impacts of on-site parking visible from the street shall be minimized.**
			Staff Comments	*The proposed site plan screens onsite vehicle parking from the street with an enclosed garage that faces the north, side property line (not the front, street-facing property line) and is stepped back from the wall plane of the primary residence. The ADU parking spaces in the rear and on gravel are screened from the street with a large existing tree, other landscaping, and distance. Both the primary residence and ADU are accessed from the rear alley.*
☒?	☐	☐	**17.06.090(C)4**	**Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.**
			Staff Comments	*Both the primary residence and ADU parking are accessed from the rear, at two different locations off the alley. Additionally, the proposed design incorporates several elements that shield the enclosed garage from view of North 1st Avenue.* *The neighbor directly east, across the alley, from the Applicant's property has expressed concern that the alley is not wide enough for increased vehicular access. Due to existing nonconforming buildings on the neighbor's property, the alley width is about ten feet rather than twenty-six feet wide.*

				
☐?	☐	☐	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*N/A – The design does not incorporate a detached garage.*
☐?	☐	☐	**17.06.090(C)4**	**Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.**
			Staff Comments	*The proposed garage, which is intended for and attached to the primary residence, is set back and largely out of view from the street. To clarify, the garage door faces the northern property line.*
☐?	☐	☐	**17.06.090(C)4**	**Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.**
			Staff Comments	*As described above, the proposed garage faces the northern property line and is accessed from the rear alley. The proposed garage is two cars wide and setback from the view of North 1st Avenue.*
☒	☐	☐	**17.06.090(C)4**	**Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.**
			Staff Comments	*Seasonal, off-street parking for recreational vehicles could occur in the driveway; however, no parking for recreational vehicles has been delineated. Recreational vehicles are preferred off of alleys.*
☐?	☐	☐	**17.06.090(C)5**	**5. Alleys**
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	*An alley is existing, functional, and incorporated in the proposed site plan for vehicular access to the primary residence and ADU. ADU parking is located alongside the rear alley.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.**
			Staff Comments	*The proposed design utilizes the alley for utilities and vehicular access to the both the primary residence and ADU.*

				
☒	☐	☐	**17.06.090(C)5**	**Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.**
			Staff Comments	*The parcel is located within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. The existing alley that services the residence is of a dust-free gravel, and if noxious weeds are present on the site, the Developer shall control according to State Law.*
☐	☐	☒	**17.06.090(C)5**	**Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.**
			Staff Comments	*The proposed design retains the partial fence on the east/rear of the lot, to delineate the private property from the public alley. The fence stops near the southeastern corner of the property, to provide vehicular access to the ADU parking.*
☐	☐	☒	**17.06.090(C)6**	**6. Accessory Structures**
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	*Compared to the primary residence in the proposed design, the ADU is subordinate in size, location, and orientation. Specifically, the ADU is:* - *686 square feet in size, about 29% the size of the primary residence,* - *located at the rear of the parcel, and* - *oriented to the southern property line (not the front).*
☐	☒	☐	**17.06.090(C)6**	**Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.**
			Staff Comments	*The proposed ADU is located at the rear of the lot, off the alley.*
☒	☐	☐	**17.06.090(C)7**	**7. Snow Storage**
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	*The proposed site plan surpasses the required 374 square feet of snow storage (by the 25% calculation of the hardscape and circulation areas) with a cumulative 508 square feet of snow storage, designated in two locations: northwest of the primary residence and south of the ADU.*
☒	☐	☐	**17.06.090(C)7**	**Guideline: A snow storage plan shall be developed for every project showing:** • **Where snow is stored, key pedestrian routes and clear vision triangles.** • **Consideration given to the impacts on adjacent properties when planning snow storage areas.**

			Staff Comments	*The proposed site plan designates snow storage adjacent to vehicle and pedestrian circulation areas. There is ample room for spillage, away from the circulation areas and away from private properties.*
☒	☐	☐	**17.06.090(C)8**	**8. Existing Mature Trees and Landscaping**
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	*The proposed site plan retains one large tree on the southwestern corner of the lot, then adds twenty-two shrubs and eight more trees. Three (3) trees in the middle of the property were removed where the primary residence in proposed. Next, one (1) tree and one (1) shrub will need to be removed for the proposed driveway, off the alley.*
☐?	☐	☐	**17.06.090(C)8**	**Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.**
			Staff Comments	*Aside from the one tree being retained, there are no other significant landscape features.*
☒	☐	☐	**17.06.090(C)8**	**Guideline: Noxious weeds shall be controlled according to State Law.**
			Staff Comments	*If noxious weeds are present on the site, the Developer shall control according to State Law.*
☒	☐	☐	**17.06.090(C)9**	**9. Fences and Walls**
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	*The proposed site plan retains the existing post and rail fences along the north side and part of the east/rear side. The existing fences are low in height and transparent.*
☐	☐	☒	**17.06.090(C)9**	**Guideline: Retaining walls shall be in scale to the streetscape.**
			Staff Comments	*N/A—No retaining walls are proposed.*
☐	☐	☒	**17.06.090(C)10**	**10. Historic Structures**
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: • **The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.** • **The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.**
			Staff Comments	*N/A—There are no historic structures onsite. An existing shed built in 1994 will be removed.*
☐	☐	☒	**17.06.090(C)10**	**Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:**

				• **The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.** • **New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:** ~ **The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;** ~ **Exterior materials that are compatible with the original building materials should be selected;** ~ **The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;** ~ **The visual impact of the addition should be minimized from the street;** ~ **The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;** ~ **The roof form and slope of the roof on the addition should be in character with the original building;** ~ **The relationship of wall planes to the street and to interior lots should be preserved with new additions.**
			Staff Comments	*N/A—There are no historic structures onsite. An existing shed built in 1994 will be removed.*

17.06.060 Criteria.

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

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

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

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

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

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

The following Conditions are suggested for approval of this Application:

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
h) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
j) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term occupancy, the other unit shall be owner-occupied or used as a long-term rental (31 days or longer).
k) Sidewalk in-lieu fees shall be paid prior to issuance of a Certificate of Occupancy. Two (2) contractor estimates shall be provided and approved by the City Engineer.
l) Appropriate documentation shall be provided by the Applicant recognizing that the parcel is located within the Airport's Influence Area (AIA), and is subject to dust, fumes, and other

byproducts of airport operations. Documentation shall be provided prior to issuance of Certificate of Occupancy.

m) The Applicant shall submit Form 7460-1, if by Federal Law, 14 CRF Part 77, they meet notification criteria.

Motion Language:

Approval: Motion to approve the Design Review Application by Eric and Stephanie Wallace, for construction of a new single-family residence of 2,342.5 square feet and a new detached ADU of 686 square feet on Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (m) are met.

Denial: Motion to deny the Design Review Application by Eric and Stephanie Wallace, for construction of a new single-family residence of 2,342.5 square feet and a new detached ADU of 686 square feet on Lot 19A, Block 70, Hailey Townsite (602 N. 1st Avenue), finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

Residence 602

A NEW RESIDENCE & ADU

VICINITY MAP

PLAN NORTH

GENERAL PROJECT INFORMATION

DESCRIPTION: HAILEY LOT 19A BLK 70

PARCEL NUMBER: RPH0000070019B

Address: 602 N. 1ST AVE. Hailey ID. 83333

ZONE: LR - Hailey Townsite Overlay

SETBACKS: FRONT: 13'- 0 ⅜" SOUTH SIDE: 10'-3"
COVERED FRONT PORCH: 6'- 6 ⅞"
REAR: 6'-10" NORTH SIDE: 10'-3 ⅛"

BLDG. HEIGHT FROM LOWEST EXISTING GRADE: 28'-4"

FIRST FLOOR =	829	SQ.FT.
SECOND FLOOR =	926	SQ.FT.
TOTAL HOUSE=	1,755	SQ.FT.
ADU-FIRST FLOOR =	520	SQ.FT.
ADU- LOFT =	166	SQ.FT.
TOTAL ADU=	686	SQ.FT.
TOTAL GARAGE=	587	SQ.FT.
TOTAL PROJECT SQUARE FOOTAGE =	3,028	SQ.FT.

PROPOSED LOT COVERAGE AREA:

2 STORY W/ GARAGE = 30% ALLOWED BY CITY- TOWNSITE OVERLAY

LOT AREA= 6,501 S.F.
6,501 X 30% = 1,950.3 ALLOWED

BUILDING FOOT PRINTS = 1,936.5 S.F.

TOTAL LOT COVERAGE = 29.8 %

BUILDING CODE SUMMARY

2018 IRC

BUILDING OCCUPANCY:	SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-N
STORIES:	2 STORY
HOUSE:	1,755 S.F.
ADU:	686 S.F.
GARAGE:	587 S.F.
PATIOS:	327.5 S.F.

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

ENERGY SUMMARY

VAPOR BARRIER @ WALLS	Vapor Primer
VAPOR BARRIER @ CEILINGS TRUSSED	Vapor Primer
VAPOR BARRIER @ CRAWL SPACE & SLAB:	10 MIL BLACK POLY SHEET (class 1 vapor retarder)
BUILDING PAPER:	SEE BUILDING SECTIONS
TOTAL HEATED AREA:	2,441 S.F.

INSULATION VALUES

WALLS	R-24 5 ½" Blown in Fiberglass
TRUSS ROOFS	R-60 Blown in Fiberglass
VAULTED ROOFS	R-60 10" min Spray Foam, Closed Cell 2lb density
STEM WALLS	R-15 2 ½" SPRAY FOAM INTERIOR
FLOORS	R-38 FIBERGLASS BATTS
GARAGE SLAB	R-10 2" XPS PERIMITER UNDER SLAB
DOORS	U-.25 MAX
WINDOWS	U-.25 MAX

SOURCE SPECIFIC VENTILATION

WHOLE HOUSE EXHAUST VENTILATION IN HVAC: (CONT. HRV)
ALL BATHROOMS EXHAUST CONNECTED TO HRV KITCHEN HOOD = 100 CFM min

ATTIC VENTILATION

RIDGE: CONTINUES VENT W/ (3) 3" DIA. HOLES -PER TRUSS BAY
@ EAVE BLOCKING- (3) 3" DIA. HOLES -PER TRUSS BAY & 2" STRIP VENTING @ EAVES
ALLOW 2" MIN AIR SPACE BETWEEN INSULATION & ROOF SHEATHING
FLAT ROOFS = HOT ROOFS - 7" MIN CLOSED CELL SPRAY FOAM

GRAPHIC SYMBOLS

Building Section Indicator
section number
sheet number

Detail Indicator
detail number
sheet number

Interior Elevation Indicator
elevation number
sheet number

HB Hose Bib

Exhaust Fan

SD Combination Smoke & Carbon Monoxide Detectors

Hidden/Overhead (other meaning as noted)

Existing Wall

New 2x4 Insulated Wall

New 2x6 Insulated wall

GENERAL NOTES

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

ABBREVIATIONS:

@	AT
ALT	ALTERNATE
C	CENTER LINE
DIA	DIAMETER
DIM	DIMENSION
(E)	EXISTING
EL.	ELEVATION
EXP	EXPOSED
EXT	EXTERIOR
FF	FINISHED FLOOR
GWB	GYPSUM WALL BOARD
INT	INTERIOR
LOC	LOCATION
MAX	MAXIMUM
MFR'S	MANUFACTURES
MIN	MINIMUM
MTL	METAL

PROJECT TEAM:

OWNER/BUILDER
Eric & Slephanie Wallace
1941 Northridge Drive
Hailey, Idaho 83333
CONTACT: Eric Wallace
ericwallace@gmail.com

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

CONTRACTOR
Owner/Builder

STRUCTURAL ENGINEER
TBD

BUILD SMART ENERGY CONSULTANT
N/A
UNCONDITIONED ADDITION

ELECTRICAL
Design/Build

MECHANICAL/ PLUMBING
Design/Build
See Greenworks Calculations & Diagrams

DRAWING INDEX

.1	Design Review	Cover Sheet
.2	Design Review	Site & Construction Plan
.3	Design Review	Landscape Plan
.4	Design Review	House-Floor Plans
.5	Design Review	House-Roof Plan
.6	Design Review	House & ADU -Material Board
.7	Design Review	House & ADU -Exterior Perspectives
.8	Design Review	House-Exterior Elevations
.9	Design Review	ADU-Floor Plans, Roof Plan & Exterior Elevations

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

SCALE:
DATE: JUNE 23 2022

Residence 602
HAILEY 1ST AVENUE IDAHO

Design Review | Cover Sheet .1

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LEGEND

- PROPERTY LINE
- SETBACK/ BUILDING ENVELOPE
- WATER LINE
- SEWER LINE
- POWER LINE
- PARAMETER DRAIN LINE
- FENCE
- GAS LINE
- EXTERIOR LIGHT- DARK SKY COMPLIANT
- SNOW STORAGE

CONSRUCTION ACTIVITY LEGEND

- B — TEMPORARY BATHROOM
- JT — JOB TRAILER
- D — WASTE DUMPSTER
- RD — RECYCLING DUMPSTER
- CM — CONSTRUCTION MATERIAL STORAGE
- PROTECTION FENCING

NOTES:

1. ALL EXISTING GRADES, GARAGE SLAB AND SUBFLOOR ELEVATIONS ARE VERIFIED BY SURYOR.
2. ALL UTILITIES ARE LOCATED IN ALLEY
3. ALL NEW SERVICES ARE TO BE RUN UNDERGROUND.
4. ALL FINISH GRADE TO BE 6" BELOW TOP OF STEM WALLS AND SHALL SLOPE AWAY FROM HOUSE PER CODE.
5. SITE IS PREDOMINATELY FLAT.

SNOW STORAGE TABULATION:

HAILEY ZONING ORDINANCE 532: AMENDED BY ORDINANCE 1097

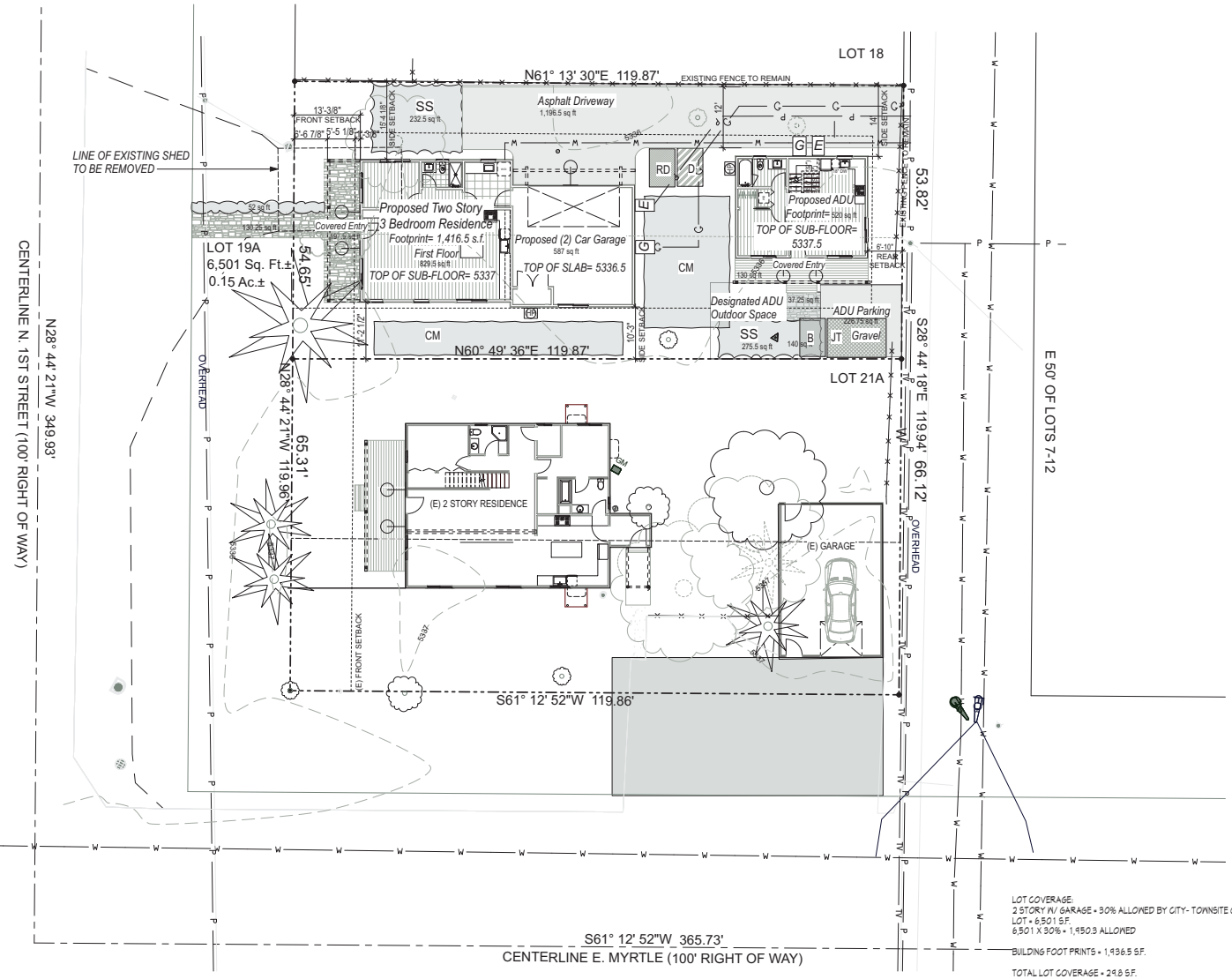
6A.8 DESIGN STANDARDS:

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

PARKING, PEDESTRIAN CIRCULATION:

PARKING = 1,423.25 SQ.FT.
PEDESTRIAN CIRCULATION = 167.5 SQ.FT.
= 1,590.75 X 25% = 398 SQ.FT.

TOTAL = 398 SQ.FT. REQUIRED
PROVIDED= 424 SQ. FT.



LOT COVERAGE:
2 STORY W/ GARAGE = 30% ALLOWED BY CITY- TOWNSITE OVERLAY
LOT = 6,501 S.F.
6,501 X 30% = 1,950.3 ALLOWED

BUILDING FOOT PRINTS = 1,936.5 S.F.

TOTAL LOT COVERAGE = 29.8 S.F.

PLAN NORTH NORTH

Residence 602

HAILEY 1ST AVENUE IDAHO

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

SCALE: 1" = 10'-0"
DATE: August 1 2022

Design Review | Site & Construction Plan .2

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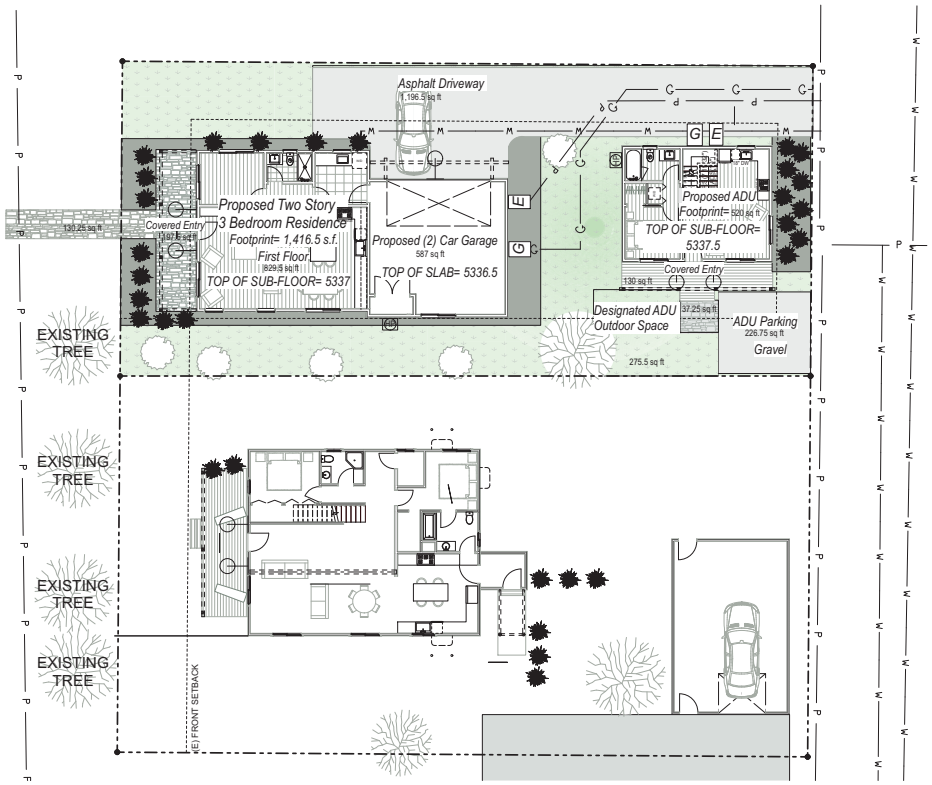

PLANT LEGEND

GRASSES:
Idaho Fescue
Blue Bunch Wheat Grass

BARK:
LOCAL NATURAL BARK W/
WEED BARRIER 3" UNDER

GRAVEL:

SHRUBS:
Common Lilac
Chokecherry
Red Current
Dogwood

FRUIT TREES:
Apricot
Pear
Plum

DECIDUOUS:
Norway Maples
May Day Treas
Aspen

CONIFEROUS:
BLUE SPRUCE, FIR

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SCALE: 1" = 10'-0"

DATE: August 1 2022

PLAN NORTH NORTH

Residence 602

HAILEY 1ST AVENUE IDAHO

Design Review | Landscape Plan .3

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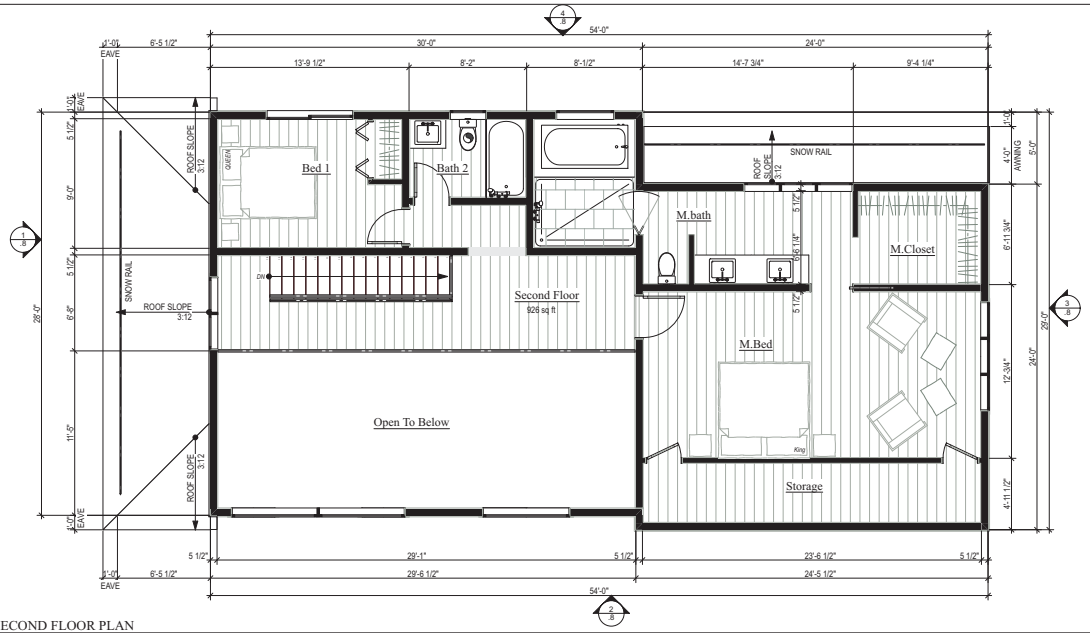
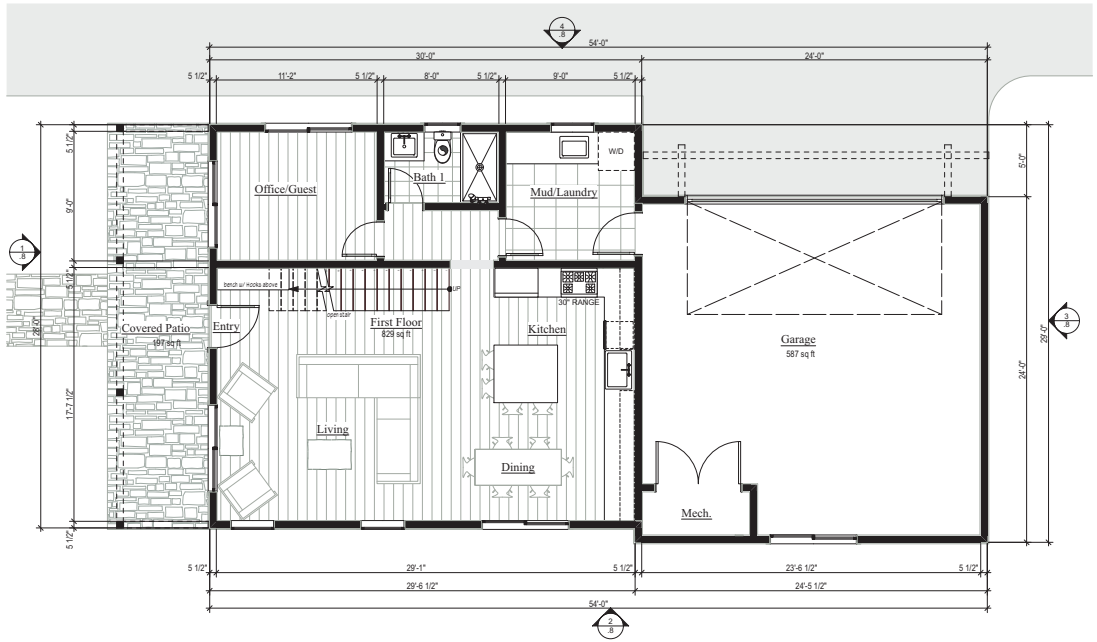


2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

HOUSE =
FIRST FLOOR = 829 S.F.
SECOND FLOOR = 926 S.F.
SUB-TOTAL = 1,755

GARAGE = 587 S.F.
TOTAL HOUSE = 2,342 S.F.

COTTAGE =
FIRST FLOOR = 520 S.F.
LOFT = 166 S.F.
SUB-TOTAL = 686 S.F.

TOTAL BUILDINGS = 3,028 S.F.

PLAN NORTH

Residence 602

HAILEY 1ST AVENUE IDAHO

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

SCALE: ¼" = 1'-0"
DATE: JUNE 23 2022

Design Review | House-Floor Plans .4

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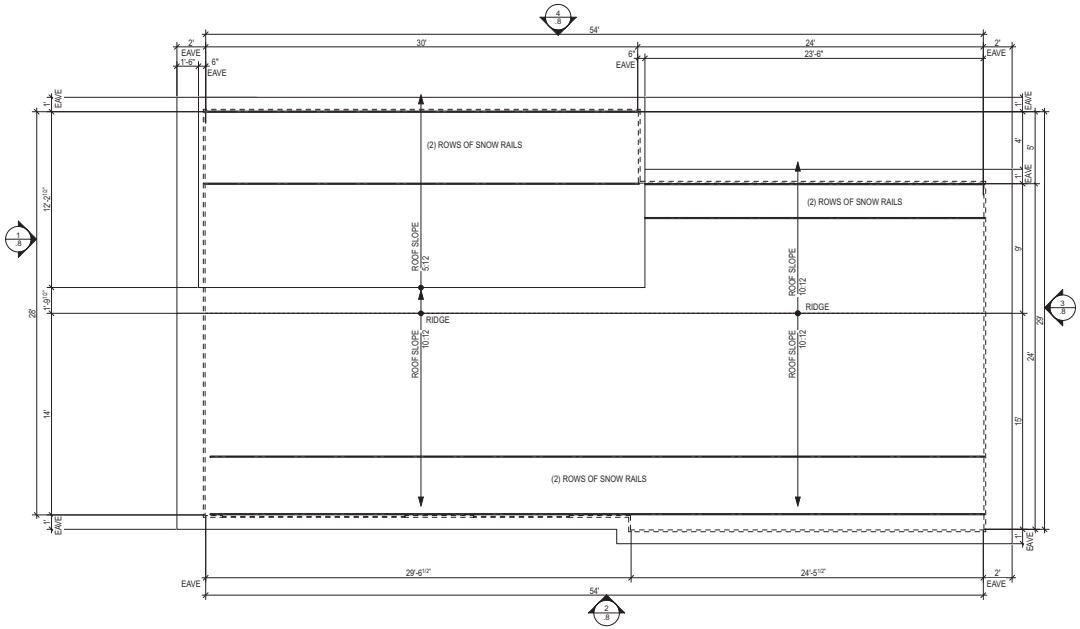

1 ROOF PLAN

PLAN NORTH

Residence 602

HAILEY 1ST AVENUE IDAHO

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p.208.720.7996 chip@mode-llc.com

SCALE: ¼" = 1'-0"

DATE: JUNE 23 2022

Design Review | House-Roof Plan .5

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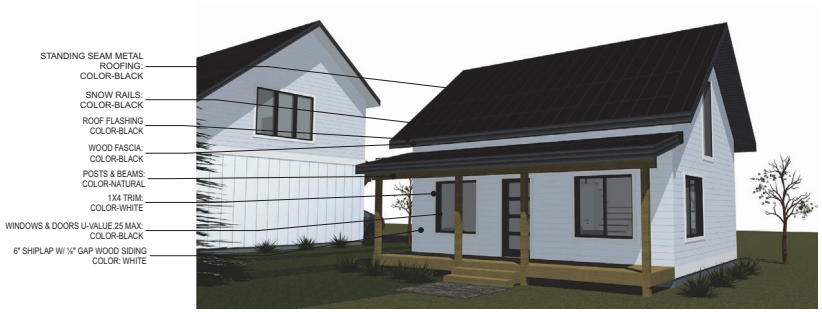

3 ADU | SOUTH/EAST COLOR PERSPECTIVE

2 HOUSE | SOUTH/EAST COLOR PERSPECTIVE

1 HOUSE | NORTH/WEST COLOR PERSPECTIVE

Standing Seam Metal Roofing | Black

Example of Shiplap Siding | White

Board & Batt White Siding With Black Windows

Garage Doors

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SCALE:

DATE: JUNE 23 2022

Residence 602

HAILEY 1ST AVENUE IDAHO

Design Review | House & ADU -Material Board

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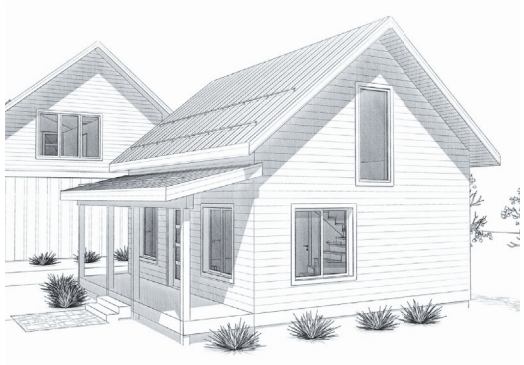
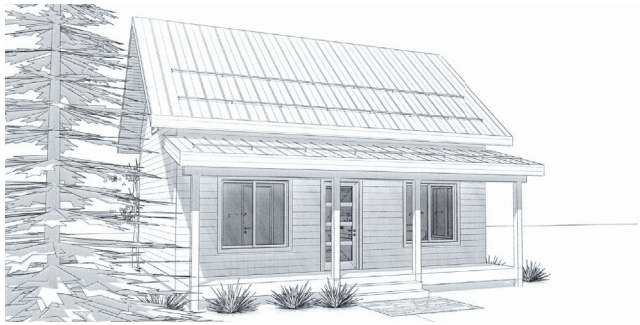
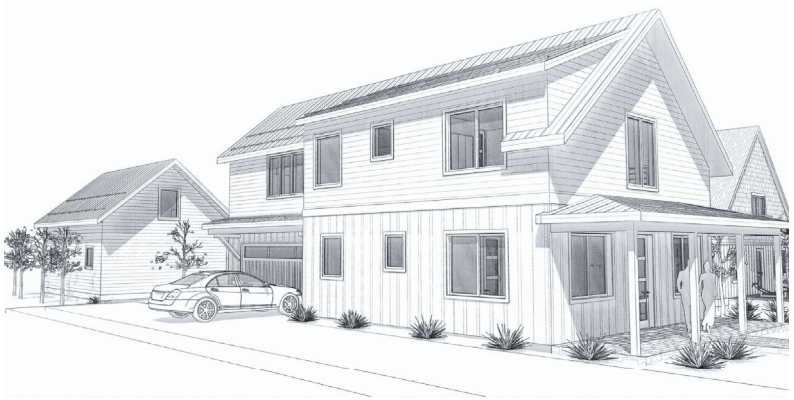


6 ADU | SOUTH/EAST PERPSECTIVE

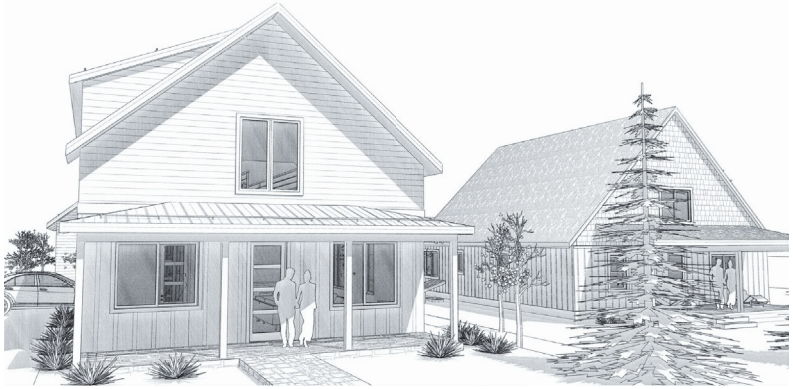


5 ADU | SOUTH PERSPECTIVE



4 HOUSE | NORTH PERSPECTIVE

2 HOUSE | NORTH/EAST PERSPECTIVE



3 HOUSE | WEST PERSPECTIVE

1 HOUSE | SOUTH/WEST PERSPECTIVE

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SCALE: ¼" = 1'-0"
DATE: JUNE 23 2022

Residence 602

HAILEY 1ST AVENUE IDAHO

Design Review | House & ADU -Exterior Perspectives .7

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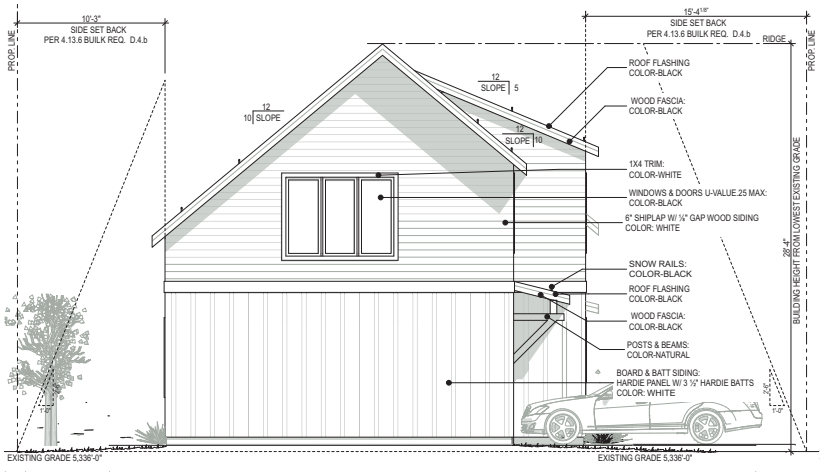
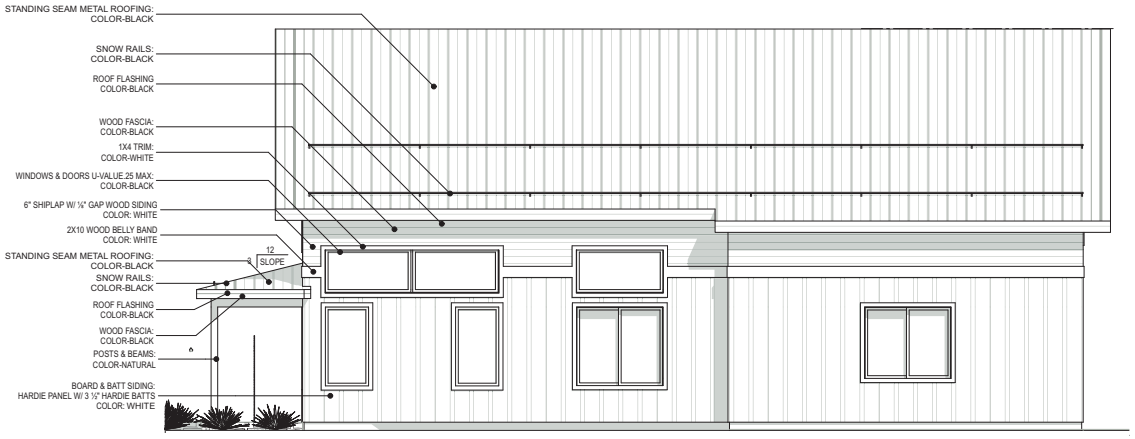
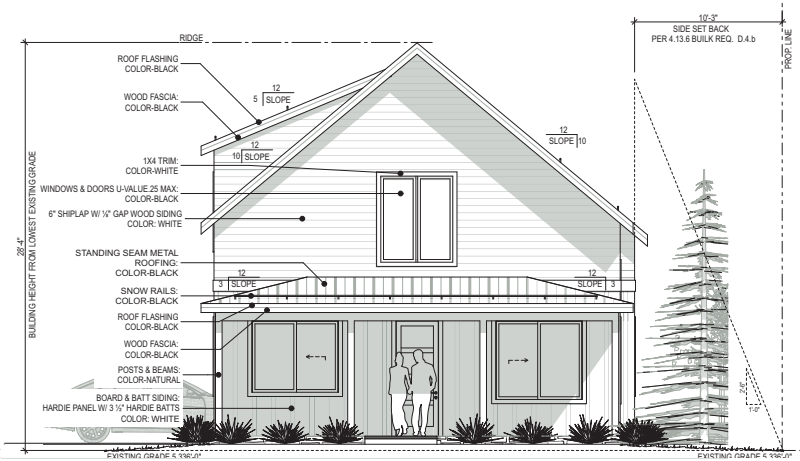


3 HOUSE | EAST ELEVATION

4 HOUSE | NORTH ELEVATION



2 HOUSE | SOUTH ELEVATION



1 HOUSE | WEST ELEVATION

Residence 602

HAILEY 1ST AVENUE IDAHO

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

DATE: JUNE 23 2022

Design Review | House-Exterior Elevations

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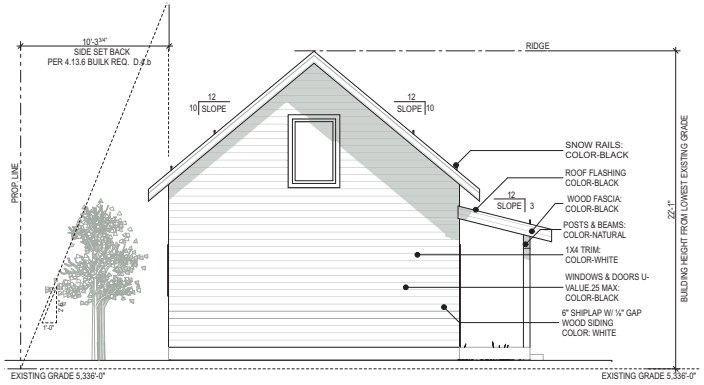
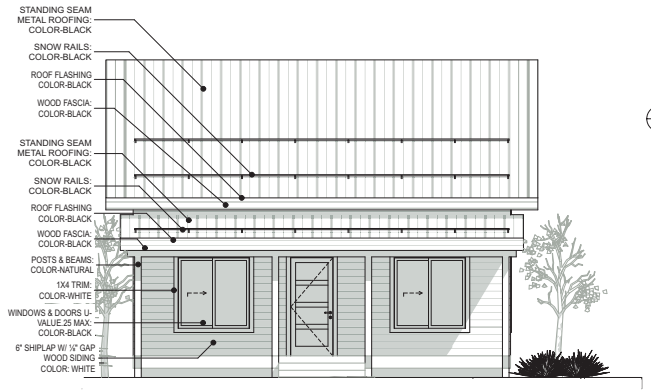
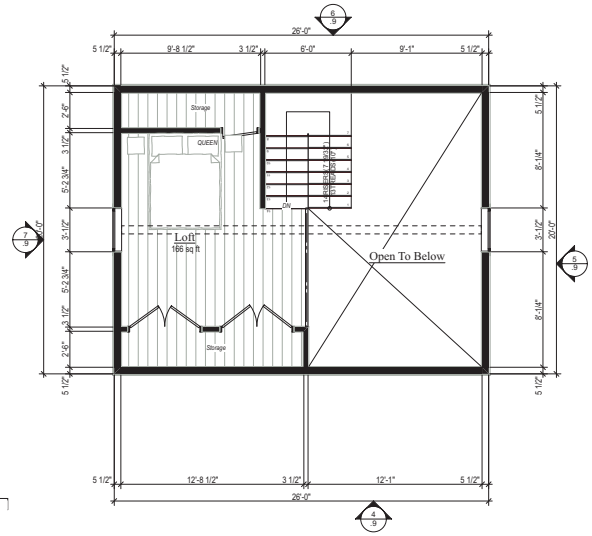


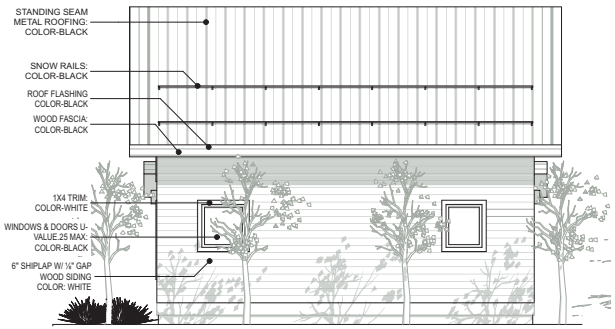
7 ADU | WEST ELEVATION



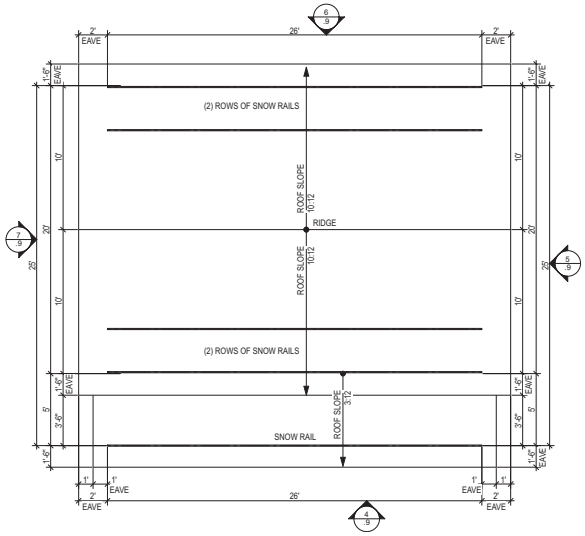
4 ADU | SOUTH ELEVATION



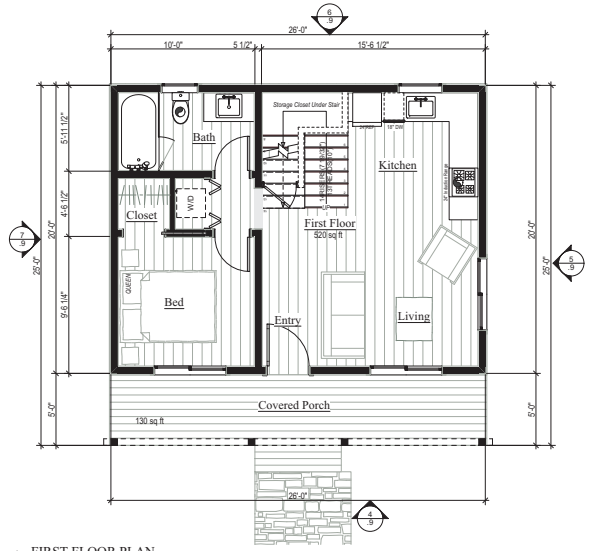
2 SECOND FLOOR PLAN



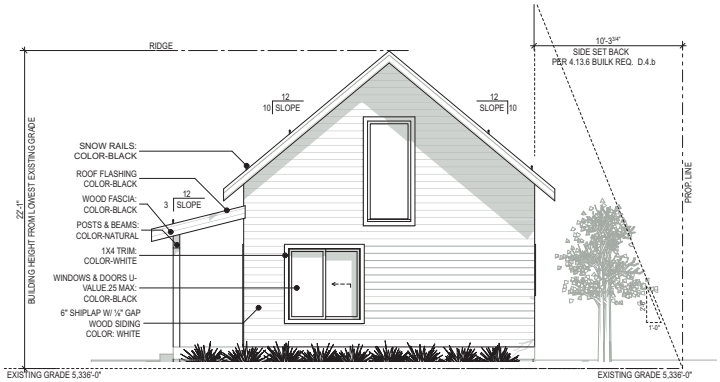
6 ADU | NORTH ELEVATION



3 ROOF PLAN



1 FIRST FLOOR PLAN



5 ADU | EAST ELEVATION

PLAN NORTH

Residence 602

HAILEY 1ST AVENUE IDAHO

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

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

DATE: JUNE 23 2022

Design Review | ADU-Floor Plans, Roof Plan & Exterior Elevations

THESE DRAWINGS AND DETAILS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE EXCLUSIVE PROPERTY OF THE DESIGNER. ANY UNAUTHORIZED USE, INCLUDING REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF M.O.D.E. LLC IS PROHIBITED BY LAW. © 2022 M.OD.E. LLC.

Cece Osborn

From: Chris Pomeroy <Chris@iflysun.com>
Sent: Tuesday, August 2, 2022 8:37 AM
To: Robyn Davis
Cc: burkefamily203@cox.net; jrl@lawsonlaski.com; ncuvala@to-engineers.com; Lisa Horowitz
Subject: Arch and Wallace Development Proposals - Airport Comments

Robyn,

I received the Notice of Public Hearing in front of P&Z on August 15 for the two proposals attached below. Based on previous discussions with you and Lisa and where we are with the CoH Airport Overlay Zoning Ordinance project, I am sending my comments to you directly versus to the Community Development Assistant (planning@haileycityhall.org).

Both proposed developments are located in the proposed Airport Influence Area (AIA) with the Arch Proposal also in the proposed Lateral Safety Buffer Zone.

For the Arch proposal, while not in the Airport's 65DNL noise contour, at this location in such close proximity to the runway/south end of runway end where a majority of our aircraft operations land/take-off, residents will be exposed to airport noise impacts. It is recommended the living structures are constructed with sound attenuation materials and techniques.

For both developments, the City should require an Avigation Easement/Disclosure documentation that the developments are located in the AIA and subject to noise, dust, fumes and other byproducts of airport operations.

Also, both should follow Federal law, 14 CFR Part 77, and submit a Form 7460-1 if they meet the notification criteria to the FAA to ensure the proposals do not introduce obstructions into the airport airspace or interferences to navigational aids at the airport.

We are happy to provide assistance as it relates to language for an Aviation Easement/Disclosure or walk through our recommendations.

Please let me know if you have any questions. Thanks.
Chris

Chris Pomeroy
Airport Director
Friedman Memorial Airport
1616 Airport Circle
Hailey, ID 83333
chris@iflysun.com
Office: 208.788.9003
Cell: 208.720.1830

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 15, 2022

To: Hailey Planning & Zoning Commission

From: Cece Osborn, Community Development City Planner

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

Hearing: August 15, 2022

Applicant: Mountain Athletics, LLC

Location: Airport Tech Center Condos, Unit C 18.7161% (1030 Business Park Drive, Suite C)

Zoning & Size: Technological Industry (TI) Zoning District; 2,280 square feet

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

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

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

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

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

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

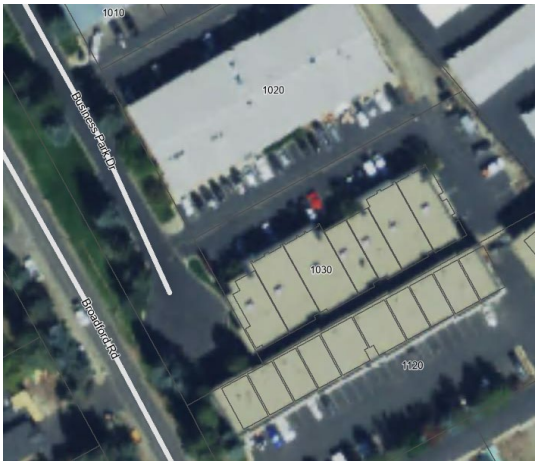
> **A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.**

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

Procedural History: The Conditional Use Permit Application was submitted on June 7, 2022 and certified complete on June 14, 2022. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on August 15, 2022 in the Hailey City Council Chambers and virtually via Go-To-Meeting.

General Requirements for all Conditional Use Permits				
Compliant			**Standards and Commission Findings**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**17.11.020**	**Complete Application:** **17.11.020 The application shall include at least the following information:** **a. Name, address, and phone number of the applicant.** **b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement.** **c. Legal description of the subject property, including street address.** **d. Description of existing use.** **e. Zoning district of subject property.** **f. Description of proposed conditional use.** **g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIIIB of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable.** **h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property.** **i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district.** **j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan.**

				k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered. **l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article.** **m. A fee established in a separate ordinance approved by the Council.**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *No comments*
				Building: *No comments*
				Streets: *No comments*
				Parks: *No comments*
☒	☐	☐	**17.08A Signs**	**17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.**
			Staff Comments	*If signage is desired, a Sign Permit Application shall be submitted, reviewed and approved prior to the installation of any signage. All signage shall conform to City Standards. This has been made a Condition of Approval.*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **e. All exterior lighting shall be designed, located and lamped in order to prevent:** **a. Overlighting;** **b. Energy waste;** **c. Glare;** **d. Light Trespass;** **e. Skyglow.** **f. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.** **g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.** **h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.**
			Staff Comments	*The exterior fixtures are all built within the walls, downward cast.*
☒	☐	☐	***On-site Parking Req. 17.09.040***	**See Section 17.09.040 for applicable code.** *Commercial: One (1) parking space per 1,000 gross square feet*

			Staff Comments	*The Hailey Municipal Code requires one (1) parking space for every 1,000 square feet of commercial space.* *The proposed unit is approximately 2,280 square feet; thereby, two (2) parking spaces are required. The Airport Tech Center Condos parking lot includes thirty-two (32) existing, on-site parking spaces for the seven (7) units. With approximately four (4) spaces per unit, the site plan supersedes the required number of parking spaces.*
☒	☐	☐	**17.09.020.08(B)**	**B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.**
			Staff Comments	*N/A - No alley exists on site; a private drive provides vehicular access to the unit.*
☒	☐	☐	**17.09.020.08(C)**	**C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.**
			Staff Comments	*Vehicular access to the Airport Tech Center condominiums and parking lot is limited to the public street Business Park Drive. There is no vehicular access on the southeast corner of the lot, bordering the Hailey Bus Park South Condo Common Area. At that location, the two lots are separated by a barrier and difference in grade.* 
☒	☐	☐	**17.09.020.08(D)**	**D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.**
			Staff Comments	*The on-site parking spaces are existing and located in front of the existing building and pedestrian pathways. The private drive and parking area is clearly visible to pedestrian and vehicular traffic on Business Park Drive.*

☐	☐	☒	**17.09.020.08(E)**	**E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.**
			Staff Comments	*N/A – The application does not involve a subdivision.*
☐	☐	☒	**17.09.020.08(F)**	**F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.**
			Staff Comments	*N/A – The site includes thirty-two (32) existing parking spaces.*
☐	☐	☒	**17.09.020.08(G)**	**G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus "stacking" the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.**
			Staff Comments	*N/A - The commercial site includes thirty-two (32) existing parking spaces, none of which are stacked.*

Chapter 17.11 Criteria for Review of Conditional Use Permits

Compliant			**Standards and Commission Findings**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Commission Findings***
☒	☐	☐	**17.11.010**	**Compliance with the Comprehensive Plan** **17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.**

			Staff Comments	*This Application complies with the following goals and objectives of the Hailey Comprehensive Plan:* ***Goal 6.1: Economic Development:*** *Encourage a diversity of economic development opportunities within Hailey.* • *The Applicant business increases and diversifies local employment opportunities— specifically, by employing full-time fitness trainers, increasing per capita household and median income for full-time employed individuals, and encouraging career-oriented opportunities for workers in the health and fitness sector. The health and fitness sector is growing, however not dominant, in the City of Hailey.* ***Goal 6.2: Economic Development:*** *Encourage abundant, competitive, and career-oriented opportunities for young workers.* • *The health and fitness sector in Hailey is small and competitive, offering a variety of types and methods of fitness training. The Applicant has played a central role in the local health and fitness sector— they have been successfully operating in the City of Hailey since 2010 and are known for their specialized 'crossfit' classes. As the local 'crossfit' gym, Mountain Athletics contributes an expertise that inspires and challenges other local health and fitness businesses. Due to the nature of the sector, supporting career-oriented opportunities with businesses like Mountain Athletics, LLC tends to engage young, physically able 25-34 year old residents.*
☒	☐	☐	**17.11.040.01(a)**	**17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:** **a. Will, in fact, constitute a conditional use as established for the zoning district involved; and**
			Staff Comments	*Pursuant the Hailey Municipal Code, Section 17.05.040: District Use Matrix, Health and Fitness Facility Uses located within the Technological Industry (TI) Zone District are required to have an active Conditional Use Permit.* *The Applicant is requesting approval for a Conditional Use Permit to relocate and operate their health and fitness business to a different location in the Technological Industry (TI) Zoning District: 1030 Business Park Drive, Unit C. The Applicant intends to continue offering a variety of classes, memberships, and gym hours for personal fitness and strength training.*
☒	☐	☐	**17.11.040.01(b)**	**b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the**

				general vicinity, and that such use will not change the essential character of the same area;
			Staff Comments	*The Applicant proposes to move to Unit C in the Airport Tech Center Condos building, located at 1030 Business Park Drive and nearby their current location at 1012 Business Park Drive. Given that the Applicant has operated its health and fitness business in the same vicinity since 2010— first on Comet Lane, then on Business Park Drive— Staff does not anticipate that the proposed Conditional Use will alter the character of the area.* *The area includes a variety of businesses and mixed-use buildings. Specifically, the businesses surrounding the Airport Tech Center Condos include hardware, flooring, electrical, stonework, waterworks, landscaping, event, personal storage, baking, distilling, brewing, upholstery, framing, retail, wellness, radio, and mail/shipping services. The Applicant aims to continue providing fitness and gym services to employees of the surrounding businesses.* *Regarding appearance, the visuals and sounds of the Applicant's fitness facility and gym— which include heavy, metal equipment— coincides with the industrial character of the Zoning District and area.*
☒	☐	☐	**17.11.040.01(c)**	**c. Will not be hazardous or disturbing to existing or future neighboring uses;**
			Staff Comments	*The Applicant's evaluation of their potential effects on adjoining properties addressed the noise generated from the infrequent dropping of weights and music played during hours of operation. The Applicant proposes to mitigate noise with rubber floor mats. Additionally, the Applicant expects the property's 'slab on grade' floor to absorb impact and prevent impact on neighboring uses. As for music played during fitness classes and gym hours, the Applicant proposes for the volume to be kept at a manageable, non-disruptive level.*
☒	☐	☐	**17.11.040.01(d)**	**d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and**
			Staff Comments	*The existing Airport Tech Center Condos are and will continue to be adequately served by essential public facilities and services.*
☒	☐	☐	**17.11.040.01(e)**	**e. Will not create excessive additional requirements at public cost for public facilities and services; and**
			Staff Comments	*At this time, no additional cost will be incurred from any public agencies for the function and operation of the proposed use.*
☒	☐	☐	**17.11.040.01(f)**	**f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and**

			Staff Comments	*No externalities are anticipated by this use. See Section 17.11.040.01(c) for details on noise.*
☒	☐	☐	**17.11.040.01(g)**	**g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;**
			Staff Comments	*Vehicular access is provided via Business Park Drive, which forms a cul-de-sac directly after the private drive branches off and into the Airport Tech Center Condos parking lot. The vehicular access on Business Park Drive does not interfere with other traffic nor public thoroughfares.*
☒	☐	☐	**17.11.040.01(h)**	**h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.**
			Staff Comments	*The building, parking, vehicular approaches, and landscaping are existing. The proposed use will not result in the destruction, loss nor damage of any natural, scenic, nor historic features.*

17.11.060 Conditions.

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

- **17.11.060(A) Require conformity to approved plans and specifications.**
- **17.11.060(B) Require or restrict open spaces, buffer strips, walls, fences, signs, concealing hedges, landscaping and lighting.**
- **17.11.060(C) Restrict volume of traffic generated, require off-street parking, and restrict vehicular movements within the site and points of vehicular ingress and egress or other conditions related to traffic.**
- **17.11.060(D) Require performance characteristics related to the emission of noise, vibration and other potentially dangerous or objectionable elements.**
- **17.11.060(E) Limit time of day for the conduct of specified activities.**
- **17.11.060(F) Require guarantees such as performance bonds or other security for compliance with the terms of the approval.**
- **17.11.060(G) Require dedications and public improvements on property frontages.**
- **17.11.060(H) Require irrigation ditches, laterals, and canals to be covered or fenced.**
- **17.11.060(I) Minimize adverse impact on other development.**
- **17.11.060(J) Control the sequence, timing and duration of development.**
- **17.11.060(K) Assure that development is maintained properly.**
- **17.11.060(L) Designate the exact location and nature of development.**
- **17.11.060(M) Require the provision for on-site or off-site public services.**
- **17.11.060(N) Require more restrictive standards than those generally found in this Ordinance.**
- **17.11.060(O) Mitigate foreseeable social, economic, fiscal and environmental effects.**
- **17.11.060(P) Set a limit on the duration of the permit when deemed necessary.**
- **17.11.060(Q) Allow for subsequent periodic review.**

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that "the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size,

method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission."

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

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

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

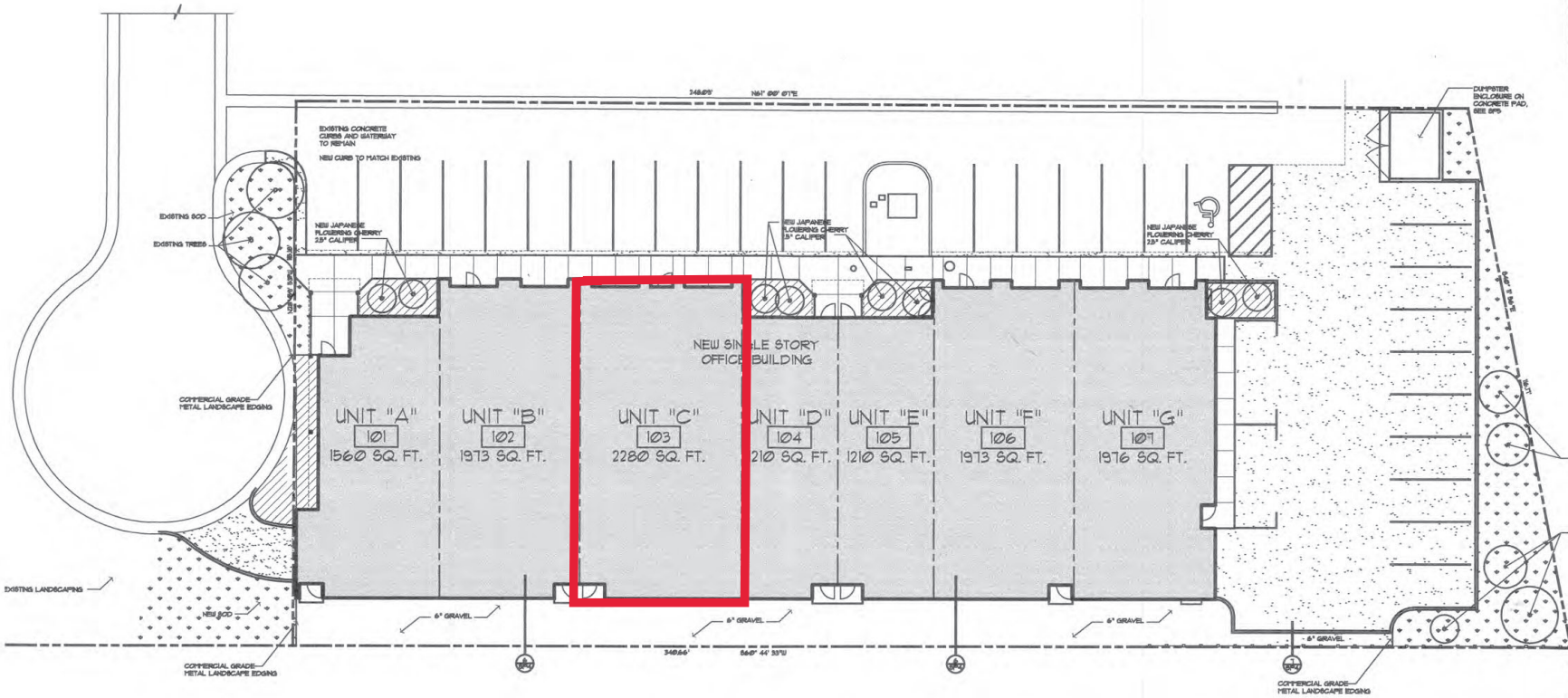
Suggested Conditions: The following conditions are suggested to be placed on approval of this application:

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

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

Denial: Motion to deny the Conditional Use Permit Application request by Mountain Athletics, LLC, represented by Matt Bogue, for approval of a fitness facility and gym (Health and Fitness Facility), to be located at located at 1030 Business Park Drive, Suite C (Airport Tech Center Condos, Unit C 18.7161%), within the Technological Industry (TI) Zoning District, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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



LANDSCAPING PLAN

SCALE: 1" = 10'-0"

LANDSCAPE LEGEND

- NEW GROUND COVER - VINCA MINOR
- NEW 100% KENTUCKY BLUE GRASS SOD
- NEW ASPHALT

NOTE:

GENERAL CONTRACTOR IS RESPONSIBLE TO DESIGN, PROVIDE AND INSTALL NEW, AUTOMATIC LANDSCAPE IRRIGATION SYSTEM IN NEW LANDSCAPED AREAS. OWNER TO REVIEW AND APPROVE LANDCAPE IRRIGATION SYSTEM DESIGN/LAYOUT PRIOR TO INSTALLATION.

LEGEND

- EXISTING CONTOURS
- NEW CONTOURS
- EASEMENT LINE
- FENCE LINE
- G — GAS LINE
- LIMITS OF DISTURBANCE
- T — TELEPHONE LINE
- P — ELECTRICAL POWER LINE
- PROPERTY LINE
- SS — SEWER LINE
- W — WATER LINE
- ST-DEMO

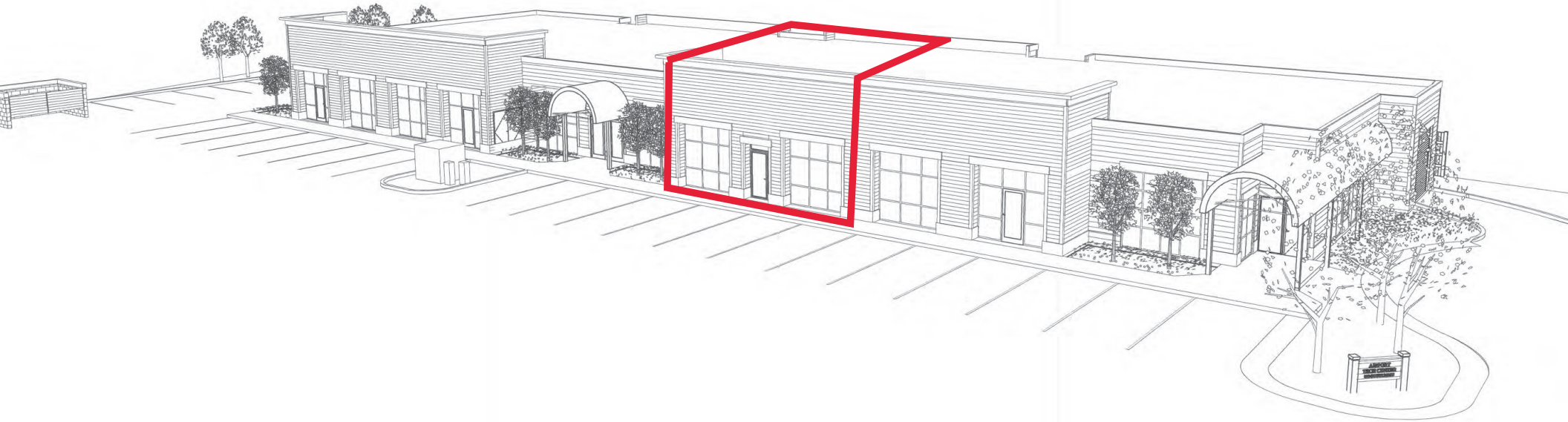
REA Architecture
P.O. Box 71653
2462 E. Fort Lincoln Blvd. #100 D
Bois Idaho 83709 Cell (208) 344-8777
(208)375-7210 Fax (208)344-9347
E-mail: rearch@AOL.com

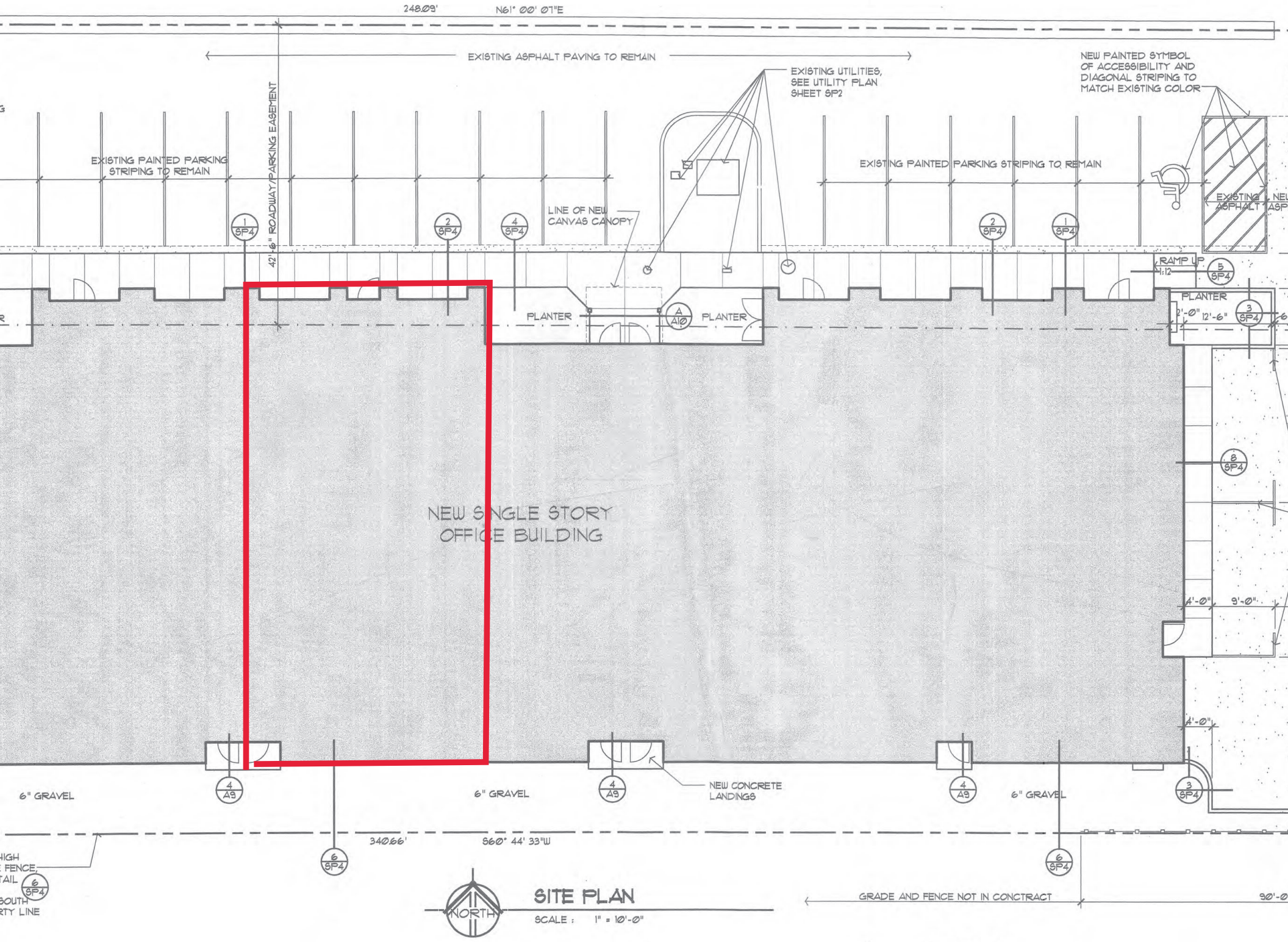
New Office Building
AIRPORT TECH CENTER
Hailey, Idaho

developed by Ronald J. Sharp Inc, Investment Real Estate

Date
APR. 30, 2001
Revisions
JULY 15, 2001

Drawing No.
L1

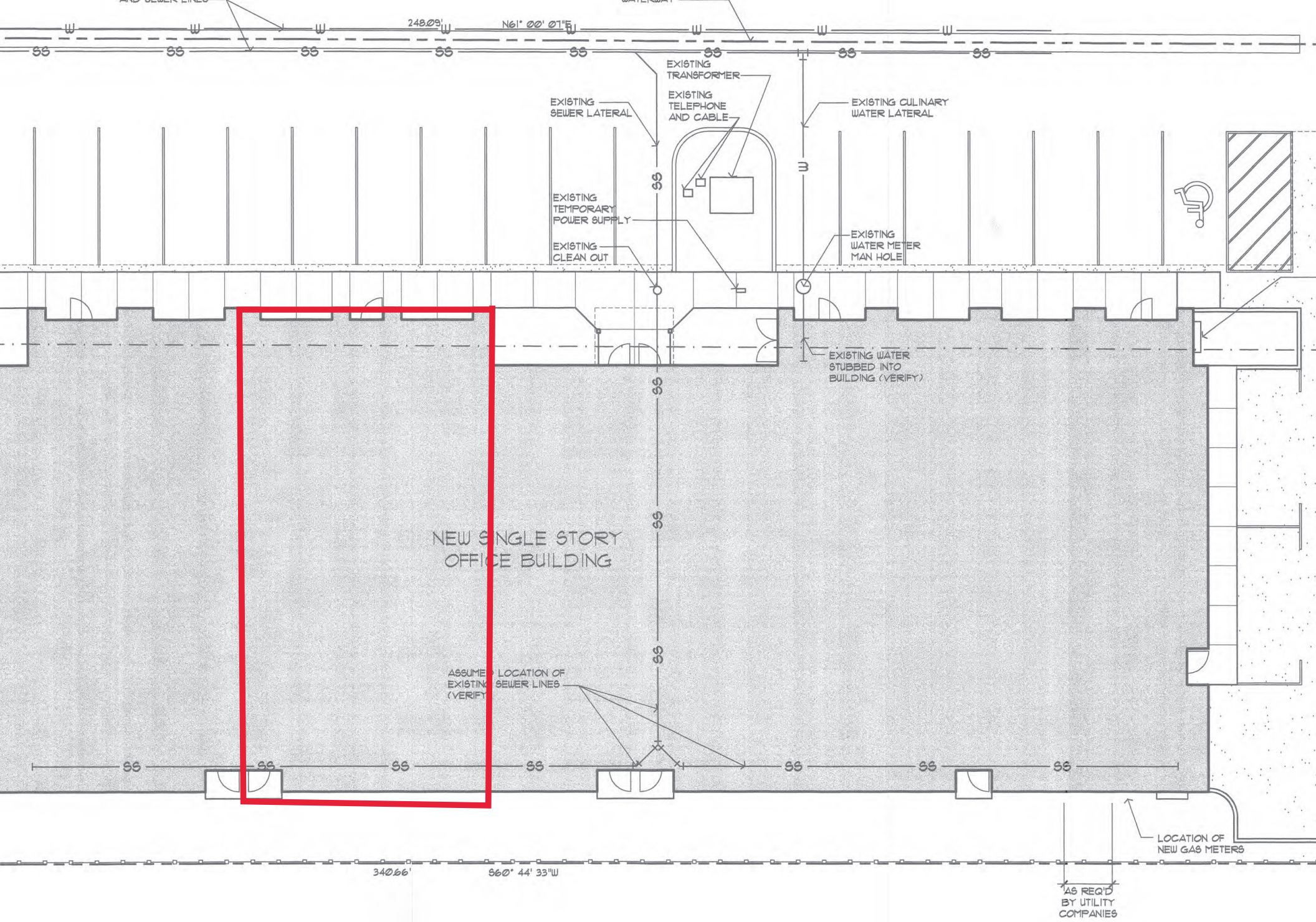


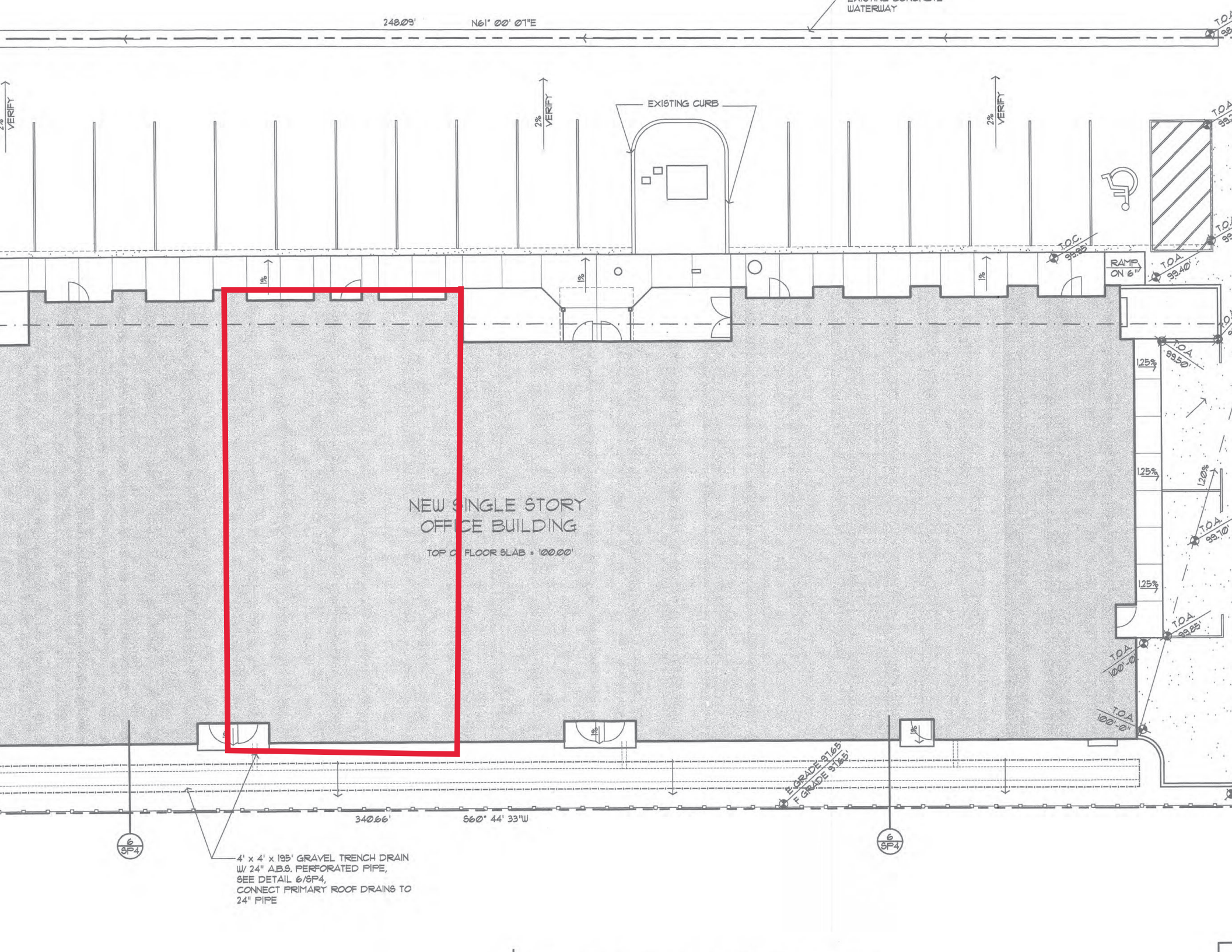


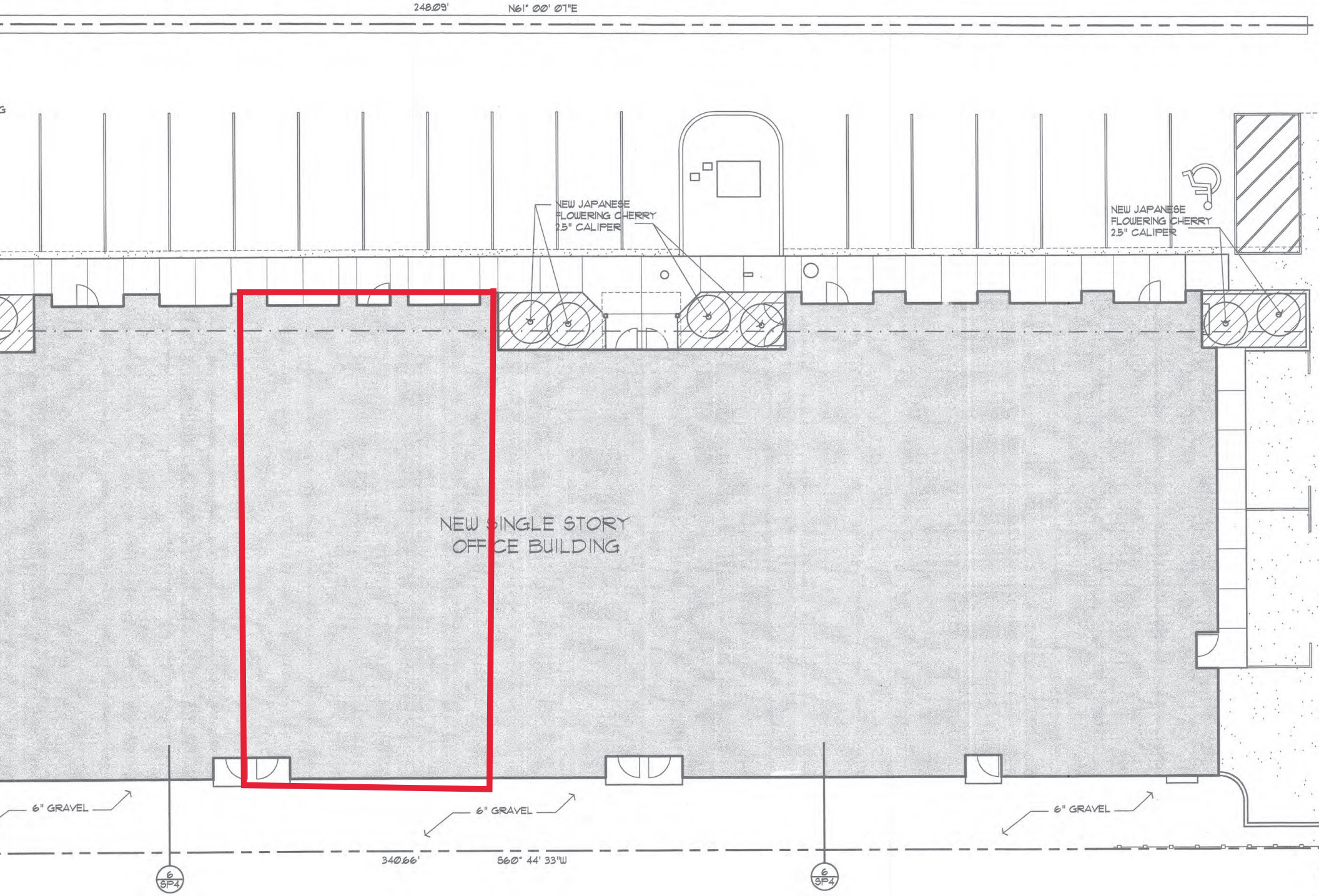
SITE PLAN

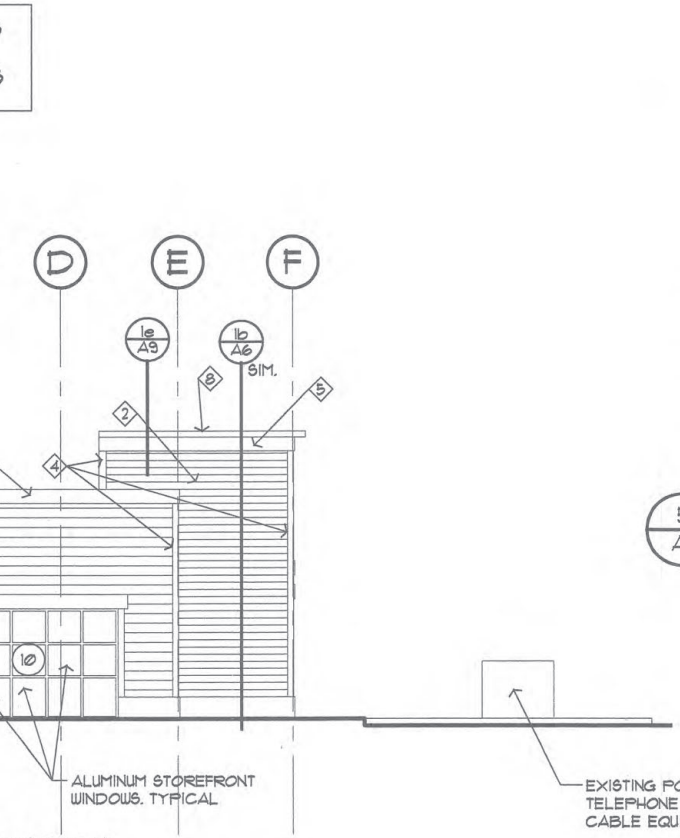
SCALE : 1" = 10'-0"

PARTIAL SITE PLAN


AND SEWER LINES
WATERWAY
248.09'
N61° 00' 07"E
EXISTING TRANSFORMER
EXISTING TELEPHONE AND CABLE
EXISTING SEWER LATERAL
EXISTING CULINARY WATER LATERAL
EXISTING TEMPORARY POWER SUPPLY
EXISTING CLEAN OUT
EXISTING WATER METER MAN HOLE
EXISTING WATER STUBBED INTO BUILDING (VERIFY)
NEW SINGLE STORY OFFICE BUILDING
ASSUMED LOCATION OF EXISTING SEWER LINES (VERIFY)
LOCATION OF NEW GAS METERS
340.66'
S60° 44' 33"W
AS REQ'D BY UTILITY COMPANIES

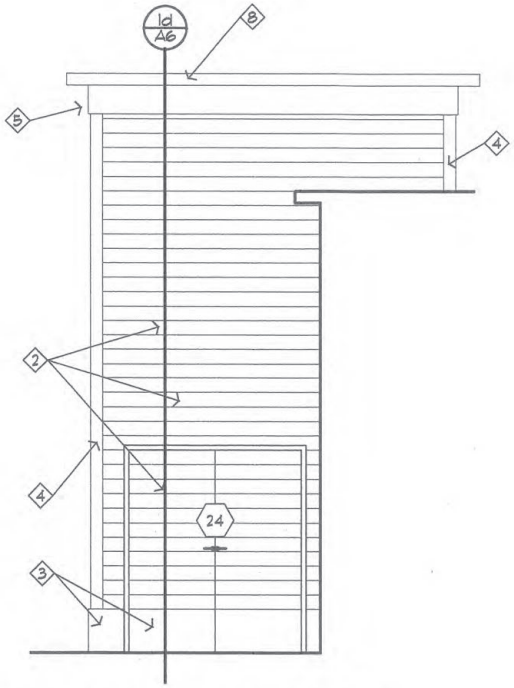

248.09'
N61° 00' 07"E
EXISTING CURB
WATERWAY
2% VERIFY
2% VERIFY
2% VERIFY
1%
1%
1%
T.O.C. 99.85
RAMP ON 6"
T.O.A. 99.40'
T.O.A. 99.50'
T.O.A. 99.70'
T.O.A. 99.85
T.O.A. 100'-0"
T.O.A. 100'-0"
1.25%
1.25%
1.25%
1.20%
NEW SINGLE STORY
OFFICE BUILDING
TOP OF FLOOR SLAB = 100.00'
E. GRADE 97.65
F. GRADE 97.65
340.66'
S60° 44' 33"W
6
SP4
6
SP4
4' x 4' x 195' GRAVEL TRENCH DRAIN
W/ 24" A.B.S. PERFORATED PIPE,
SEE DETAIL 6/SP4,
CONNECT PRIMARY ROOF DRAINS TO
24" PIPE


248.09'
N61° 00' 07"E
NEW JAPANESE
FLOWERING CHERRY
2.5" CALIPER
NEW JAPANESE
FLOWERING CHERRY
2.5" CALIPER
NEW SINGLE STORY
OFFICE BUILDING
6" GRAVEL
6" GRAVEL
6" GRAVEL
340.66'
S60° 44' 33"W
6
SP4
6
SP4



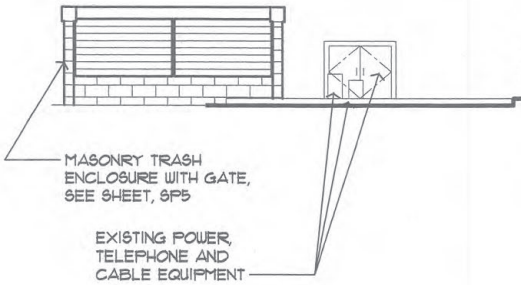
VATION

-Ø"



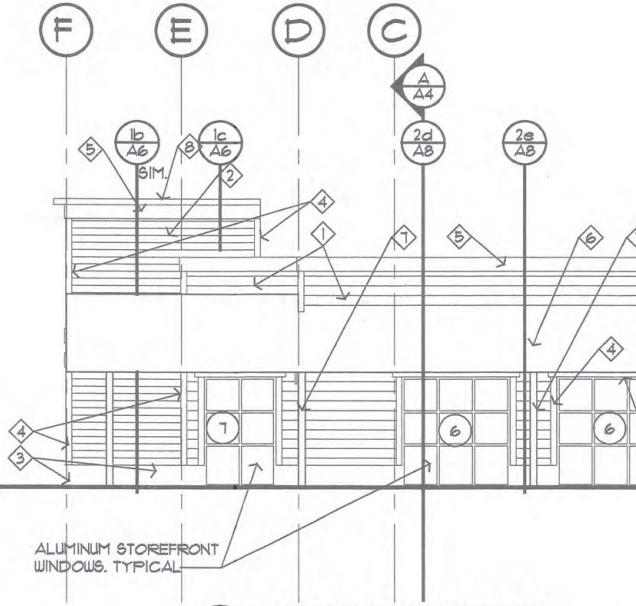
5 A2 PARTIAL ELEVATION

SCALE : 1/4" = 1'-Ø"



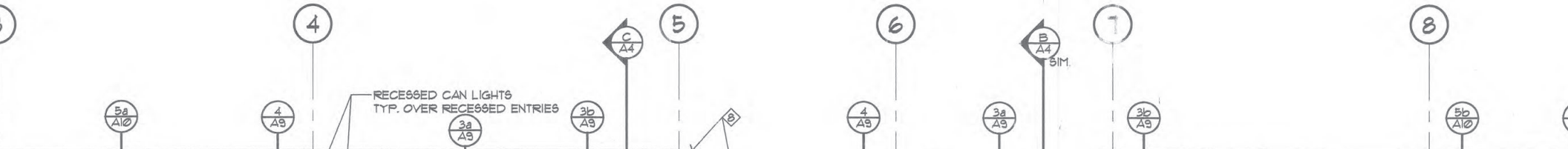
1 A2 NORTH ELEVATION

SCALE : 1/8" = 1'-Ø"



3 A2 WEST ELEVATION

SCALE : 1/8" = 1'-Ø"



From: Robyn Davis
To: Cece Osborn
Subject: FW: Mountain Athletics, LLC Conditional Use Permit
Date: Wednesday, August 10, 2022 1:48:02 PM

This one too.

Robyn Davis, M.A.
Community Development Director
City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Nordlandtileandstone <michelleh.nordlandstone@gmail.com>
Sent: Wednesday, August 10, 2022 12:38 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Mountain Athletics, LLC Conditional Use Permit

Hello,
Thank you for you consideration for a conditional use permit of Mountain Athletics, LLC.

This gym is very important to myself and to the community.

We have members of all ages that benefit from the fitness program and the social and supportive aspects of this community. This is a small business that needs a home and a place in this valley.

Again, thank you for your consideration!

Sincerely,
Michelle Harris

From:	Robyn Davis
To:	Cece Osborn
Subject:	FW: Mountain Athletics, LLC Conditional Use Permit
Date:	Wednesday, August 10, 2022 1:47:28 PM

Please save to the file and print. This will also need to be included in the packet.

Robyn Davis, M.A.
Community Development Director
City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Sara Hoaglund <sara.hoaglund@gmail.com>
Sent: Wednesday, August 10, 2022 12:55 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Mountain Athletics, LLC Conditional Use Permit

Hello,

I am emailing you about the conditional use permit approval. As a member of the gym I am looking forward to the gym being able to reopen just one building over. The gym is what has kept my mental sanity through the last 2 years and I would be devastated if I was not able to go. Jen works so hard and gives her whole heart to the gym. She is considerate and gives us all a place to gather and find some sanity.
Please allow them to re-open her gym in the new location.

Thank you,
Sara Hoaglund

Cece Osborn

From: Robyn Davis
Sent: Wednesday, August 10, 2022 1:51 PM
To: Cece Osborn
Subject: FW: RE:Mountain Athletics LLC Conditional Use Permit

This one too. Thanks!

Robyn Davis, M.A.
Community Development Director
City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: John Sweek <john@acoatings.com>
Sent: Wednesday, August 10, 2022 12:16 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: RE:Mountain Athletics LLC Conditional Use Permit

Robyn,
I am a long term member of this gym and would support their continuation in the new location, close to where my entire family has been training for years. This is a well-run, long term Hailey business that should continue to service our community.
Best, John Sweek

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 15, 2022

To: Planning and Zoning Commission

From: Robyn Davis, Community Development Director

Overview: Consideration of a Design Review Preapplication by River Lane, LLC, represented by GGLO Design, for construction of a multifamily building comprising of forty-three (43) one-bedroom residential units and eight (8) two-bedroom residential units, for a total of fifty-one (51) residential units, to be located at 403, 417 and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts.

Hearing: August 15, 2022

Applicant: River Lane, LLC

Location: Lots 1-10, Block 55, Hailey Townsite (403, 417 and 419 North River Street)

Zoning/Size: Business (B), Small Residential Overlay (SRO), Downtown Residential Overlay (DRO) and Townsite Overlay (TO); 0.83 (35,973 sq. ft.)

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

Application: The Applicant, River Lane, LLC, is seeking feedback on the Design Review Preapplication for a fifty-one (51) unit multifamily apartment building, to be located at 403, 417 and 419 North River Street. The unit make-up comprises of: forty-three (43) one-bedroom units and eight (8) two-bedroom units. The project will span ten (10) city lots and will comply with the DRO requirements, as outlined in Hailey's Municipal Code.

This project, known as Grabher Group: Spruce and River Workforce Housing, is proposing the following:

- 51 total onsite parking spaces; 25 on-street parking spaces; 76 total parking spaces
- ROW improvements to River Street, Silver Street and Spruce Street
- River Lane (existing alley) improvements
- Varied unit sizes (range from 602 sq. ft. to 1,027 sq. ft.)
- Approximately 4,110 sq. ft. of common useable open space

Parking for the proposed building will be accessed off of the existing 20'-wide alley, River Lane. This alley gains access off of the existing public streets, Silver Street and Spruce Street. A single entrance to the covered parking is located off of River Lane. Fifty-one (51) onsite spaces are located on the ground floor

of the structure. Street parking is located along River Street and Spruce Street. The Typical Section for River Street will be employed along River Street, as well as the property frontages of Spruce and Silver Streets.

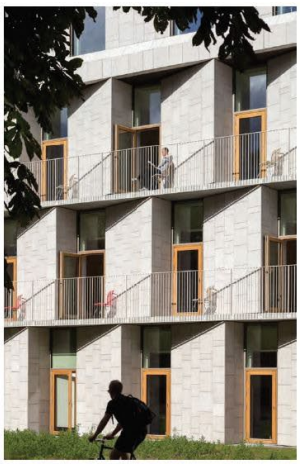
While the apartment building is located within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO) and Townsite Overlay (TO) Zoning Districts, the Applicant is utilizing the Downtown Residential Overlay (DRO). Requirements within the DRO allow for greater flexibility with regard to density, parking, open space, and setbacks, which further encourages a more thoughtful approach in developing the land.

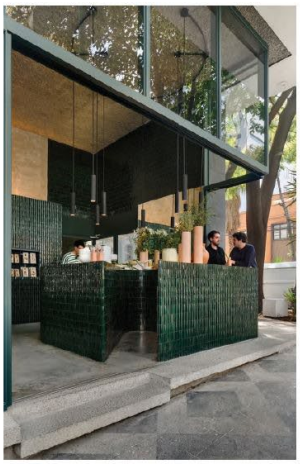
The proposed building is three (3) stories tall and has been divided into two masses, connected via an overhead pedestrian walk, to better allow for site circulation and open space. Undulations in building design, both in façade and height, create visual interest while reducing the overall mass of the structure. The proposed building setbacks are as follows:

- Front: 7’-1” (northern portion of building); 14’-2” (mid-to-south portions of building);
- Rear: 0’ (along the existing alley)
- Side (north): 0’ (along Spruce Street)
- Side (South): +/- 20’ (along Silver Street)

A maximum of 40’ of building height is allowed for residential units constructed within the Business (B) and Townsite Overlay (TO) Zoning Districts; however, the total building height proposed is 35’-5”. The Applicant has further considered the visual effect on adjacent sites and other areas in the immediate vicinity, and has integrated the proposed building with the surrounding buildings and uses through well-articulated architecture and a thoughtful approach to site circulation, and well-landscaped spaces around the site (refer to page 13 in the attached plan set for further information).

CLARITY


OF OUR TIME


ROOTED IN THE ENVIRONMENT

CONNECTED TO NATURE

Goals. With this project, the Applicant Team is hoping to maximize workforce housing, develop a small community-centered commercial space, as well as maximize resident well-being through holistic design and landscaping. Located at the edge of Hailey’s Business District, the proposed development is

intended to build on adjacent multifamily housing and further, act as a catalyst for high-quality housing in the community.

Procedural History: The Design Review Preapplication was submitted on May 11, 2022 and certified complete on May 16, 2022. A public hearing before the Planning and Zoning Commission will be held on Monday, August 15, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

Preapplication Design Review:

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

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

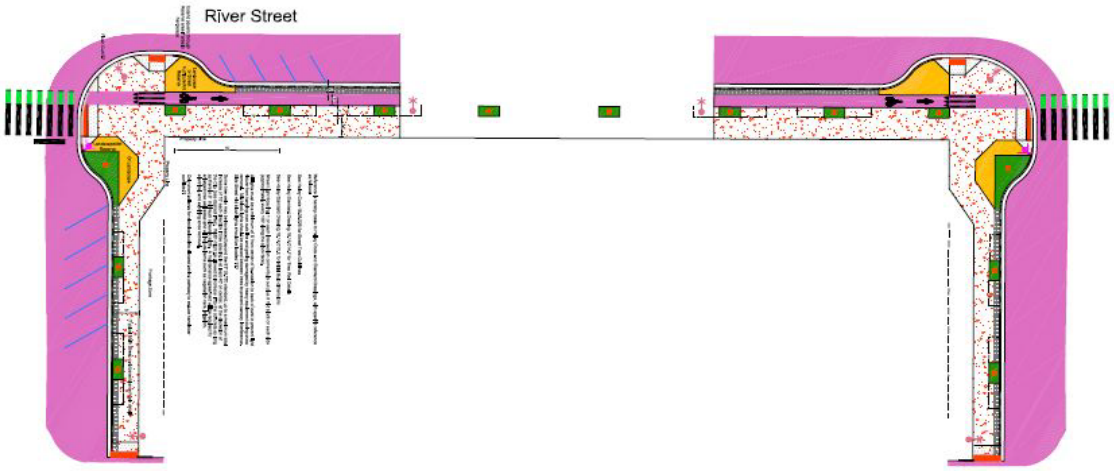
Items for Discussion and/or Items of Note:

1. **Building Design:** The site is surrounded on all sides by dramatic mountain views. Window placement, size and orientation has been carefully considered and is attuned to the actual solar conditions of the site. The angle has been adjusted to maximize daylight gain while minimizing excess heat. The design further incorporates an innovative porch space at the entry into the building, and the building itself is also inspired by triangulated forms found in the surrounding landscape. Warm, earthy tones and various textures are proposed to further reduce the mass of the proposed building, represent the surrounding context and emphasize contemporary style.

    The Applicant has further provided Site and Context Drawings, Perspectives, and Aerial Views of the building in its proposed location to better understand the connection of the building to the surrounding area (see image below for further details).

2. **Water, Sewer and Fire:** This is a Preapplication Design Review. Final drawings that show connection details will be required for Design Review (to be determined). The building will need to be fully sprinklered. Detailed plans showing this shall also be provided.

   The Public Works Department has requested that the Applicant Team utilize, and illustrate within the plan set, the Typical Section for the River Street Redesign. River, Spruce and Silver Streets shall be designed to correlate with the concept, as shown in the image below. Slight variations of this design may be permitted at the approval of the City Engineer.



3. **Streets/Right-of-Ways:** Planning Staff suggests that the Applicant provide irrigation to all landscaping, including street trees. Electrical shall also be installed (for street tree holiday lights and any streetlights within the public right-of-way) during construction. Streetlight placement will be reviewed and approved by the Public Works Department prior to the Design Review hearing.

   The existing alley, River Lane, is approximately 20' in width. It is the City's preference that this alley be widened to meet the city standard width requirement of alleys, or 26' in width.

   With regard to snow storage, it is preferred that the Applicant maintain and remove snow from the existing alley. Additionally, no snow shall be stored against the public utility property adjacent and to the south of the proposed project. It is also preferred that the owner remove snow from perimeter sidewalks, which includes sidewalks along River, Spruce and Silver Streets. A Public Right-of-Way Maintenance Agreement may be developed between the Applicant and the City in the future to ensure adequate maintenance of the public right-of-ways.

4. **Landscaping and Street Trees:** Landscaping is an integral part of the design process for the project. Landscaping elements will consider resident privacy, community, and native vegetation patterns (see the images below for further details). A final landscaping plan will be provided and reviewed by the Commission at the Design Review Hearing. The Hailey Tree Committee will also review the proposed landscaping plan, specifically, the street tree locations, species and sizes at their next available hearing (to be determined).

BLUEBUNCH WHEATGRASS

FLAX

INDIAN GRASS

LODGEPOLE PINE

QUAKING ASPEN

YARROW

The City's water well is located adjacent and to the south of the proposed project. The City prefers that no fertilizers or pesticides be utilized within fifty (50) feet of the well. Impermeable pavers and all drainage directed away from the well are preferred in this area. Additionally, if the Applicant would like to beautify and/or improve the fencing around the well, the city would be supportive of those efforts.

The Applicant is proposing approximately 4,110 sq. ft. of common useable open space. These spaces have been designed to be useable - to facilitate interaction and human connections, as well as to encourage a connection to the natural environment (see image below for further details).

RETAIL PATIO/PLAZA

RETAIL SEATING

NATURAL PLAY FEATURE

RESIDENTIAL ENTRIES

ENTRY PLAZA

FIREPIT LOUNGE

SPRUCE AND RIVER HOUSING

Hailey, ID

GGLO

Grahber Group
Pre-App Design Review
May 12, 2022

Coffee & Wifi
Silver and N River Street

DESIGN + DEVELOPMENT TEAM

Owner
Grabher Group
430 E State Street, Suite 100
Hailey, ID 83333

Owner Representative Contact:
Trent Grabher
208.720.5866
Elizabeth Grabher
208.720.2171

Architect, Landscape Architect, Interior Designer
GGLO
1199 Shoreline Dr, Suite 290
Boise, ID 83702

Civil Engineer
Galena Engineering
317 North River Street
Hailey, ID 83333

Structural Engineer
KPFF
412 E. Park City
Boise, ID 83706

Mechanical, Electrical Engineer
Musgrove Engineering
234 S. Whisperwood Way
Boise, ID 83709

VICINITY PLAN

PROJECT INFORMATION

PROJECT ADDRESS :
419 N River Street, Hailey, ID 83333

DEVELOPMENT GOALS

Maximize workforce housing.
Small community centered commercial space.
Maximize well-being through holistic design and landscaping

PROJECT GOALS

Located at the edge of the Hailey Business District within the Small Residential Overlay Boundary line, the proposed development builds on adjacent multi-family housing and will act as a catalyst for high-quality housing in the community. Through a well-articulated architecture and thoughtful approach to site circulation and materials, the proposed design connects residents and neighbors with a small commercial corner and relaxing, well-landscaped spaces around the site. Views from the units themselves are situated to enjoy the dramatic views of mountain ridges on both sides in addition to providing shelter from the dramatic swings of seasonal change in Hailey.

-

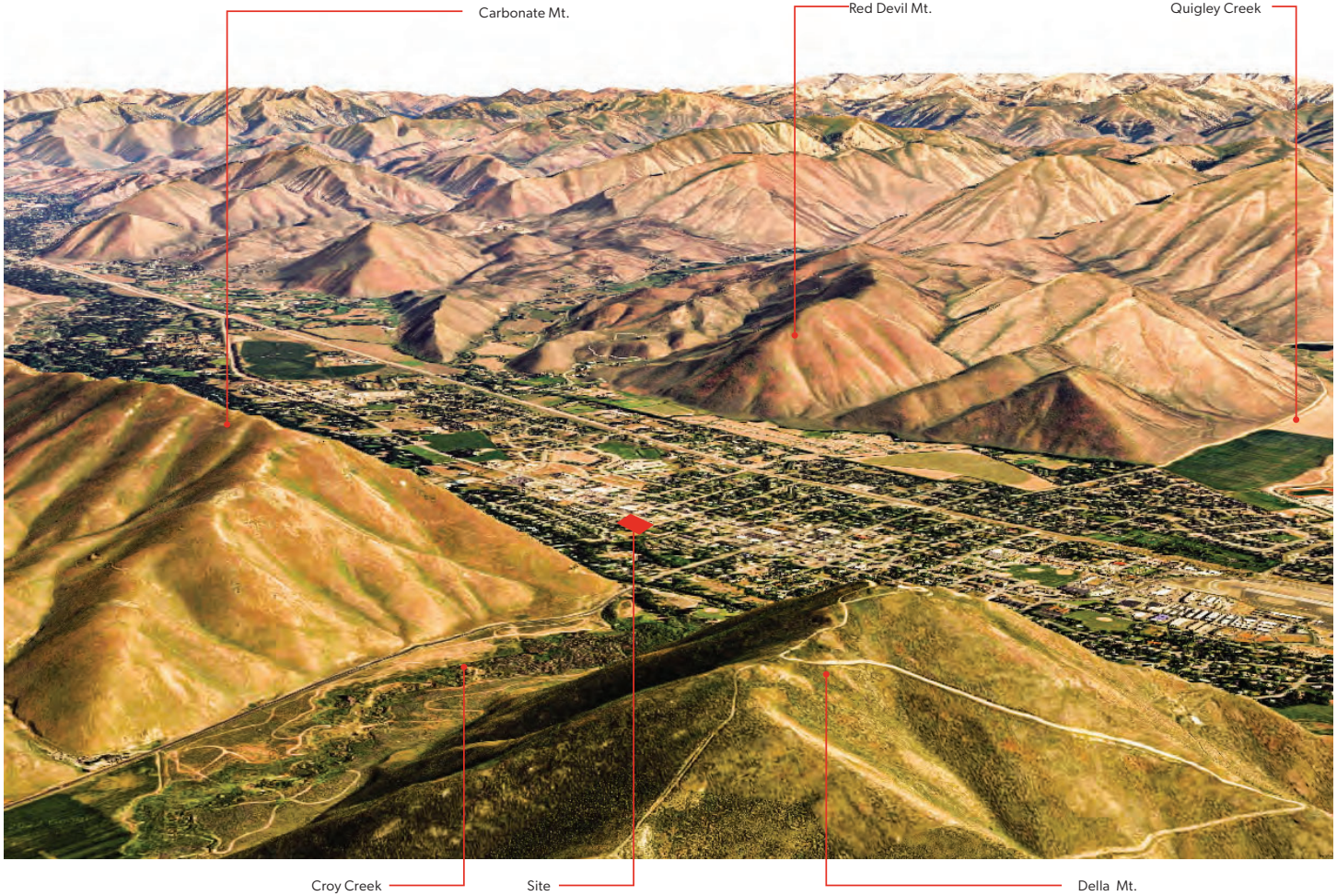
A WaFd Bank

B Liberty Theater

C Public Library

D District Court, Hope Garden

VICINITY PLAN
SCALE: NTS



City View

View to Carbonate

View to Red Devil

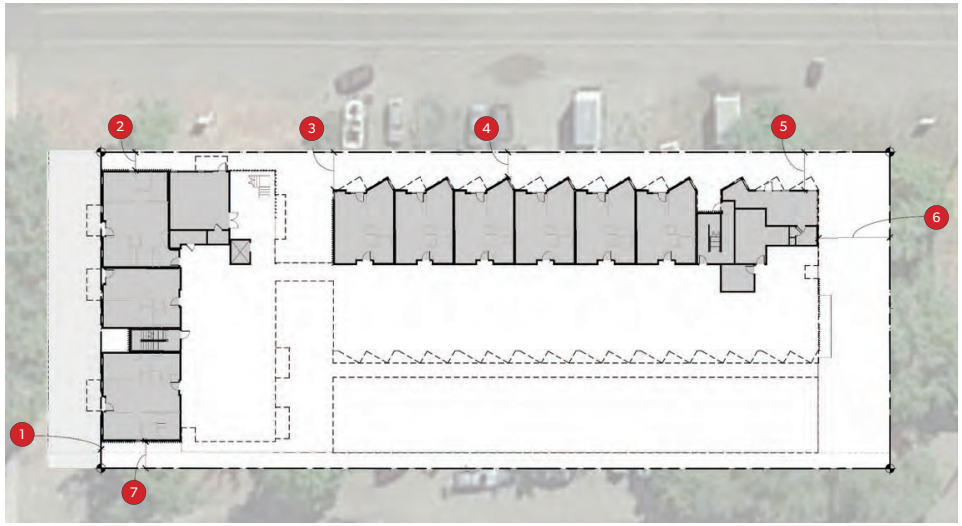
View to Della

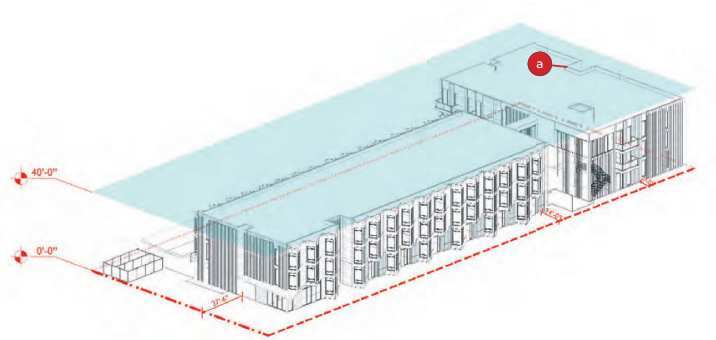
SITE

ZONING SUMMARY CODE:

Project Address:	419 N River Street, Hailey, ID 83333
Site Area:	35,973 SF (.83 Acres)
Zone:	Business (B)
Overlay Zone:	Small Residential Overlay (SRO) Townsite Overlay District (TO) Downtown Residential Overlay (DRO)
Residential %:	No max. at ground level (17.04R.040.A)
Residential Density:	No limit (17.04R.050.A)
Parking:	1 per unit (DRO - 17.04R.060.A.1)
Cover:	Covered Parking is not required by the DRO. The SRO requirement in 17.04Q.060.A.2 does not apply. (DRO - 17.04R.070)
Guest Stalls:	1 per 6 units (DRO - 17.04R.060.A.2)
Building Height Limit:	40' (TO - 17.04M.060.C.1)
Setbacks:	none (DRO - 17.04R.060.B.3)

Note: *Our understanding is that the Downtown Residential Overlay governs over the Small Residential Overlay (based on 17.04R.070) and that the provisions of the base Business zone and Townsite Overlay District apply where they are not overruled by provisions in the DRO.*





a Actual Height:
T.O. Parapet : 35'-5"

* See Sections for Overall Heights

1 Distance to Property Line: 0'-1"

2 Distance to Property Line: 6'-10"

3 Distance to Property Line: 13'-11"

4 Distance to Property Line: 9'-3"

5 Distance to Property Line: 14'-2"

6 Distance to Property Line: 27'-7"

7 Distance to Property Line: 10'-1"

N River Street 1

View at N River and Spruce St 2

S River Lane 3

N River Lane 4

W Denton Street View 5

View at N River and Silver St 6

City of Hailey Well House @ Silver Street 7

View along N River St. 8

Key Map

PROJECT VISION

ARCHITECTURAL CONCEPT

DAYLIGHT STUDY

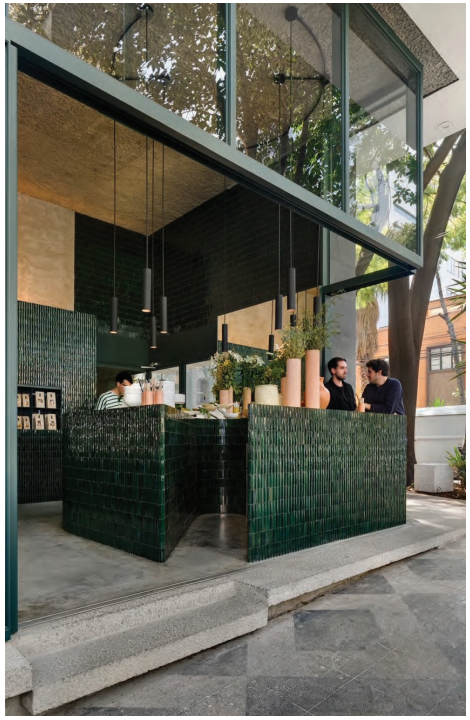
HAILEY DESIGN REVIEW GUIDELINES

CLARITY

- Porosity: Ability to circulate through the site
- Articulation: Clarity of the architectural form
- Responsive: Adapting to the unique climate

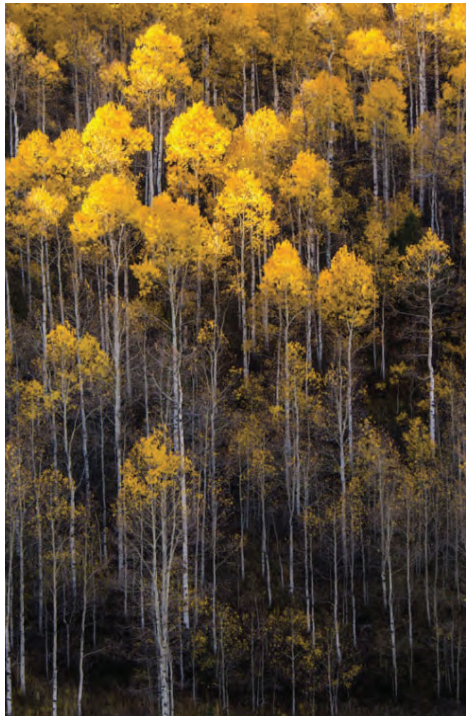
OF OUR TIME

- Honest expression of multifamily housing
- Not replicating historic styles
- Integrating with the environment and views
- Material and construction honesty



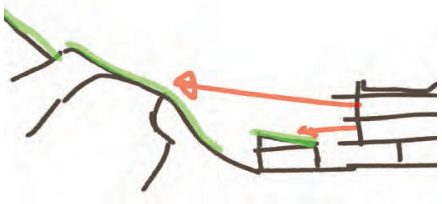
ROOTED IN THE ENVIRONMENT

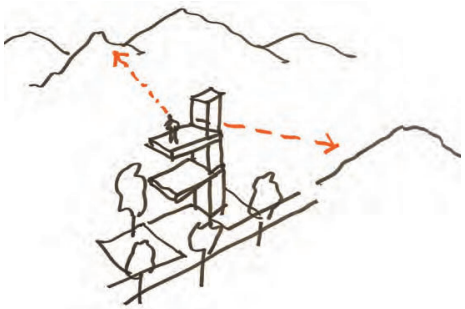
- Comfortable for residents regardless of the season
- Providing interesting views and interstitial spaces
- Natural materials that fit with local conditions
- Highlighting a connection with the natural beauty of the site



CONNECTED TO NATURE

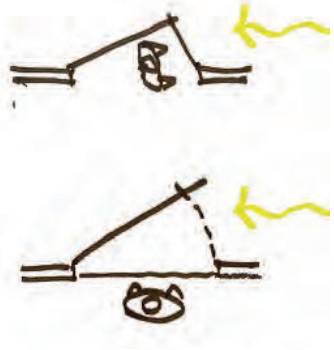
-Landscaping is an integral part of our design process.
-Landscaping elements will consider resident privacy, community, and native vegetation.





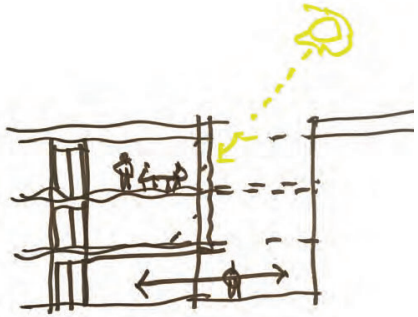
VIEWS

The site is surrounded on all sides by dramatic mountain views. From each unit there will be views that look toward distant peaks and ridges.



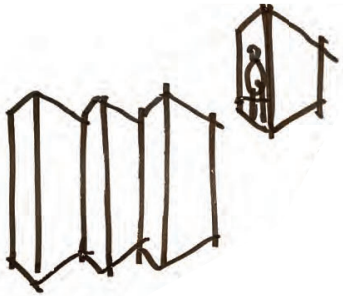
WINDOW STRATEGY

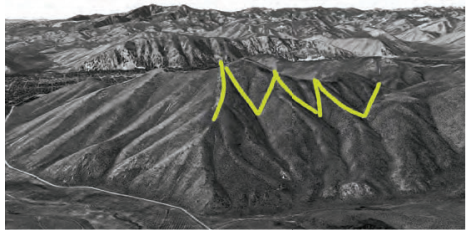
Window placement, size and orientation is attuned to the actual solar conditions at the site. The angle is adjusted to maximaze daylight gain while minimizing excess heat gain.



WELCOMING HOME

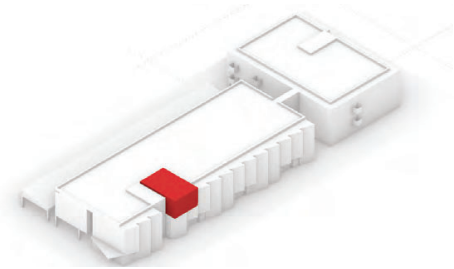
"A porch is both inside and outside, public and private, protected and exposed." The design proposes an innovative porch space at the entry into the building. It is a welcome home to residents.

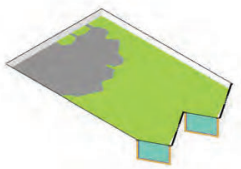




BIOPHILIA

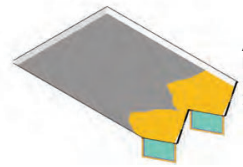
The design includes a robust planting and tree program. The building design itself is also inspired by the triangulated forms found in the surrounding landscape.





DAYLIGHT AUTONOMY (SDA)

66.67%

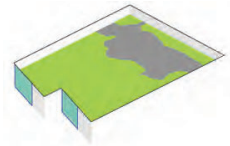


ANNUAL SUNLIGHT EXPOSURE (ASE)

22.78%

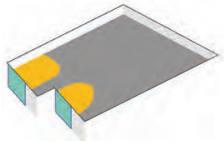
PREFERRED WINDOW ORIENTATION @ NORTHEAST FACADE

NORTHEAST FACADE



DAYLIGHT AUTONOMY (SDA)

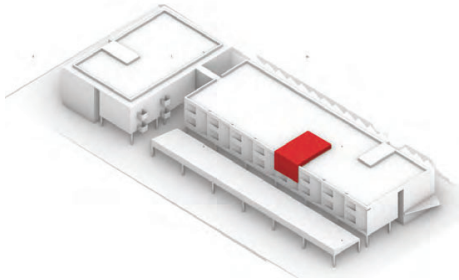
72.50%



ANNUAL SUNLIGHT EXPOSURE (ASE)

15.63%

PREFERRED WINDOW ORIENTATION @ SOUTHWEST FACADE



SOUTHWEST FACADE

"IS THIS PROJECT COMPATIBLE WITH THE SURROUNDINGS?"

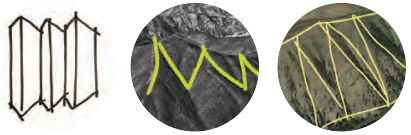
- *CITY OF HAILEY DESIGN REVIEW GUIDELINES* PAGE 3, 6-11

1. Building should be sited in a manner that preserves existing land forms.
2. New construction should be compatible with existing adjacent buildings and uses.
3. Buildings should be sited in a manner that preserves significant vegetation.
4. Buildings should be sited so that their form does not break prominent skylines.
5. Building designs should enhance and/or continue the classic styles found in old Hailey.
6. Roof lines of buildings should be designed to be compatible with building forms that enhance the character of the City. Roof lines should not project the image of "false western" storefronts.
7. Building should be constructed of wall materials that are similar in texture and finish to those found historically in Hailey.
8. Exterior wall colors should harmonize with the site and surrounding buildings.
9. Retaining walls should be compatible in form, scale, and materials with the architectural details and materials of nearby buildings.
10. Consider all the elements of a landscape.
11. When plant materials are used to screen areas such as mechanical equipment, parking lots, loading docks or storage areas which are adjacent to natural sites, the plant materials should be massed in groups rather than located in a straight line.

1 Our objective is to situate all development along N River Street and scale buildings as to not dominate site.

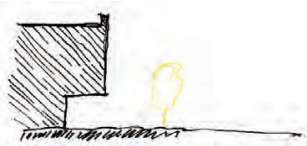
2 Our objective is to design in accordance with street standards, provide adequate landscaping, and use materials consistent with local styles.

3 New construction and landscaping shall respect and be compatible with natural vegetative patterns.



4 Our Biophilic design emphasizes the natural moutain atmosphere. The building design itself is also inspired by the triangulated forms found in the surrounding landscape.

5 Our design reflects the evolving style of Hailey. We place importance on the restraint and familarity of the past and the warmth and nuisance of contemporary design.



6 Our design includes a flat roof design in accordance with the local standards.

7 Exterior wall materials represent surrounding context and emphasize contemporary style.

8 Exterior wall colors should be consistant with a contemporary design and tend toward warm earthy tones.

9 Retaining walls, if any, shall comply with aesthetic standards of Hailey. Textured or sand blasted concrete will be considered.

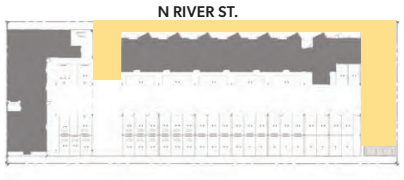
10 Landscaping is an integral part of our design process. Landscaping elements will consider resident privacy, community, and native vegetation patterns.

11 Exterior storage, mechanical, and trash areas will be properly screened in a natural and non formal manner.

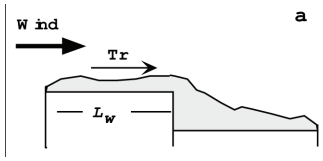
ARE APPROPIATE SNOW STORAGE AREAS PROVIDED ?

- *CITY OF HAILEY DESIGN REVIEW GUIDELINES* PAGE 3, 6-11

1. Snow storage areas should be incorporated into site design.
2. Roof design should anticipate snow shedding and drip line areas.
3. Site design must consider the placement and screening of service areas and auxiliary structures.



1. Snow will remain in place on roofs as well allowances for storage as on site to north and south open spaces



2. Flat Roof design with proper drainage system should prevent snow shedding

3. Exterior storage, mechanical, and trash areas will be properly screened in a natural and non formal manner.

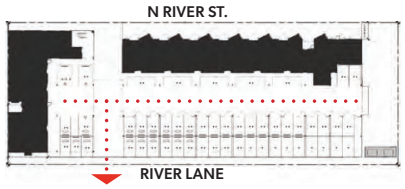
ARE CIRCULATION CONFLICTS AVOIDED AND ARE THE CIRCULATION NEEDS BEING MET?

- *CITY OF HAILEY DESIGN REVIEW GUIDELINES* PAGE 3, 6-11

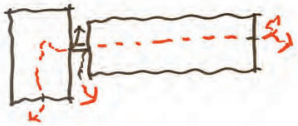
1. The alignment of roads and driveways should follow the contours of the site.
2. Minimize the visual impact of off-street parking and loading areas.
3. On-site parking must be designed to allow vehicles forward entry and exit from the site.
4. Conflicts between different circulation needs and uses should be minimized.

1. Alignment of roads and driveways follow the contours of the site.

2. On-site parking is located away for N River St. and access is from River Lane.



3. On-site parking is designed to allow for one entry and exit to River Lane.

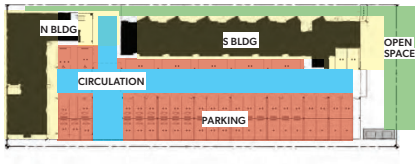


4. The design is divided into two masses to allow for circulation and open space.

ARE THE NEGATIVE VISUAL IMPACTS PROPERLY BUFFERED?

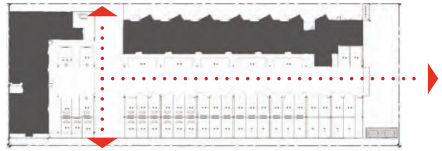
- *CITY OF HAILEY DESIGN REVIEW GUIDELINES* PAGE 3, 6-11

1. **The clustering of buildings and parking is encouraged.**
2. **Site design must consider the placement and screening of service areas and auxiliary structures.**
3. **Conflicts between different circulation needs and uses should be minimized.**
4. **Mechanical equipment and solar panels on roofs must be hidden or de-emphasized so that it is not readily visible from nearby properties.**



1 **Buildings have been centrally clustered to allow for more open space and circulation**

2 **Exterior storage, mechanical, and trash areas will be properly screened in a natural and non formal manner.**



3 **Circulation to be centalized and spaces planned accordingly**

4 **Mechanical equipment to be hidden and all mechanical spaces to be screened from view**

EXISTING SITE

COLORED SITE PLAN (GROUND LEVEL)

COLORED SITE PLAN (ROOF LEVEL)

OPEN SPACE &SNOW STORAGE

LANDSCAPE ELEMENTS

PLANTING PALETTE

EXISTING SITE FEATURES:

1. A revocable Easement over and upon the southernmost twenty (20) feet of the one hundred (100) foot Spruce Street right-of-way immediately adajacent to Lot 1, Block 55, as shown on the original Plat of the Hailey Townsite.

**See PG. 43 for questions regarding easement*

EXISTING SITE
SCALE: NTS

SITE FEATURES:

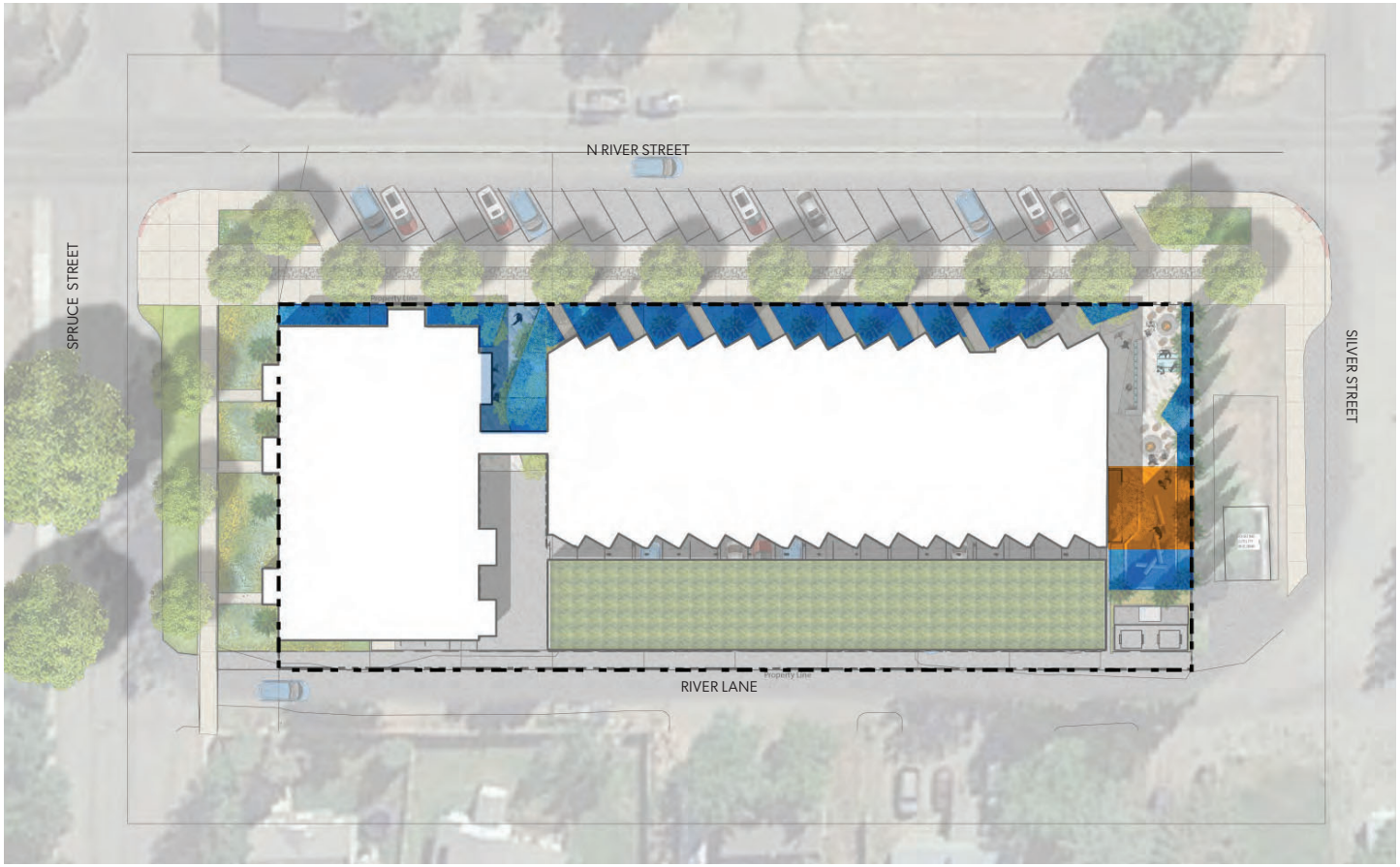
1. FAMILY PLAY STRUCTURE
2. RETAIL PATIO/AMENITY SPACE
3. RESIDENTIAL LOBBY ENTRY
4. ELECTRIC VEHICLE PARKING
5. RESIDENTIAL UNIT ENTRIES
6. ADJACENT UTILITY PARCEL
7. STREET PARKING
8. VEHICULAR ACCESS
9. TRASH/RECYCLING
10. HAILEY STANDARD STREETSCAPE
11. SPRUCE STREET OPEN SPACE EASEMENT
12. SCREENING

SITE PLAN
SCALE: NTS

SITE FEATURES:

1. FAMILY PLAY STRUCTURE
2. RETAIL PATIO/AMENITY SPACE
3. BRIDGE WALKWAY
4. GREEN ROOF ON PARKING CANOPY
5. RESIDENTIAL UNIT ENTRIES
6. ADJACENT UTILITY PARCEL
7. STREET PARKING
8. VEHICULAR ACCESS
9. TRASH/RECYCLING/TRANSFORMER
10. HAILEY STANDARD STREETSCAPE
11. SPRUCE STREET OPEN SPACE EASEMENT

SITE PLAN
SCALE: NTS



OPEN SPACE REQUIREMENTS:

OPEN SPACE

TOTAL LOT SQFT:	35,973 SF
OPEN SPACE REQ'D (10%): (17.04R.060)	3,597 SF
OPEN SPACE PROVIDED:	4,110 SF (11%)

SNOW STORAGE:

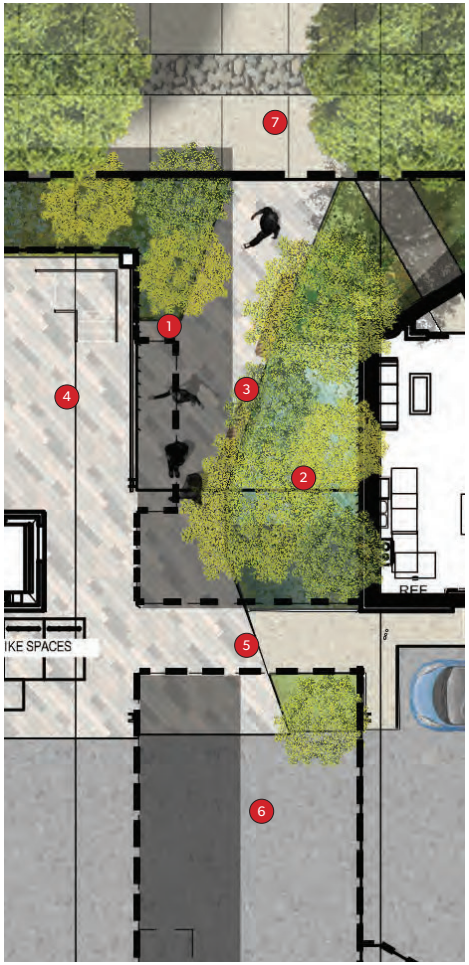
SNOW STORAGE AREA

OPEN PAVED AREA :	2,705 SF
STORAGE REQ'D (25%): (17.06.080.12)	676 SF
STORAGE AREA PROVIDED:	690 SF

** Snow storage areas shall be landscaped with vegetation that is salt tolerant and resilient to heavy snow*
** A designated snow storage area shall not have any dimension less than ten feet (10').*

OPEN SPACE & SNOW STORAGE DIAGRAM

SCALE: NTS

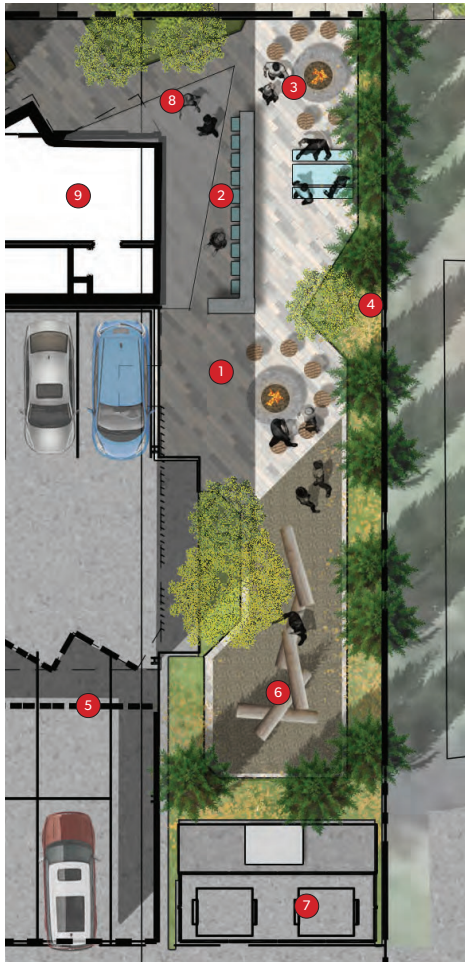


SITE FEATURES:

1. ENTRY PLAZA
2. ASPEN GROVE PLANTING
3. BENCH SEATING
4. RESIDENT ENTRY LOBBY
5. OVERHEAD PEDESTRIAN WALK
6. PARKING AREA
7. STREETSCAPE/ SIDEWALK

ENLARGED SITE PLAN @ ENTRY COURTYARD

SCALE: NTS



SITE FEATURES:

1. AMENITY PATIO
2. RETAIL PATIO/ SEATING
3. FIREPIT SEATING
4. BUFFER PLANTING
5. PARKING
6. FAMILY PLAY AREA
7. TRASH ENCLOSURE
8. OVERHEAD CANOPY
9. RETAIL

ENLARGED SITE PLAN @ RETAIL PATIO SPACE

SCALE: NTS

RETAIL PATIO/PLAZA

RETAIL SEATING

NATURAL PLAY FEATURE

RESIDENTIAL ENTRIES

ENTRY PLAZA

FIREPIT LOUNGE

BLUEBUNCH WHEATGRASS

FLAX

INDIAN GRASS

LODGEPOLE PINE

QUAKING ASPEN

YARROW

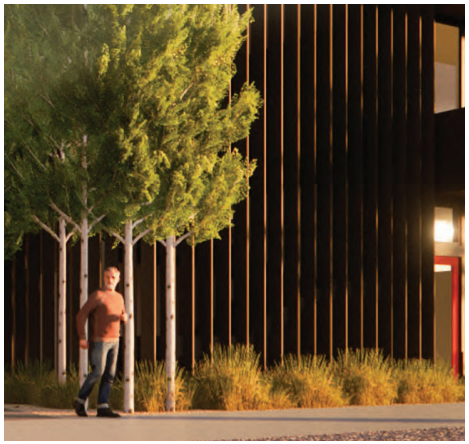
LIGHTING FEATURES

Path Lighting

Tape Lighting

Tree Uplight

LIGHTING PLAN
SCALE: NTS



FLOOR PLANS

ELEVATIONS

MATERIALS

SECTIONS

LEVEL 1

SCALE: 3/64" = 1'-0"

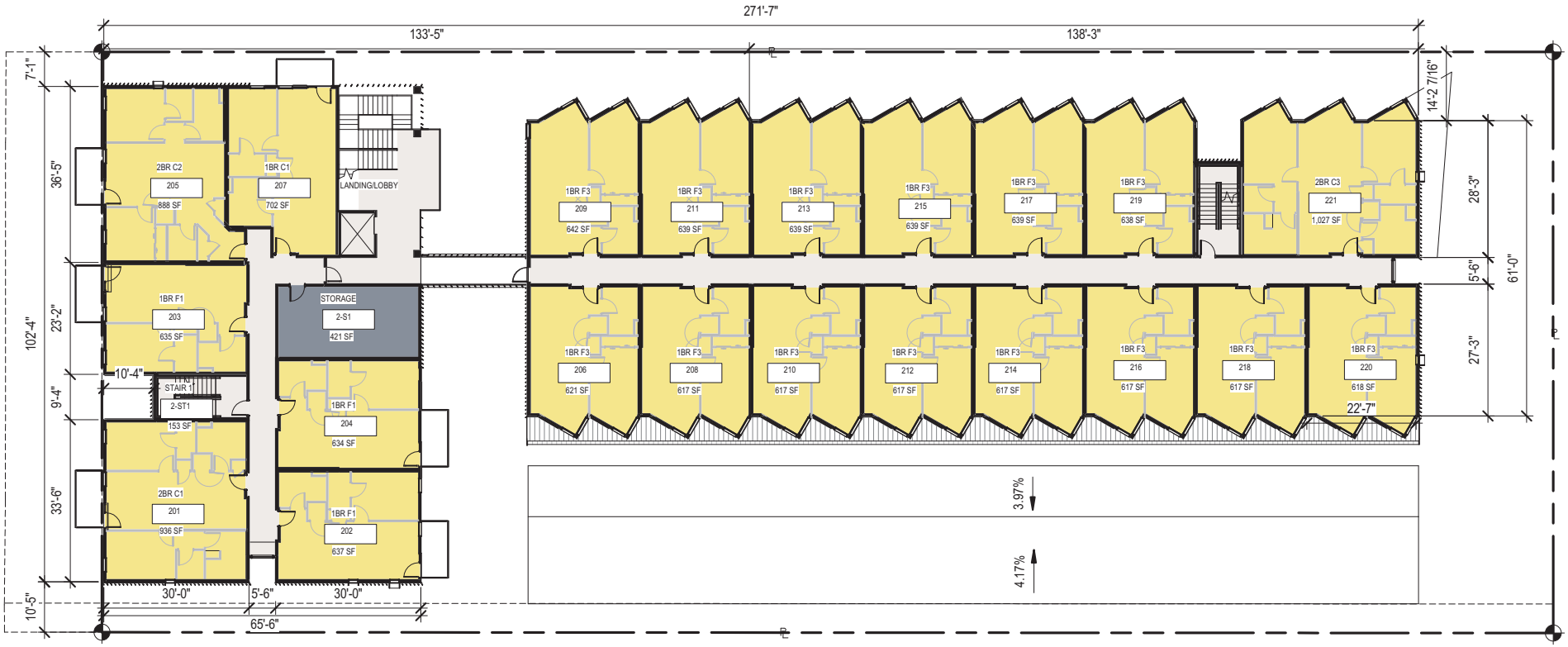
Unit Count:

1 BR:	43
2 BR:	8
Grand Total:	51

Parking:

Required:	1 per unit
Guest:	1 per 6 Units
Provided:	51(On-Site)
	25 (Street)
	76 Total

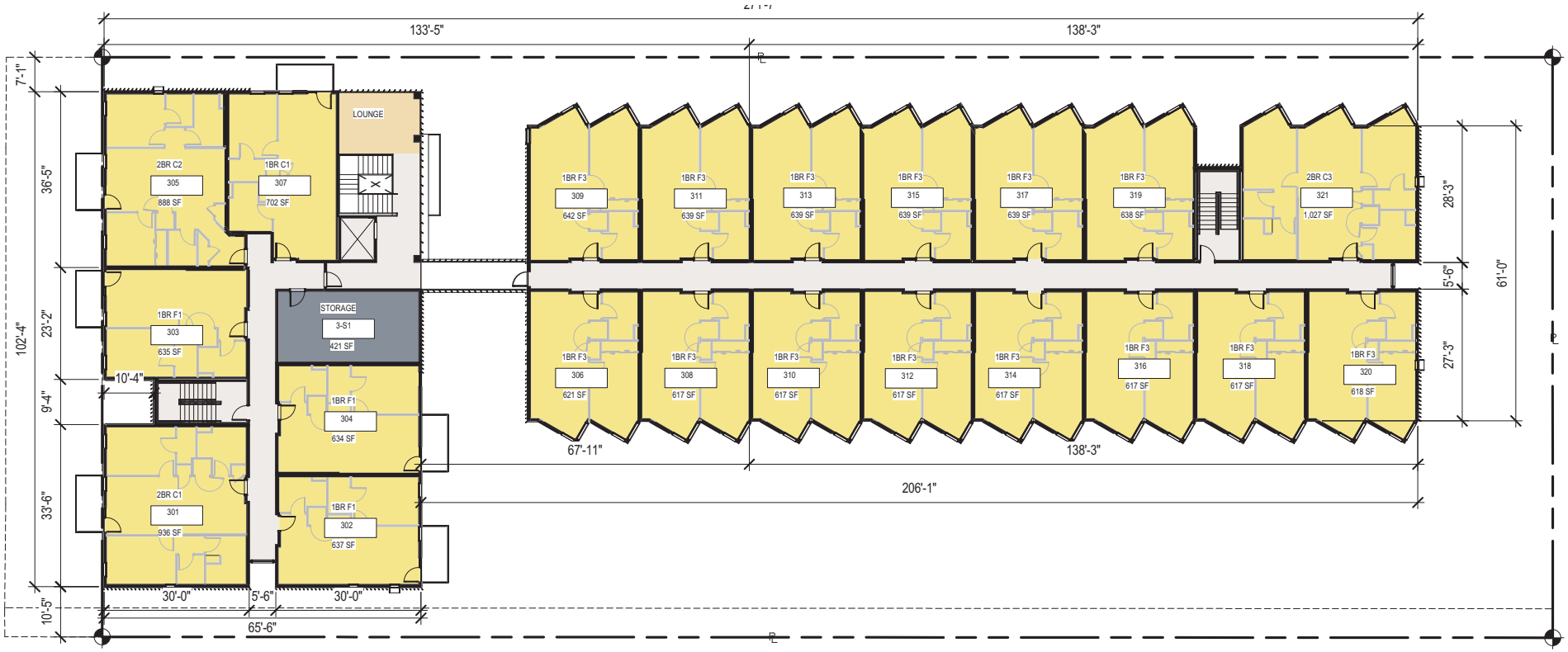
- CIRCULATION
- AMENITY
- SERVICE / STORAGE
- RETAIL
- RESIDENTIAL
- BUILDING ABOVE



LEVEL 2

SCALE: 3/64" = 1'-0"

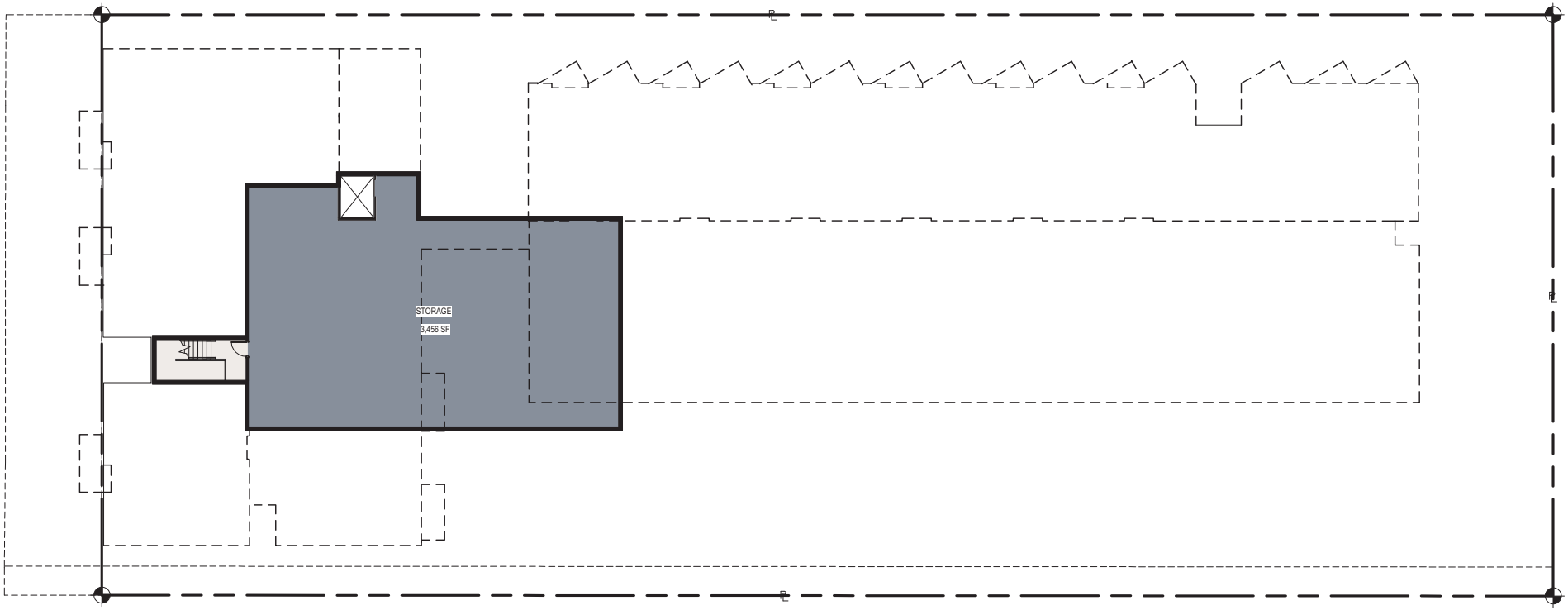
- CIRCULATION
- SERVICE / STORAGE
- RESIDENTIAL



LEVEL 3

SCALE: 3/64" = 1'-0"

- CIRCULATION
- SERVICE / STORAGE
- RESIDENTIAL
- AMENITY

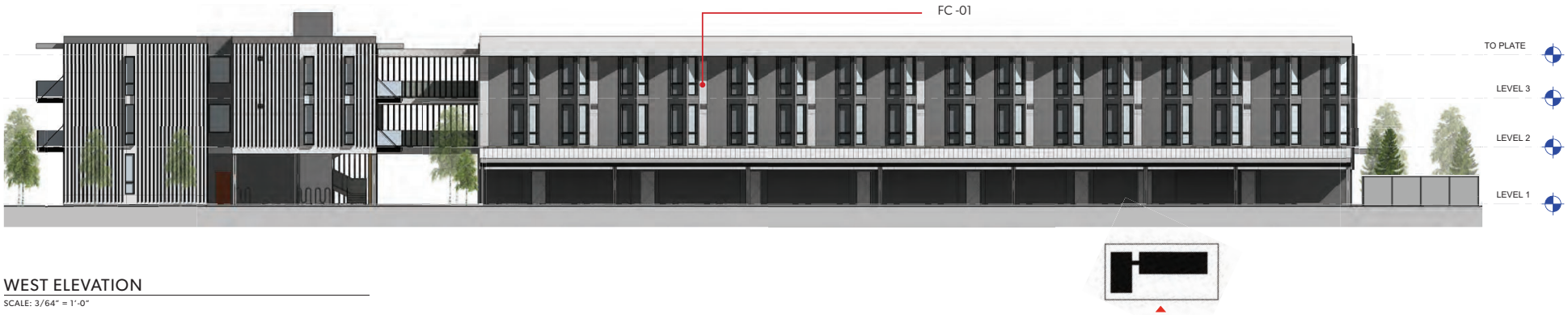


LEVEL P1

SCALE: 3/64" = 1'-0"

CIRCULATION

SERVICE / STORAGE



WEST ELEVATION

SCALE: 3/64" = 1'-0"

EAST ELEVATION

SCALE: 3/64" = 1'-0"

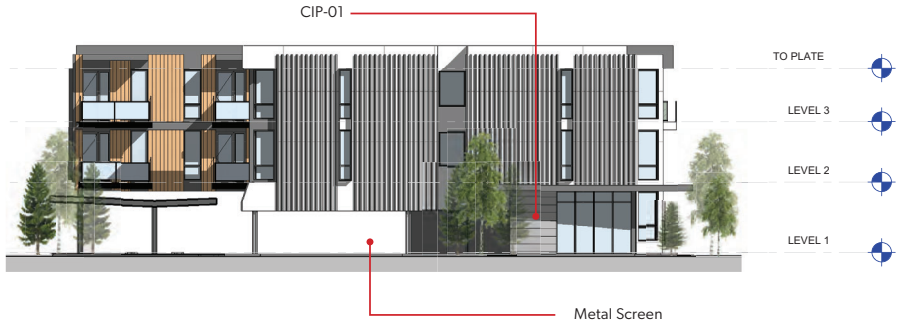
MATERIAL LEGEND

WD - 01
Wood or similar

FC - 01
Fiber Cement Panels

MTL - 01
Dark Metal Siding

CIP - 01
Board Formed concrete



SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

NORTH ELEVATION

SCALE: 3/64" = 1'-0"

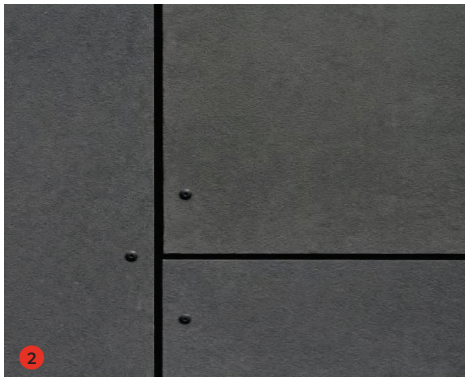
MATERIAL LEGEND

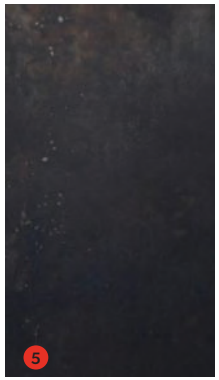
WD - 01
Wood or similar

FC - 01
Fiber Cement Panels

MTL - 01
Dark Metal Siding

CIP - 01
Board Formed concrete





LEGEND

1 Fiber Cement Siding - Color 1

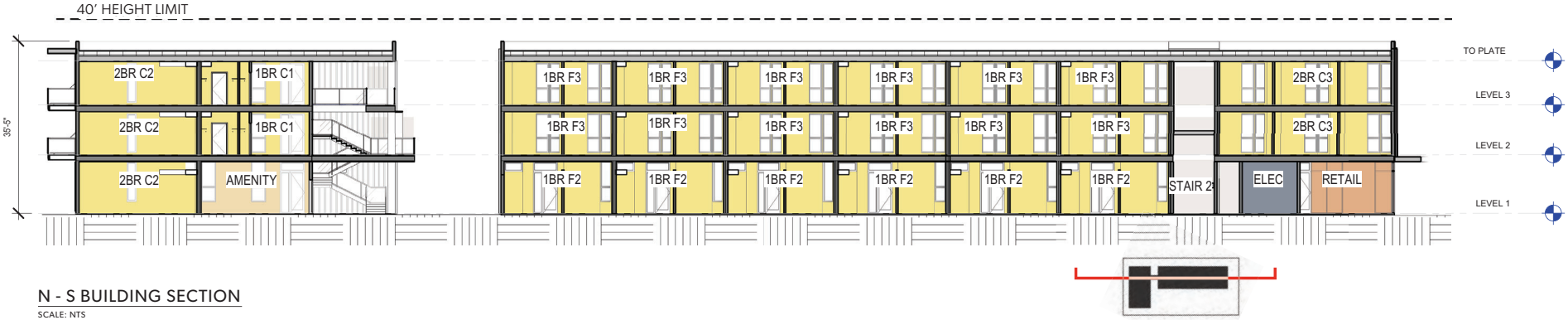
2 Fiber Cement Siding -

3 Vertical Wood Siding - Western Red Cedar

4 Vertical Wood Siding - Larch

5 Prefinished Black Windows - Metal Trim - and Railing

Material Inspiration Images

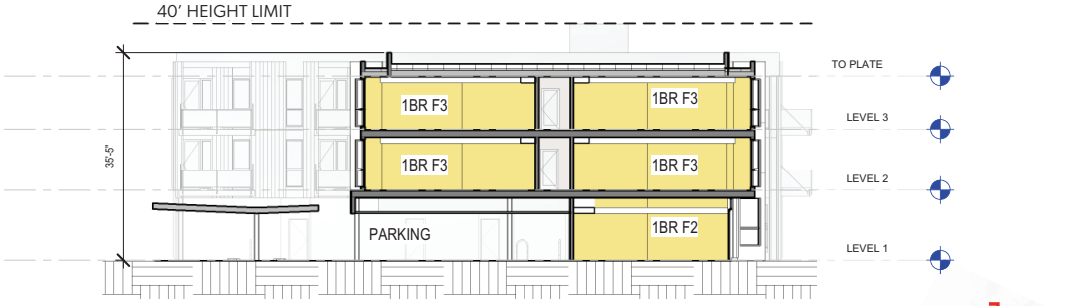


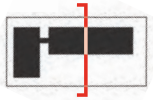
N - S BUILDING SECTION

SCALE: NTS

N - S BUILDING SECTION

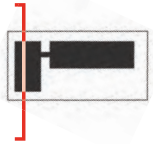
SCALE: NTS





E - W BUILDING SECTION

SCALE: NTS



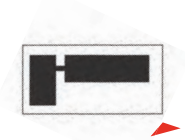
E - W BUILDING SECTION

SCALE: NTS

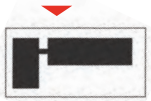
AERIAL RENDERINGS

PERSPECTIVES

Aerial Rendering



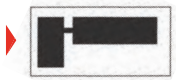
Aerial Rendering



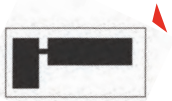
Perspective Along N River Street

Perspective Along N River Street

Interior Perspective at Lounge



Perspective along Spruce Street



Perspective along River Lane

END

Return to Agenda