AGENDA
Hailey Planning and Zoning Commission
Monday, August 7, 2023
5:30 p.m.

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

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Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- **CA 1** Adoption of Meeting Minutes dated July 17, 2023. **ACTION ITEM.**

- **CA 2** Motion to approve a Design Review Extension Request, submitted by West of First, LLC, for the construction of a new multifamily residential project, consisting of forty-four (44) residential units, to be located at 40 E. McKercher Blvd (Lot 1B, Block 2, Northridge Subdivision X). The Design Review Application was approved by the Planning and Zoning Commission on September 19, 2022 (FF signed October 3, 2022). The Applicant is requesting a six-month extension, with a new expiration date set to expire on April 3, 2024. **ACTION ITEM**

- **CA 3** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Planned Unit Development (PUD) Application by F & G Idaho, LLC, for approval of a three-story, eighteen (18) unit residential project, to be known as Maple Street Apartments. The project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. The project includes proposed public amenities and a request for waivers. As the public amenity, the PUD Application includes a proposal for six (6) community housing units, and the Applicant requested two (2) waivers. **ACTION ITEM**

- **CA 4** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by the Blaine County School District and ARCH Community Housing for a new, two (2) bedroom single-family residence of 1,195 square feet in size, and a one (1) bedroom Accessory Dwelling Unit (ADU) of 573 square feet in size. The proposed project is to be located at 111 East Croy Street (Lots of W. 45' of 9, and 10-12, Block 34, Hailey Townsite) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

- **CA 5** Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by Lyn Holt for construction of a new 1,344 square foot garage in conjunction with a two (2) bedroom Accessory Dwelling Unit above, to be located at 519 South River Street (Lots S 23' of 9, all of 10, Block 10, 20 ft. adj. vacated Chestnut St., Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

Public Hearing

- **PH 1** Consideration of a Hillside Overlay Modification by Blaine County Recreation District (BCRD), Bureau of Land Management (BLM), and the City of Hailey for trail modifications to the existing Hillside Overlay, which comprises of the installation or modification of two (2) recreational trails: the Olympia Gulch Trail, and the Hangman Gulch Trail. **ACTION ITEM**

- **PH 2** Consideration of a Design Review Application by Benson Property, LLC, for construction of a new 2,192 square foot office space addition, and a new 760 square foot, two-bedroom accessory dwelling unit located above the existing commercial building. This project is located at 14 E. Elm Street (Lots 1 and 2, Block 9, Hailey Townsite) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

- **PH 3** Consideration of a Preliminary Plat Application by Pilling Family Trust, represented by Manya Yamada, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for cottage units. This project is located along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street within the Limited Residential (LR-1) Zoning District. This project will be heard concurrently with a Design Review Application for a ten (10) unit cottage development. **ACTION ITEM**

- **PH 4** Consideration of a Design Review Application by Pilling Family Trust, represented by Manya Yamada, for construction of ten (10) unit cottage development, to be located in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3). This project will be heard concurrently with a Preliminary Plat Application. **ACTION ITEM**

Administrative Reviews

- **AR 1** Lot Line Adjustment submitted by Benson Property, LLC wherein Lots 1 & 2, Block 9, Hailey Townsite (14 E Elm Street) are reconfigured to form one (1) lot, Lot 1A.

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- **AR 2** Lot Line Adjustment submitted by Lyn Holt wherein Lots S 23' of 9, all of 10, Block 7, and 20' adjacent to the vacated portion of Chestnut Street, Hailey Townsite (519 S River St) are reconfigured to form one (1) lot, Lot 10A.

- **AR 3** Lot Line Adjustment submitted by Trent and Kristy Heitzman wherein Lots 15-18, Block 47, Hailey Townsite (214 N. 2nd Ave) are reconfigured to form one (1) lot, Lot 18A.

- **AR 4** Accessory Dwelling Unit (ADU) Application submitted by Robert and Amy Lawerence for an internal 863 square foot ADU located at 711 N 2nd Ave (Lot 11, Block 32, Northridge IX Subdivision).

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion of the next Planning and Zoning Meeting: **August 21, 2023 at 5:30 PM.**
    - Annexation: Quigley Road
    - PP: ARCH – Sunny Townhomes in Sunbeam Subdivision
    - Text Amendment: Cottage Development Standards

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Return to Agenda

Meeting Minutes
Hailey Planning and Zoning Commission
Monday, July 17, 2023
5:30 p.m.

Present
Commissioners: Owen Scanlon, Dustin Stone, Janet Fugate, Dan Smith, Sage Sauerbrey
Staff: Emily Rodrigue, Robyn Davis, Christian Ervine, Jessie Parker, Cece Osborn

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5:30:22 PM Call to Order
Public Comment for items not on the Agenda.

5:31:12 PM Dan Smith, If I may, I have something that's not on the agenda. I would like to express my appreciation to Mrs. Stahlnecker and Mrs. Griffiths for their cogent comments at our last meeting regarding the ordinance language for cottage developments. Thank you, ladies.

5:31:50 PM Consent Agenda
CA 1 Adoption of Meeting Minutes dated June 20, 2023. ACTION ITEM.

CA 2 Adoption of Findings of Fact, Conclusion of Law of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces to modify/create definitions and standards for detached townhouse and cottage housing development. ACTION ITEM

5:32:04 PM Stone motion to approve CA 1 and CA 2. Smith seconded. All in Favor.

Chair Fugate asked move PH 3 to be heard first.

5:32:46 PM Smith moved. Stone seconded. All in Favor.

Scanlon recused himself.

Public Hearing

- PH 3 5:33:27 PM Consideration of a Planned Unit Development Application by F & G Idaho, LLC, for approval of a three-story, eighteen (18) unit residential project, to be known as Maple Street Apartments. The project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. The project includes proposed public amenities and a request for waivers. As the public amenity, the PUD Application includes a proposal for six (6) community housing units and the Applicant is requesting the following waivers:

Waiver to the Maximum Building Height of the General Residential (GR) and Townsite Overlay (TO) Zoning Districts: Increase the maximum building height from 30' to 35'.
Waiver to the Minimum Lot Size for Planned Unit Developments: Reduce the minimum lot size from one (1) acre to 0.47 acres. ACTION ITEM

5:34:10 PM Davis provided summarized background of this project, associated applications and why seeing this project again.

5:35:27 PM Owen Scanlon, Architect, introduced himself and his project. Scanlon explained requesting increase in the height to allow building B to come up out of the hole by approximately 18" to allow for better drainage. Scanlon stated this is why they are providing 6 workforce housing for this waiver.

5:38:41 PM Stone asked why going to 35' instead of 32' in the PUD. Scanlon stated not going that tall, planning at 32'-33' ft. Stone asked if could just go to height needed. Stone suggests bringing down to height need, does not want to agree to anything above what the applicant needs. Commission discussed options, all agreed to round to nearest whole number of height needed.

5:41:09 PM Smith asked about employee housing. Scanlon explained 12 units are for employee housing by owner and remaining 6 will be for workforce. Scanlon stated units will either be studio or 2-bedrooms. Smith would prefer half & half. Scanlon stated if able to build to height needed, all will be 2-bedrooms. Commission discussed employee workforce housing offered. Smith suggested incorporating some language into PUD that some will be exclusive and minimum of half are 2-bedrooms.

5:44:04 PM Sauerbrey agreed with comments made, would prefer to see all 6 units as 2-bedrooms. Sauerbrey asked what the difference between what was approved and what is proposed. Scanlon estimates 18 inches is height difference between what was approved and proposed. Sauerbrey clarified if increase height would alter design to allow for all units to be 2-bedrooms. Sauerbrey asked about disturbance to asphalt. Scanlon explained working with City Staff on issue. Sauerbrey asked where minimum lot coverage came from. Davis stated it is a long standing provision of code.

5:47:46 PM Rodrigue explained PUD would deed restrict the offered 6 units, that down the road the other 12 units may not be restricted.

5:48:55 PM Chair Fugate opened public comment.

5:49:47 PM Robert Richardson's, I live at 630 S River street. Again, that was just not the proper way to shoe in this project in so I appreciate them denying that in in requiring them to revoke that application in regards to this specific PUD submittal. It's my understanding that PUD is to ask for waivers or variances in exchange for a public amenity. In this case, the single public amenity they're proposing is what they're calling Community Housing. Specifically, category L housing. From the research I've been able to do in the Blaine County Housing Authority guidelines Category L housing is specific to no income limit must, but must be full time resident of Blaine County, which they've confirmed. I want to be clear that our issue in our Community is not housing the issue in our Community is affordable housing. I think we would all agree on that there is housing available, but it's not affordable. I don't see how category L housing really

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benefits that because there is no income limits. It simply requires these are simply Blaine County residents. I don't know how this pertains to a public amenity from the Blaine County Housing Authority guidelines, which this beauty references category L housing should be offered in tandem with housing categorized at an income level, category 5 or below. This application does not have any other categories, only category L there needs to be more meat to this PUD submittal. The income level requirements essential workers, first responders, teachers, etcetera, something that benefits this community, Blaine County residents is so broad. I don't understand how this could be classified as a public amenity. We're not talking about second homeowners flying in and using these for ski condos or ski lockers in Warm Springs. These are long term apartments in Hailey. I think there needs to be more in this PUD to justify a public amenity. Back to the specific project at hand. If you look at the specifications for this project, it is simply too big for this lot. It's clearly above the height restrictions and it also only falls under the maximum square footage on a technicality that the stairwells are only 75% enclosed and not 100% enclosed. If they were, it would exceed the maximum size for this lot. Now in this new submittal, they're asking for a waiver not only for the height, but also for the size and a PUD, the minimum size of a lot is 1 acre. This is .47 acres, which is drastically below that requirement. All these are just specs in stats on this specific building, but I think it all adds up to show that no matter how many times we see the same design, it is too big for these lots. This project was already submitted and approved in a previous design. In that design, the architect and the developer altered the roofline to be within those height limits, all while keeping the same number of units as originally designed. And to clarify Owen's response, where he said we lost four bedrooms, we actually only lost two beds. It went from 2/2 bedroom units to two studios. Each still having a bed, so they only lost two beds, not 4. I don't understand why that design is now no longer acceptable. Deities and waivers or variances or whatever we want to call them were created for extenuating circumstances. There are tools to help assist when a project cannot be designed to meet the requirements of a specific lot. It's a mechanism that was created so that we can approve projects when no other options exist. In this instance, it is not an extenuating circumstance. A multi unit building could absolutely be designed within the existing rules and regulations for this lot. I don't understand where we're not asking them to design within those regulations instead of going round and round on the exact same design that simply does not fit. In a previous meeting to this Committee on Record, Commissioner Smith, you asked me directly. I assume you did your due diligence before you purchased your home. On what those zoning regulations are and what could be built on the vacant lots next to me in the future, to which I responded absolutely, and now you guys are trying to change those regulations. Thankfully, again, that did not fly. Why are you not holding this applicant accountable to the exact same standards that you held to me? The architect for this project sits on this same Commission. Building a in this project meets the 30 foot requirement that is not an issue. Building B does not, and it does not because it sits on top of an 18 inch retaining wall. If they simply built this building at record grade, it would pass all the requirements in a PUD would not even be needed. To Owens comment that it digs, they would put the building in a hole. I happen to live directly next door in my house is at record grade. I simply have 6 steps that step up to where the garage is at alley level. I'm quite sure I don't live in a hole and I'm quite sure that my house was not extremely expensive to build. I don't have extenuating drainage in all these lot features that were described. I don't understand why that design is not acceptable. Sure. I'll pick it up. It's my understanding that your guys' job is to not make this project cheap and easy for developers. It's your job to ensure that the rules and code are followed, and specifically from the code, maintain the character of the existing neighborhood. Lastly, this is a comment to the rest of the public. It was a surprise to me because there's been a previous design already approved on this project. If

this is approved, they simply have to submit a modification to that design that will not be brought to PZ. It will not be brought to another public hearing. So because they have a design that's already approved, they only need to submit a modification to the city to do whatever they want within those guidelines, and we will not be notified of that. Nor will PZ. This period should be designed denied. It does not have enough meat to justify a public amenity. In my opinion, they have options. They can either use the already approved design that meets all the regulations, or they could actually submit a design that does. No one here. None of the neighbors are against a multifamily building and never has been. It's very possible to design A multifamily building on these lots that does work. I I I plead to this committee, make the architect and the developer do their jobs and design a building that fits.

5:56:56 PM Hi thanks. My name is Alicia Kavadi. I have not attended the previous meetings. I am a resident at 517 S river myself and my family young family and I think you know, I wanna thank Robert. First of all, for a very well researched and very well thought out and very well articulated statement that you just shared with us, I would have to say that I agree with 100% of it. You know we we are River St residents. The other item on this agenda today was for our very direct next door neighbors to build an ADU on their property. Very different project I understand, but you know we don't stand in the way. We don't see any issues with that. We get these notices all the time. What I found really alarming about this notice was that, you know, in Robert's words, it just doesn't seem to fit. I mean, what stood out to me on this notice and why I am at this very first planning and so zoning committee meeting as a as a public commenter for the very first time? Honestly in my life. Umm is because it just really jumped out at me. I mean, how are we waiving? You know a project that where the specification is for an acre down to less than half of that? Umm, so you know not an MBA and an A lifelong daughter of a developer. But you know, I think a another, it just seems like a really high impact, high density development for that lot and it really jumped out at me honestly is alarming and concerns my family and our residents. And as Robert said, maintained the characteristic of the neighborhood. So thanks for letting me have my statement.

5:58:48 PM John Omeara, 711 S River, Hi, my name's John Omeara. I'm an owner resident 711 S River Street. I'd just like to add my support to Roberts comments. I think this project needs to get reviewed as much as possible, as long as it takes to make the project the correct project for the neighborhood. We have a lot of people concerned about what's gonna go with there, and I think you need to take some extra time to look at his points and let's address because I don't think Owen has put enough information out front of us to make us feel comfortable.

Carol Thompson and I'm at 709 S river. I since you guys, well, I really sent it to CeCe, but I sent a picture and I'll start with this. This is Ketchum, and I think we've all seen it. It's where Mods is and Little Consign and Design and then a new office building that they built right across from Perry's. Now on the West side, you know that the lot that sold from somebody that's on the board here on the other side of Robert will more than likely be the same density. This is what Robert will look like. He's a house next to an apartment building. And asking a developer to level the lot and do away with a stem wall of 18 inches. I don't think it's a big concession compared in cost for them to what Robert and the rest of us are losing in our property values, so by allowing this thing even taller, your opening, I I really do feel that with this PUD and it not complying, you know to the specific specifications we're hoping opening Pandora's box to everything that gets built, we'll just go and do that and we'll get around. I don't think it it bodes very well for that. I have one

more I think thing that Robert I did that OK. I am concerned more so about the parking and they took 4-5 parking places off of Maple that were on the original design that we saw. So now there are only 18. So if those people have more than one car, if they have company that comes to visit them, where do they park? There's no street parking left, so it's not available. We know where they're going to park and it's going to be in all of our front yards, which is not, I don't think it's fair to any of us, it's very disruptive. The last point is the kids walking to Hailey, coming up out of Della and the the traffic that is there without the the right parking and it just adds that much more.

6:02:43 PM Hi, I'm Blake Shropshire. I live at 639 S River street, directly across from that lot. Umm I do this every day and catch them in Sun Valley, build these developments and what I'm gathering off of this when I haven't done a lot of research. But the research that I have done and just thinking about what has been commented on here tonight about drainage heights, I don't think you need to go higher to get drainage to work, right. I don't think that's part of this. I think that we're just, it sounds it dancing around and around and around until we either give up and we let them build it or I don't know what's gonna happen. But yeah, there's there's a development right next to us. The Amatopia 1 right now, they ran out of money. They can't pave their road, so we're just sucking dust off of that road every day as there are bonds in place for like this development set up to finish what they've started. Money set aside, I don't know. Those are just questions I have and I think we need to take a look at as well. I know it's different than Ketchum, but that's what special. It's Hailey not Ketchum. So that's really all I have. Just a few comments.

6:04:17 PM Susan Lidstone I live at 640 Robin Hood Drive and this is my first meeting for this. I'm wondering what the parking situation really is, because I ride my bike up River Street and it sounds like you know River Street down where I live is a mess. You know that they've tried to make bike paths further up, but I mean, is this gonna make it even worse? Thank you.

6:05:16 PM Chair Fugate closed public comment.

6:05:28 PM Scanlon addressed concern of 18” retaining wall increasing the height of the building, explaining it is to assist with the water shed from the building to street, it does not increase the wall height. Scanlon explained proposed parking.

6:06:53 PM Stahlnecker asked to refocus on proposed waiver and amenities of the PUD, explaining proposed application. Stahlnecker addressed comments of Category L and how that is a benefit to the local market. Stahlnecker

6:09:16 PM Davis summarized intent of PUD code and how the applicant complies. Davis summarized code history and lack of information due to time frame it has been codified. Davis went on to address concerns about parking, and right of way improvements.

6:11:41 PM Stone asked for clarification on Category L being in tandem with other items. Davis explained updates BCHA is working on updates, that has not seen revisions. Davis summarized intent of Category L. Discussion continued regarding Category L. Stone asked input from Michelle Griffith regarding housing designed for workforce but that is not rent controlled.

6:15:48 PM Michelle Griffith gave summarized history of ARCH and their processes. Discussion continued regarding diversity in housing and Category L.

6:22:07 PM Stone made note of parking requirements. Stone stated it feels odd to approve something that kind of half exists, odd to send into it without knowing what it is.

6:23:54 PM Smith asked how many parking spaces are being provided along River St. Scanlon believe there are 11. Smith noted that required to provide 3 so providing 8 in excess. Smith and Scanlon discussed section of building that would exceed height. Smith asked what drove the 20% related to category l. Davis explained how staff arrived to the 20%. Smith asked about applicant wanting to have a car dealership as well. Scanlon summarized owners' intent for car dealership where Karl Malone is currently located once they have moved to their new location.

6:29:48 PM Sauerbrey addressed concerns regarding pedestrian access and how the proposed project will mirror other areas, following approved design. Sauerbrey summarized it comes down to the 18" height difference. Sauerbrey asked applicant team if they would be willing to follow in diversity in housing, and set aside 2 units that are income restricted. Discussion continued regarding proposed waivers and amenities.

6:39:39 PM Chair Fugate addressed concern of Scanlon getting special treatment. Chair Fugate stated all her other questions have been answered. Chair Fugate commented on the workforce housing and parking.

6:44:29 PM Stone believes this could have almost been handled administratively and fact that getting the 6 workforce housing is a win even though still little concerned about category l. Stone applauded public.

6:46:11 PM Richardsons, Uh, my question is just in regards to that, the six Community Housing units. If the only regulation is around the hours worked in being a county employee then themselves as being a business owner and having these four employees, wouldn't those own employees then satisfy those same requirements? Discussion continued with commission and staff. Staff indicated if attempted to restrict believe would be violating Fair Housing Act. Sauerbrey addressed concern of owner of using the 6 work force units for their own employee.

6:50:40 PM Carol Thompson, I wanna bring up just because it's Robert's house. The footage that is 18 inches is on his side. That was the whole point in the very first meeting was to keep the building down. He now has no light from the South side and that even made it more. That's was the whole purpose. The premise of the 18 inches.

6:51:24 PM Chair Fugate closed public comment.

Commission summarized their thoughts on proposed project.

6:54:56 PM Smith motioned to recommend approval by the Hailey City Council the Planned Unit Development (PUD) Application by F & G Idaho, LLC, for a three-story, eighteen (18) unit residential project, to be known as Maple Street Apartments— including waivers to the maximum allowed building height - that waiver to be determined at future to the full rounded number minimum can make it and minimum lot size for a PUD, as well as the provision of a

community housing amenity— at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts; finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to Conditions 1-4 above. Stone seconded. All in Favor.

6:57:54 PM PH 1 Continuation of a Design Review Application submitted by the Blaine County School District and ARCH Community Housing for a new, one (2) bedroom single-family residence of 1,195 square feet in size, and a one (1) bedroom Accessory Dwelling Unit (ADU) of 573 square feet in size. The proposed project is to be located at 111 East Croy Street (Lots of W. 45' of 9, and 10-12, Block 34, Hailey Townsite) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM

6:58:42 PM Michelle Griffith, ARCH, summarized history of application and made note of changes proposed.

7:00:06 PM Stahlnecker summarized changes made to the design, and referenced memo submitted. Stahlnecker confirmed public works has reviewed the proposed design.

7:01:27 PM Chair Fugate asked if there will be a problem plowing the gravel driveway. Stahlnecker noted driveway will now be asphalt.

7:01:54 PM Marti Kaplin, architect, explained the changes proposed since the first hearing.

7:06:03 PM Scanlon complimented applicant on change to building appearance. Scanlon expressed concern of heat tape and ice dams. No questions from Stone.

7:07:02 PM Smith believes this keeps with the area more, and does also have concern of ice dams. Smith asked if that was an awning/roof. Kaplin confirm it is a roof, an indentation. Smith asked if will be incorporating snow rails. Kaplin confirmed there will be snow protection. Smith thanked applicant again for modifying their design to fit within the area. Smith expressed concern of spillage/ice forming in certain areas.

7:11:10 PM Sauerbrey also complimented the applicant for addressing the concerns from last hearing. Sauerbrey echoes concern of ice dam issue, recommends increased insulation.

7:12:46 PM Chair Fugate reiterated appreciation of applicant being responsive to comments received.

7:13:32 PM Chair Fugate opened public comment.

7:14:01 PM Yes, I would like to comment, this is Laura Camplin, 123 2nd Ave South. All right. Thank you. First of all, I'd like to thank our choosing as well as Emily in helping answer a lot of questions and getting us to where we're at and listening to our feedback. What I'd like to talk about is the coordination going forward with regards to the utilities to date for the water and sewer. We hired a locating company. They were unable to locate our water and sewer fully, and Emily has helped us out and contacted the courthouse to see if there are records there could shed any light as to exactly where our water and sewer goes. And then I think there's also an ongoing project to map the water and sewer. So one of my questions would be as part of that

project, could the city of Hailey prioritize the water and sewer for our location? The second one is Idaho Power. We have not heard back from Idaho Power yet I do know that they are working on it, but it's we just need to close the loop on that in terms of the options that we have for our property to move the power lines and then the third one is the gas line.
We did reach out to the gas company and we found that they will not come out and locate the gas line unless we are actually digging. So my request there would be when the project is ready to ramp up that we are. Contacted for weeks before all you know before anything happens. So we have an opportunity to understand what the plans are if they do in fact impact us. So thank you.

7:16:25 PM Chair Fugate closed public comment.

7:16:29 PM Davis responded to public comment, noting can contact City Staff but not able to guarantee can prioritize this.

7:17:20 PM Stahlnecker summarized utility plan for proposed work.

7:19:14 PM Stone asked about flower beds out front. Discussion continued regarding flowerbeds. Stone went through previous notes of requests and concerns. Stahlnecker explained what and why truncated domes are proposed. Discussion ensued regarding truncated domes, all agreed to amended condition and discussion to take place with staff. 7:27:05 PM No further comments from applicant regarding the conditions of approval. Commission reviewed conditions again, Smith noted needs to provide hanging baskets. Discussion took place regarding requirement for flowers.

7:32:45 PM Laura Camplin, wanted to emphasize locating the water and sewer is important to this project. Chair Fugate explained public comment was closed and that will take these comments into consideration.

7:33:51 PM Smith suggested options for locating water and sewer. Smith has no further questions. Smith thanked the applicant team. Sauerbrey agreed, no further comments.

7:35:43 PM Stone motioned to approve the Design Review Application submitted by Blaine County School District (BCSD) c/o ARCH Community Housing Trust, Inc (ARCH), for the construction of one (1) two-story residence consisting of one (1) two-bedroom residential unit and one (1) attached garage with one (1) one-bedroom Accessory Dwelling Unit located directly above, for a total of two (2) residential units on approximately 0.10 acres, located at 111 E Croy Street, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (m), as amended are met. Scanlon seconded. All in Favor.

PH 2 7:37:54 PM Consideration of a Design Review Application submitted by Lyn Holt for construction of a new 1,344 square foot garage in conjunction with a two (2) bedroom Accessory Dwelling Unit above, to be located at 519 South River Street (Lots S 23' of 9, all of 10, Block 10, 20 ft. adj. vacated Chestnut St., Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM

7:38:21 PM Emily introduced this project and turned floor to applicant team.

7:38:37 PM Charlie Holt, owner, summarized design of project and location. Holt addressed each question mark noted in the Staff Report.

7:42:42 PM Scanlon asked what materials are proposed for the exterior stairs. Holt explained material and noted stairs are covered. Scanlon asked about guardrails. Holt explained it would be frame, wood and mesh.

7:44:25 PM Stone asked if there are windows on top of the garage doors. Holt has not planned on it, but could. Stone suggested it to save on light conservation. Stone asked about snow storage. Staff confirmed it is a condition of approval. Stone asked about caliper of trees to be replaced. Staff confirmed 2.5. Holt explained proposed trees to be removed and replaced. Holt expressed concern of health of Elm tree in right of way. Staff will inspect.

7:47:43 PM Smith asked if the cover over stairway slopes over stairway. Holt confirmed it does not. Smith suggested flipping floor plan. Smith confused what doing to house. Holt provided plan for remodel to existing house. Staff explained design review for the addition to the existing house.

7:51:44 PM Sauerbrey thanked applicant for additional plan of existing home remodel. Sauerbrey verified with staff not exceeding any thresholds. Staff will confirm. Sauerbrey asked about snow clips. Holt explained snow plan.

7:53:56 PM Chair Fugate opened public comment.

7:54:24 PM Chair Fugate closed public comment.

7:54:31 PM Commission and staff reviewed proposed conditions of approval.

7:56:09 PM Sauerbrey motioned to approve a Design Review Application by Lyn and Charlie Holt for new construction of a 672 square foot, two (2) bedroom Accessory Dwelling Unit (ADU) located above a new 672 square foot first-floor area that will contain garage, office, and workshop space, located at 519 S. River Street (Lots S. 23' of 9, all of 10, Block 7, and 20 feet adjacent to the vacated portion of Chestnut Street, Hailey Townsite) within the General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (o) are met, as amended. Scanlon seconded. All in Favor.

7:57:48 PM Chair Fugate called 5-minute break.

8:03:58 PM Chair Fugate called meeting back to order.

PH 4 8:04:13 PM Consideration of a Design Review Pre-Application submitted by Gary Poole, owner's representative for Calgal Properties, LLC, for a five (5) unit mixed-use building with industrial garages on the ground floor, accessory dwelling units, and associated office spaces in

the second floor, to be located at Lot 2A, Block 5, of the Airport West Subdivision #2 within the Service Commercial Industrial District, Sales and Office Subdistrict (SCI-SO) Zoning District. ACTION ITEM

8:04:49 PM Davis turned floor to applicant team.

8:04:57 PM Rebecca Bundy introduced herself, disclosing she is doing some contract work with the City and that there is no conflict. Bundy introduced project team. Bundy provided a presentation (on record with City of Hailey) that explained the applicants vision of the proposed project, the potential uses, business opportunities, and spaces needed. Bundy explained how has worked with staff and airport team extensively to make sure the project complies. Bundy explained restrictions of HOA and FFA. Bundy explained providing conceptual design that meets Hailey Code, HOA Requirements and FFA requirements. Bundy continued to use presentation to explain proposal. Bundy reiterated this is a very conceptual plan and asked commission feedback/input on snow storage, materials, color board, sidewalk in lieu – etc., explaining they need feedback on the basic concept. Bundy asked if there are any questions.

8:16:28 PM Scanlon asked if some units have 3 parking spaces. Bundy explained proposed blanket. Bundy expressed question of access and why believe guaranteed access off original plat. Bundy confirmed parking requirement 1 per 1000 sq ft and 1 per ADU. Bundy explained existing cull-de sac and that may someday connect to Broadford.

8:19:53 PM Stone asked how many lots are proposed. Bundy stated one with proposal of five commercial condominium unit with commercial and ado space. Davis confirmed each unit will be a separate lot. Stone likes the building as see it now. Stone expressed concern for families to recreate as no park in that area. Stone likes idea, concept.

8:22:29 PM Smith likes design and thinks going to fit. Smith believes looking at something that there is going to be a demand for. Smith does not believe there will be to much problem with the recreational side. Smith stated will be interesting to see in detail. Smith likes overall concept. Smith thinks plaza out-front will be nice.

8:25:26 PM Sauerbrey agrees and likes look of building. Sauerbrey asked about Category L. Bundy explained reasoning why does not believe its applicable due to HOA requirements and that Airport does not allow for waivers. Bundy noted City is discussing having this project build a portion of the bike path along Broadford.

8:28:04 PM Gary Poole, explained idea of this project that it is a business and it's up to the business to provide housing to the employee. Sauerbrey suggested addressing safety related to types of business uses with residential uses. Christian Ervine explained that is addressed by Fire Code. Bundy summarized what the Zoning Code allows for uses.

8:33:50 PM Chair Fugate stated all the windows were attractive. Chair Fugate believes this is a great concept. Chair Fugate asked if these would be owned or rented. Bundy stated they would be owned.

8:35:30 PM Jason Roth, summarized how ownership/rental would work.

8:36:23 PM Chair Fugate asked if Mountain Rides goes there. Applicant stated they go to St. Lukes. Chair Fugate believes this is something needed.

8:37:40 PM Chair Fugate opened public comment.

8:37:56 PM Chuck Christopher, I built the building a few years ago. Umm, it's basically that rusted building thats sandwich between Evans plumbing and the sheriff station, a couple of big boxes. I had a 1900 square foot apartment upstairs in that building and at the time I came through, it was right before the pandemic. It just seemed like I got a lot of friction with the idea of someone actually living in the airport, and there was some buildings that were put into years before me at the end. Those green that grow, those green ones, there was a whole bunch of them at the end and those things weren't really configured that well for the upstairs and how the living space is work. The building I built ended up really awesome and some of the staff has been through it. Umm, when it got done, it was like a light bulb went off in their head that I could make this work. I could live here and I still feel that from a little bit sitting at this meeting on all the housing questions, this was like a city, just like living in the city. It's not that big a deal. We're all used to wanting a yard now house and if you and all this, this is an out of line, this is this is a good idea. The one I have built went over really well done. It's just a hard concept for people to see.
It again, the other thing I question is when you label it ADU because accessory dwelling unit, is that right? Right. It is the dwelling unit. Its not accessory. You know, so. So I see it fits into a funny category and and just throwing it out there for further thought that these types of designs aren't accessories. This is the dwelling unit, so it just seems like over the course of how you use wording and how you worded it all it it becomes kind of confusing to make it work right. And there'd be a better way to do it if you organized a little better, you know, go easy on. But just the idea that it is the dwelling unit that people can actually make this work as a living space.

8:40:35 PM Chair Fugate closed public comment.

8:40:41 PM Chair Fugate explained why it is referred to as an accessory dwelling unit. Commission summarized their feedback to the applicant team. No action required.

Administrative Reviews

AR 1 Design Review Modification submitted by Silvercreek Living, LLC, c/o Mark Caplow, West of First to increase onsite parking. ACTION ITEM

8:47:16 PM Staff summarized modification.

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: August 7, 2023 at 5:30 PM.
PP & DR: Panaroma Point
DR: Benson ADU
Hillside Overlay BCRD

8:45:56 PM Staff summarized upcoming projects.

8:48:35 PM Smith motioned to Adjourn. Stone seconded. All in Favor.

115 South Main Street Hailey, Idaho 83333 (208) 788-9815

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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
Fax: (208) 788-2924

August 7, 2023

West of First, LLC
9533 W. Pico Blvd, Ste. A
Los Angeles, CA 90035

Re: Design Review Extension Request - 40 McKercher Project

Dear West of First, LLC -

The Design Review Application for the 40 McKercher Project, to be located at 40 East McKercher (Lot 1B, Block 2, Northridge Subdivision X), for construction of a new multifamily residential project, consisting of forty-four (44) residential units, was approved by the Planning and Zoning Commission on September 19, 2022 (Findings of Fact signed October 3, 2022).

The Applicant submitted a letter requesting a Design Review Extension on July 12, 2023. This Extension Request will be reviewed by the Planning and Zoning Commission on August 7, 2023. Per Title 17, Chapter 17.06, Section 17.06.040 (F) only one, six-month extension is permitted.

17.06.040: DESIGN REVIEW PROCESS:
F. Final Construction Drawings; Issuance of Building Permit; Extensions: In order for a building permit to be issued after final design review approval, final construction drawings must be reviewed and approved by the Building Department. Application for a building permit must occur within one year of design review approval, or as otherwise provided by agreement authorized by law. The expiration date may be extended once, for an additional six (6) months, upon written request. Such request must be received prior to the expiration date. In the event any design review approval is for community housing units, an extension period of up to eighteen (18) months may be granted. The Commission shall review and approve or deny the request for extension. (Ord. 1191, 2015)

On August 7, 2023, the Planning and Zoning Commission _____ the requested Design Review Approval Extension submitted by West of First, LLC, for the construction of the multifamily project at 40 East McKercher (Lot 1B, Block 2, Northridge Subdivision X).

Thank you,

Robyn Davis
Community Development Director

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FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

On July 17, 2023, the Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a Planned Unit Development (PUD) Application by F & G Idaho, LLC, for approval of a three-story, eighteen (18) unit residential project, to be known as Maple Street Apartments. The project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. In exchange for the proposed public amenity of six (6) community housing units, the Applicant requests the following waivers:

- A waiver to the maximum building height standard in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The Applicant is proposing to increase the maximum building height standard from thirty feet (30') to thirty-two feet and six inches (32'-6"); and
- A waiver to the minimum lot size for Planned Unit Developments (PUD). The Applicant is proposing a PUD for a lot smaller than one (1) acre, or a lot size of 0.47 acres.

The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

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 June 23, 2023. Onsite Notice was posted on the property on June 30, 2023.

Background: The Hailey Planning & Zoning Commission and City Council have considered applications related to this project several times over the past year:

- June 6, 2022 – Preliminary Design Review public hearing before the Commission.
- August 2, 2023 – Lot Line Adjustment administrative review.
- March 20, 2023 – Design Review public hearing before the Commission.
- April 17, 2023 – Text Amendment public hearing before the Commission.
- May 1, 2023 – Design Review public hearing before the Commission.
- June 13, 2023 – Text Amendment public hearing before the Council.

After misunderstanding the thirty-foot (30') building height standard for parcels zoned General Residential (GR) in the Townsite Overlay (TO), in March 2023, the Applicant pursued a Text Amendment Application to change the standard to be thirty-five feet (35') in height, which, except for the TO District, is consistent with all other GR Districts city-wide. Staff recommended and drafted an Ordinance that would only increase the maximum building height for General Residential (GR) parcels in the Downtown Residential Overlay (DRO), not the entire Townsite Overlay (TO) Zoning District. While the Planning & Zoning Commission recommended the draft Ordinance to the City Council for approval, the City Council questioned the integrity of a Text Amendment designed to meet one Applicant's needs. Rather than broadly institute a Text Amendment to serve one development application, the Council advised the Applicant to refine their proposal, submit a Planned Unit Development Application, and provide an amenity in exchange for a waiver.

Meanwhile, on May 1, 2023 the Applicant submitted an amended Design Review Application that was compliant with the thirty-foot (30') building height; the Planning and Zoning Commission approved the

design. If this PUD Application is approved, the Applicant intends to submit a Design Review Modification Application to increase the building height standard to thirty-two feet and six inches (32'-6") and dedicate community housing units.

Regarding the merits of the requested waiver to the maximum building height allowed at 50 W. Maple Street— Staff, the Commission, and several Council members found merit in increasing the building height at the site of the proposed apartment buildings. While the current General Residential (GR) zoning in the Townsite Overlay (TO) allows for a maximum building height of thirty feet (30'), the adjacent and nearby parcels zoned Business (B) and GR, outside the TO, are allowed to build to a height of thirty-five (35) or forty (40) feet, depending on the district and uses proposed. Per the Comprehensive Plan and best practices in land-use planning, Staff recommends increased density in the Downtown Core and along corridors with walking, biking, and transit facilities. Increased density, which can be achieved through increased building height, makes efficient use of resources, and minimizes the impacts of Hailey's growth when located near the economic center and multi-modal transportation facilities.

Application: In exchange for a waiver to the maximum building height requirement, as well as the minimum lot size requirement for Planned Unit Development Applications, the Applicant proposes to deed restrict one-third (1/3) of the apartment units as a community housing amenity. Specifically, the Applicant proposes to restrict the units to the "Category L" criteria specified by the Blaine County Housing Authority (BCHA)— "No Income Limit but must be a full-time resident of Blaine County," see BCHA's 2020 Community Housing Guidelines, page 2.

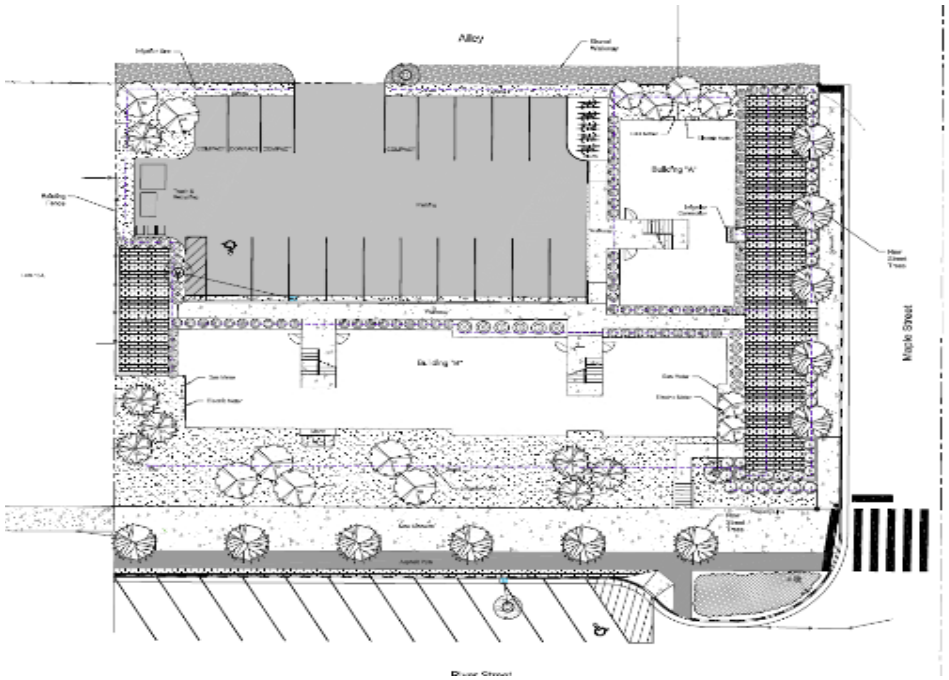
"Category L" housing is important for providing housing for local workers earning middle and upper middle income, 100-120% of the area median income (AMI). Preliminary data from the City's Housing Needs Assessment shows that the rate of home ownership in these categories is disproportionately low. Of the people in these income groups, indicating outpricing perhaps from competition with buyers looking for a second home or earning wages from a remote job. In other words, Category L housing can help provide housing for the "missing middle": people who work locally and earn too much to qualify for income restricted housing yet too little to purchase a home in Hailey. Staff welcomes the proposed community housing amenity for Category L units and recommends the Commission's approval, finding that the proposed community housing amenity of six (6) deed restricted units warrants the requested waivers to maximum building height and minimum lot size for a PUD Agreement.

Standards of Evaluation	
17.10.030: General Requirements:	
A.	**The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.**
Staff Comments	*The proposed PUD site is 0.47 acres, which is less than the minimum gross size for properties that may be developed as a PUD. The Applicant requested a waiver to this standard, in exchange for a community housing amenity of six (6) apartment units.* *Finding: Compliance. While a lengthy discussion took place with regard to the requested waiver, the Commission concurred that the one (1) acre requirement was unnecessary. The Commission approved the requested waiver and suggested that Staff bring forth a text amendment to modify this requirement in the near future. The Commission found –*

		with the proposed benefit of six (6) community housing units – the requested waiver acceptable, and that this standard has been met.
B.		**A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.**
Staff Comments		*The parcel is in one ownership. Finding: Compliance. The Commission found that this standard has been met.*
C.		**Area Development Plan:**
	C.1	**When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:**
Staff Comments		*This PUD proposal only involves one (1) parcel. Finding: Compliance. The Commission found that this standard has been met.*
	C.1.a	**Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.**
Staff Comments		*River Street and Maple Street can accommodate the anticipated vehicular and pedestrian traffic from the proposed PUD. Furthermore, River Street is connected to Hailey's historic grid pattern at multiple points, as well as to residential collectors serving newer suburban subdivisions.* *Finding: Compliance. The Commission found that this standard has been met.*
C.1.b		**Non-vehicular circulation routes shall provide safe pedestrian and bicycle paths and provide an interconnected system to streets, parks and green space, public lands, or other destinations.**
Staff Comments		*The River Street corridor is partially built and thoroughly planned for bicycle and pedestrian circulation accessing downtown amenities, nearby parks, and natural features, such as the Draper Preserve and Bigwood River.* *Finding: Compliance. The Commission found that this standard has been met.*
C.1.c		**Water main lines and sewer main lines shall be designed in the most effective layout feasible.**
Staff Comments		*This standard was achieved in the Design Review process. On May 1, 2023 the Planning and Zoning Commission approved a building design that complies with current code, or the 30' height limit. If this PUD Application is approved, the Applicant intends to submit a Design Review Modification Application to increase the building height and provide community housing units.* *Finding: Compliance. The Commission found that this standard has been met.*
C.1.d		**Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.**
Staff Comments		*This standard was achieved in the Design Review process. On May 1, 2023 the Planning and Zoning Commission approved a building design that complies with current code, or the 30' height limit. If this PUD Application is approved, the Applicant intends to submit a Design Review Modification Application to increase the building height and provide community housing units.* *Finding: Compliance. The Commission found that this standard has been met.*
	C.1.e	**Park land shall be most appropriately located on the Contiguous Parcels.**

Staff Comments	*N/A - This PUD proposal only involves one (1) parcel. Finding: Compliance. The Commission found that this standard has been met.*
C.1.f	**Grading and drainage shall be appropriate to the Contiguous Parcels.**
Staff Comments	*This standard was achieved in the Design Review process. On May 1, 2023 the Planning and Zoning Commission approved a building design that complies with current code, or the 30' height limit. If this PUD Application is approved, the Applicant intends to submit a Design Review Modification Application to increase the building height and provide community housing units.* *Finding: Compliance. The Commission found that this standard has been met.*
C.1.g	**Development shall avoid easements and hazardous or sensitive natural resource areas.**
Staff Comments	*N/A. Finding: Compliance. The Commission found that this standard has been met.*
C.2	**Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner's successors.**
Staff Comments	*N/A - This PUD proposal only involves one (1) parcel. Finding: Compliance. The Commission found that this standard has been met.*
D.	**Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide solar access to all south roofs and walls to the maximum extent feasible to promote energy efficiency.**
Staff Comments	*This standard was achieved in the Design Review process. On May 1, 2023 the Planning and Zoning Commission approved a building design that complies with current code, or the 30' height limit. If this PUD Application is approved, the Applicant intends to submit a Design Review Modification Application to increase the building height and provide community housing units.* *Finding: Compliance. The Commission found that this standard has been met.*
E.	**Access: Access shall be provided according to standards in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.**
Staff Comments	*This standard was achieved in the Design Review process. On May 1, 2023 the Planning and Zoning Commission approved a building design that complies with current code, or the 30' height limit. If this PUD Application is approved, the Applicant intends to submit a Design Review Modification Application to increase the building height and provide community housing units.* *Finding: Compliance. The Commission found that this standard has been met.*
F.	**Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.**
Staff Comments	*All utilities will be installed underground, this standard was achieved in the Design Review process. On May 1, 2023 the Planning and Zoning Commission approved a building design that complies with current code, or the 30' height limit. If this PUD Application is approved, the Applicant intends to submit a Design Review Modification Application to increase the building height and provide community housing units.* *Finding: Compliance. The Commission found that this standard has been met.*

G.		**Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public access to public lands must be preserved.**
Staff Comments		*N/A. Finding: Compliance. The Commission found that this standard has been met.*
H.		**Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.**
Staff Comments		*The Applicant will build the portion of the River Street multi-modal concept along its frontage. Finding: Compliance. The Commission found that this standard has been met.*
I.		**Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:**
	I.1	**Green Space. All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:** **For residential PUDs** — **A minimum of .05 acres per residential unit.** **For non-residential PUDs** — **A minimum of 15% of the gross area of the proposed PUD.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.2	**Active Recreational Facilities: Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the development's needs. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity or replaced with another similar recreation facility.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.3	**Public Transit Facilities: Public transit facilities include a weather-protected transit stop or station and must be on a designated transit route.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.4	**Preservation Of Vegetation: Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity.* *There is one tree and several small shrubs on the site, which will be removed. The Applicant will plant more than twenty (20) trees and shrubs per the design approved on May 1, 2023.*

		 *Finding: Compliance. The Commission found that this standard has been met.*
	I.5	**Wetlands: Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.6	**River Enhancement: Enhancement of the Big Wood River and its tributaries must include stream bank restoration and public access to or along the waterway.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.7	**Community Housing: For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.**
Staff Comment		*The Applicant proposed to deed-restrict one-third or six (6) of the proposed apartments as community housing units. This amenity more directly pertains to the next standard, under Section 17.10.030.I.8; see below.* *Finding: Compliance. The Commission found that this standard has been met.*
	I.8	**Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County, Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.**
Staff Comment		*In exchange for a waiver to the maximum building height requirement, as well as the minimum lot size requirement for Planned Unit Development Applications, the Applicant*

		proposes to deed restrict one-third or six (6) of the apartment units as a community housing amenity. Specifically, the Applicant proposed to restrict the units to the "Category L" criteria specified by the Blaine County Housing Authority (BCHA)— "No Income Limit but must be a full-time resident of Blaine County," see BCHA's 2020 Community Housing Guidelines, page 2. *"Category L" housing is important for providing housing for local workers earning 100-120% and more of the area median income (AMI). Preliminary data from the City's Housing Needs Assessment shows that the rate of home ownership for people in Hailey earning about $80,000 annually or 120% of AMI is disproportionately low; of the people in this income group, about half rent and half own their homes. The rate of home ownership disproportionately slows, as wages increase past 100% AMI. The low rate of home ownership in the 100-120% AMI group indicates outpricing, for example from competition with buyers looking for a second home or earning wages from a remote job. In other words, Category L housing can help provide housing for the "missing middle," people who earn too much to qualify for income restricted housing yet too little to purchase a home in Hailey.* *Finding: Compliance. The Commission welcomed the proposed community housing amenity for Category L units and found that the proposed amenity fulfills this standard.*
	I.9	**Real Property: Dedication or conveyance of real property or an interest in real property to the city.**
Staff Comment		*N/A - The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.10	**Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:** **For residential PUDs: A minimum of 100 linear feet per residential unit.** **For non-residential or mixed-use PUDs: A minimum of 100 linear feet per 1000 square feet of gross floor area.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.11	**Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.12	**Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:** **For residential PUDs: Buildings comply with local "Built Green" standards for certification, federal EPA "Energy Star" program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.** **For non-residential or mixed-use PUDs: Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.**

Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
	I.13	**Other Amenities: Other project amenities and/or community benefits found, by recommendation of the commission and council approval, to promote the purpose of this chapter and the goals of the comprehensive plan.**
Staff Comment		*N/A – The Applicant proposes a community housing amenity. Finding: Compliance. The Commission found that this standard has been met.*
17.10.040: Developer Benefits:		
The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.		
Staff Comment		*In exchange for the proposed community housing amenity, the Applicant requested waivers to the maximum building height requirement, as well as the minimum lot size requirement for Planned Unit Development (PUD) Agreement.* *While the standard for the site and approved design for the Maple Street Apartments includes a maximum building height of thirty feet (30'), the Applicant requests a waiver to increase the building height standard to thirty-two feet and six inches (32'-6"). If approved, the Applicant will submit a Design Review Modification Application to amend the approved design and reflect a building height that complies with thirty-two feet and six inches (32'-6").* *Lastly, the Applicant requested that the minimum lot size requirement for a PUD Agreement be waived, so that this exchange of waivers and amenities be considered. Most recently, the city waived the minimum lot size requirement for the ARCH/BCSD project on West Bullion, and the River Street Townhomes project on North River Street. As with those projects, the site of the Maple Street Apartments is under one (1) acre; specifically, it is 0.47 acres.* *Finding: Compliance. The Commission welcomed the proposed community housing amenity for Category L units and found that the proposed amenity fulfills this standard.*
17.10.040.01: DENSITY BONUS:		
A.		**The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:**
	A.1	**Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy sources will provide at least fifty percent (50%) of the total energy needs of the PUD.**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
	A.2	**Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is in the floodplain and no development occurs within the floodplain.**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
	A.3	**Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
	A.4	**Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*

	A.5	**Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
	A.6	**Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
	A.7	**Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
	A.8	**Twenty-five percent (25%): The PUD provides or contributes deed-covenanted community housing units within the PUD. The number of community housing units provided shall be determined by the Council and Commission. The density bonus of twenty-five percent (25%) may be increased by the Council and Commission if an increase in the density bonus serves a compelling housing need in the City, as determined by the Commission and Council.**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
B.		**Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)**
Staff Comment		*N/A – A density bonus is not requested. Finding: Compliance. The Commission found that this standard has been met.*
17.10.040.02: Density Transfer:		
Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.		
Staff Comment		*N/A - A density transfer is not requested. Finding: Compliance. The Commission found that this standard has been met.*
17.10.040.05: Phased Development Allowed:		
The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:		
A.		**Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.**
Staff Comment		*N/A - It is the Applicant's intent to construct the entire project at one time. A phased approach is not proposed. Finding: Compliance. The Commission found that this standard has been met.*
B.		**Number of Units: The number of units to be built in each submission.**
Staff Comment		*N/A. Finding: Compliance. The Commission found that this standard has been met.*

C.		**Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.**
Staff Comment		*N/A. Finding: Compliance. The Commission found that this standard has been met.*
D.		**Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.**
Staff Comment		*N/A. Finding: Compliance. The Commission found that this standard has been met.*
17.10.040.06: Modifications to the Subdivision Standards:		
Standards in the Subdivision Title for streets, sidewalks, alleys, and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.		
Staff Comment		*N/A - Modifications to the Subdivision Standards are neither requested nor proposed. Finding: Compliance. The Commission found that this standard has been met.*
Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.		
A.		**Standards of Evaluation**
	A.1	**The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;**
Staff Comment		*The project can be completed within a typical building permit timeline of 548 days. Finding: Compliance. The Commission found that this standard has been met.*
	A.2	**The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;**
Staff Comment		*River Street and Maple Street can accommodate the anticipated vehicular and pedestrian traffic from the proposed PUD. Furthermore, River Street is connected to Hailey's historic grid pattern at multiple points, as well as to residential collectors serving newer suburban subdivisions.* *Finding: Compliance. The Commission found that this standard has been met.*
	A.3	**The PUD will not create excessive additional requirements at public cost for public facilities and services;**
Staff Comment		*No excessive costs are anticipated from this project. Development in the downtown core makes efficient use of existing facilities and services. Finding: Compliance. The Commission found that this standard has been met.*
	A.4	**The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;**
Staff Comment		*Utility services are available in the area and are adequate. Finding: Compliance. The Commission found that this standard has been met.*
	A.5	**The development plan incorporates the site's significant natural features;**
Staff Comment		*The site does not contain any natural features worthy of protection. Finding: Compliance. The Commission found that this standard has been met.*
	A.6	**Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;**

Staff Comment		*N/A - The project is not phased. Finding: Compliance. The Commission found that this standard has been met.*
	A.7	**One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;**
Staff Comment		*Please refer to Section I of this report for further details. Finding: Compliance. The Commission found that this standard has been met.*
	A.8	**All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and**
Staff Comment		*All exterior lighting will comply with the standards in Section 17.08C, per the Design Review Approval granted on May 1, 2023. Finding: Compliance. The Commission found that this standard has been met.*
	A.9	**The proposed PUD Agreement is acceptable to the applicant and the city.**
Staff Comment		*The City Attorney has drafted the PUD Agreement, and the Commission reviewed the draft agreement. Finding: Compliance. The Commission supported the draft agreement and found that this standard has been met.*

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

1) **The application meets the General Requirements of Hailey Municipal Code Title 17, Chapter 17.10, Planned Unit Developments.**
2) **The development benefits set forth in Section 17.10.040 are commensurate with the amenities proposed.**
3) **The requirements of Section 17.10 have been met, including general compliance with the Hailey Comprehensive Plan.**

The project shall receive Planned Unit Development approval subject to the following conditions, and the conditions of concurrent applications (Design Review):

1. The project shall receive Planned Unit Development approval subject to the Conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:
    i. Waiver to the Minimum Lot Size for Planned Unit Development: Reduce the minimum lot size from one (1) acre to 0.47 acres.
    ii. Waiver to the Maximum Building Height: Increase the maximum allowed building height from thirty feet (30’) to thirty-two feet and six inches (32’-6”).
3. The Applicant shall designate six (6) of the eighteen (18) residential dwelling units at the Maple Street Apartments as community housing, in accordance with the terms of the Maple Street Apartment Planned Unit Development Agreement and a deed covenant approved by the Hailey City Council.
    a. Each of the six (6) community housing units shall be identical to at least one (1) other market-rate unit in the Maple Street Apartment development.
4. A Maintenance Plan shall be developed for any infrastructure (i.e., sidewalks, landscaping) within the public right-of-way, and shall be recorded prior to issuance of a Certificate of Occupancy.

Approved this _____day of _____, 2023.

_____

Janet Fugate, Chair

Attest:

_____

Jessica Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 17, 2023, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Blaine County School District (BCSD) c/o ARCH Community Housing Trust, Inc. (ARCH), for the construction of one (1) two-story residence consisting of one (1) two-bedroom residential unit and one (1) attached garage with one (1) one-bedroom Accessory Dwelling Unit located directly above, for a total of two (2) residential units on approximately 0.10 acres.

The proposed project is located at 111 E Croy, Block 34, Hailey Exempt W 45' of Lots 9, 10, 11, and 12. It is located within the Transitional (TN) and Townsite Overlay (TO) Zoning District. This project is known as 111 E Croy Street.

FINDINGS OF FACT

Notice: Notice for the public hearing was first published in the Idaho Mountain Express on May 16, 2023, and mailed to property owners within 300 feet on May 16, 2023. After continuation of the Public Hearing on June 5, 2023, an additional mailing was made and notices posted to the Idaho Mountain Express, both occurring on June 28, 2023. One (1) public comment was received after noticing, submitted by an adjacent property owner. The comment requested more information about 111 E Croy excavation activities that could impact their utility lines, in addition to how project construction might aid in the property owner's utility line discovery process.

Background and Project Overview: On May 9, 2023, ARCH submitted a Design Review Application on behalf of BCSD, to construct one (1) new two-story residence consisting of one (1) two-bedroom residential unit and one (1) attached garage with one (1) one-bedroom Accessory Dwelling Unit located directly above, for a total of two (2) residential units on a 0.10 acre lot, located at 111 E Croy Street.

In an effort to address affordable and community housing stock shortages, and retain a quality workforce, BCSD entered into an agreement with ARCH to help develop new residential units on BCSD properties, with occupancy designated for BCSD employees. This includes 111 E. Croy, in addition to multi-family residential development project located at 128 W. Bullion that was reviewed and approved by the Planning and Zoning Commission and Hailey City Council in April, 2023. Both the W. Bullion and E. Croy projects are subject to a Ground Lease and Development Agreement, which places BCSD as the ground lessor and ARCH as the party responsible for constructing, financing, permitting, and managing the housing units. These units will be rent restricted in accordance with the policy set forth by BCSD to ensure affordability for employees of the district.

At the June 5, 2023 Public Hearing, the Hailey Planning and Zoning Commission neither approved nor denied Applicant's Design Review proposal, instead continuing the item until July 17, 2023. The Commission initially shared the following comments in conjunction with their continuation:

- **The overall design of the proposed structure appears "out of place" in the Townsite Overlay District.** While the Applicant attempted to submit architectural plans that alluded to the project's zoning as Transitional (TN), the Commission found that the roof lines, stacked facades, and overall style of the structure was not congruent with residential designs traditional of the Townsite Overlay (within which the project is located). Commissioners stated the importance of the project's location, directly across from the Blaine County Courthouse, one of the oldest and most iconic buildings of Old Town Hailey. Multiple buildings within the project's vicinity are

emblematic of the architectural style of the late 19th/early 20th century, during which they were built. The Commission requested that the Applicant Team resubmit architectural designs that "fit the surrounding area" more closely, and better maintained a "sense of place" in such a highly visible, historic part of the City of Hailey.

The Applicant responded very well to the Commission's requests, submitting new architectural drawings that showcase a traditional, American craftsman-like design. A single roof ridgeline now exists, with one south-facing overhang framing the structure's front entrance along Croy Street. Whereas the original building design featured offset roof planes and abrupt cut-offs, revised designs show symmetrical, single-plane roof styles that are more compatible with the surrounding neighborhood and design features traditional of Old Town Hailey.

- **The project includes a non-standard driveway design connecting to the alley accessed from Croy Street.** The Streets Superintendent for the City of Hailey requested that the proposed driveway design be amended to match Hailey Standard Drawings for maximum driveway width and grade. The Applicant worked with Staff to understand and amend this request. It was determined that the maximum driveway width standard was not applicable to this property given the small setbacks and alley access. The Applicant modified the proposed driveway grading to match the alley cross slope within three (3) feet of the existing alley asphalt.
- **With respect to the long roof slope over the building's Croy Street entrance, the Commission believed that one gutter may not be sufficient for addressing precipitation and snow shedding. The Applicant should consider adding a gable on the building's south frontage.** After considering the Commission's request, the Applicant felt comfortable moving forward with the gutter system as originally proposed, noting the adequacy to its functioning with regard to snow load management. The south-facing, sloped roof over the front door, as originally proposed, remains part of the design.
- **The east elevation of the ADU portion of the building should feature a window in the laundry room, as well as the garage. Overall, the ADU unit should include more windows to capitalize on solar gain and cross ventilation.** The Applicant has submitted revised site building plans that feature new windows in both the garage and laundry room of the proposed ADU. Larger, additional windows are also now shown for the ADU's main living area and bedroom. Overall, three (3) additional windows have been added to the project's original design.

- **North and east elevations need re-design to create "human-scale", possibly through the addition of a skirt roof.** The revised architectural plans submitted by the Applicant addressed these north and east elevation design concerns. A skirt roof was not deemed possible for inclusion, according to the Applicant, due to the restrictive setbacks on the project's narrow lot.
- **Ice build-up on the project's driveway should be considered, due to roof slope and overhang.** The Applicant has submitted revised plans that include gutters on all rooflines.

At the July 17, 2023 Planning and Zoning Commission meeting, the Applicant Team addressed the revised building plans through a brief presentation of project changes. They then responded to outstanding questions and comments from the Commission and discussed the proposed Conditions of Approval. Condition "K," requiring the Applicant Team to install truncated dome features for sidewalk connections on both sides of the alley west of the parcel, was removed from the project due to cost and liability concerns for work outside the immediate scope of the 111 E. Croy project. The Applicant Team agreed to work internally with City Staff to ensure that accessibility is cohesive between sidewalks associated with the project and adjoining sections.

Additionally, the Commission reiterated to the Applicant that they must adhere to Section 17.06.080(A)4f of the project's Standards for Design Review: "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". The project, located in the TN Zoning District, did not incorporate any plantings as proposed on July 17, 2023. The Applicant Team stated that they would install hooks for hanging flower baskets on the building's front porch and remind each tenant that they are responsible for installing and caretaking the baskets.

Procedural History: The Application was submitted on May 9, 2023 and certified complete on May 23, 2023. A Public Hearing before the Planning and Zoning Commission was held on June 5, 2023, in the Hailey City Council Chambers and virtually via GoTo Meeting, at which time the Commission voted to continue the Design Review process. This continuation of the Design Review was held July 17, 2023 Hailey City Council Chambers and virtually via Microsoft Teams.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Streets, Engineering**: *The Streets Superintendent had concerns regarding the connection from the alley to what appeared to be a nonstandard driveway design. The Streets Department also wished to remind the Applicant of restricted parking in the winter months along Croy Street. Staff made the Applicant aware of these requests/concerns, and the Applicant Team worked closely with the Streets Department and Staff to resubmit driveway plans with appropriate grade and width, as agreed upon by the Streets Superintendent.*

				The City Engineer reminded the Applicant that they will need an Encroachment Permit for the alley access and new sidewalk, connecting to the existing Croy Street sidewalk. Staff has made the Applicant aware of this necessary permit. *All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. These standards have been met.*
				Life/Safety: -
				Water & Wastewater: *The City's Wastewater Staff requested that the Applicant's engineer describe which sewer lines present on the site are currently in use or will need to be used. The Applicant Team submitted revised civil plans that illustrate which sewer lines on site will be utilized.* *All new sewer connections must tie into sewer service outside of the City right-of-way; no direct connections to the sewer main are permitted.* *Any unused lines shall be abandoned at the sewer main and capped off. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. These standards have been met.*
				Building: *No comments*
				Green Space: *No comments*
☐	☐	☒	**17.08A Signs**	
			Staff Comments	*N/A*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, single-family dwellings are required to provide a minimum of two (2) parking spaces per dwelling. Additionally, accessory dwelling units are required to provide a minimum of one (1) space per unit. The required number of parking spaces for this project is three (3) spaces. The Applicant is proposing to construct two (2) single-vehicle garage bays, as well as provide one (1) parking space in the driveway area adjacent to the alley, for a total of three (3) spaces.* *<u>Finding:</u> Compliance. These standards have been 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 no excess parking is proposed.*
☒	☐	☐	**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. Light fixture samples have been submitted.* *<u>Finding:</u> Compliance. These standards have been met.*
☒	☐	☐	**Bulk Requirements**	**Townsite Overlay (TO)) Zoning District:**
			Staff Comments	- *Building Height:* ***Permitted Building Height:*** *30'* ***Original Proposed Building Heights:*** *28' 9 11/16"* ****Updated Proposed Building Height:*** *29' 1 13/16"* **In the interest of minimizing resource use and promoting sustainable building practices, Staff encourages all Applicants to make good-faith efforts to design and build projects with common board lengths that do not require extraneous trimming or re-sizing. The Applicant Team may wish to consider this for future projects.* - *Setbacks* ***Required Setbacks:*** *Front Yard (South/Croy Street): 12'* *Side Yard (West/Alleyway): 6'* *Side Yard (East/Private Property): 7.2'* *Rear Yard (North/Private Property): 6.75'* ***Proposed Setbacks:*** *Front Yard (South/Croy Street): 22' 5 ¾"* *Side Yard (West/Alleyway): Approx. 8.75'* *Side Yard (East/Private Property): 7.5'*

				Rear Yard (North/Private Property): 24' *Maximum lot coverage permitted in the Transitional and Townsite Overlay Zoning Districts is 30%. The proposed lot coverage is approximately 30%.* *<u>Finding:</u> Compliance. These standards 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	*Approximately sixty (60)' feet of concrete sidewalk exist along E. Croy Street in the vicinity of the proposed building. Additionally, five (5) trees are proposed along the entirety of the interior of the property's southern edge along Croy Street, but none of these trees are proposed for installation as street trees along sidewalks or in the right of way.* *Two (2) drywells are proposed for installation in the southern third of the property, following the site's existing topography and drainage patterns.* *With respect to the existing sidewalk on the Croy Street frontage, City Staff request that the Applicant provide alternative enhancements for the surrounding sidewalk infrastructure. Completion of these enhancements will ensure that the north side of Croy Street is fully accessible to all Hailey residents and visitors, while promoting a safer, more enjoyable pedestrian experience in one of Hailey's most trafficked areas. The Applicant Team has agreed to work internally with City Staff to ensure that accessibility is cohesive between sidewalks associated with the project and adjoining sections, including those sections on the east and west sides of the alley associated with the project.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**17.06.070(B) Required Water System Improvements**	**In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*<u>Finding:</u> Compliance. This standard will be met.*

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

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

Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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 proposed single-family residence and attached garage/ADU structure follows a north-south orientation, in line with the orientation of the project lot. The primary residence's front entrance faces south towards Croy Street and includes a large, covered porch. This placement will allow for residents to enjoy outdoor access will be shielded from direct sunlight in the summer, while also benefitting from safe access to their home in the winter months, with a covered porch and a walkway that will receive maximum solar exposure, discouraging ice and snow build-up.* *170 square feet of gravel open space is proposed for residents of the ADU, to be located on the northeast corner of the proposed building. The location and building orientation in regard to this open space will ensure that residents can comfortably enjoy the space with no porch or landscape shade being provided, as the strongest south/west sun exposure will be avoided.* *Both garages also face towards the west, which will discourage winter snow build-up in front of the doors. This will be especially important, given that these garages will be accessed via an alleyway (the dirt surface of which cannot withstand deep/aggressive plowing depths).* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**17.06.080(A)1b**	**b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.**
			Staff Comments	*The Landscape Plan denotes all existing plant material, including one (1) mature tree at the southern end of the site, which will remain in place for this project. Much of the site has been historically utilized as an informal parking area, preventing vegetation from establishing itself. Decorative bark is proposed as ground cover for the entire site, with gravel proposed along the alleyway and adjacent to the driveway.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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	*Site circulation has been designed with the addition of twenty (20) feet of new sidewalk that provides pedestrian access from Croy Street to the primary residence's front entrance, as well as a new concrete driveway area adjacent to the alleyway and in front of both garages. The driveway will be graded at a low angle towards the alley (less than 5%), ensuring that residents of the ADU also have safe access to their residential building. Access through the site can be achieved either by moving through the primary residence to an exterior access door located mid-way along the length of the property (for primary residence occupants), via the alley and adjacent garage entrances, or along the eastern edge of property, where there is 170 square feet of outdoor area for the ADU residents, leading to a "human door" entrance on the north side of the garage.*

				Finding: Compliance. This standard has been met.
☒	☐	☐	**17.06.080(A)1d**	**d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.**
			Staff Comments	- *It is the Applicant's intention to provide roll out trash cans associated with each unit.* - *Two (2) utility boxes are located at the rear of the parcel closest to the alley, but they are not located within the parcel; they are in the right of way. They are screened by both the primary building and one (1) new tree that is proposed to be planted in the foreground of the boxes.* - *The proposed snow storage areas will not interfere with building services.* - *Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval.* - *Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.* *These measures have been made a condition of approval.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*The alley along the western edge of the property shall be utilized for building services.* *Finding: Compliance. This standard will be met.*
☐	☐	☒	**17.06.080(A)1f**	**f. Vending machines located on the exterior of a building shall not be visible from any street.**
			Staff Comments	*N/A*
☒	☐	☐	**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	*On-site parking is proposed at the rear of the primary residence, accessed via the alleyway off of the main street servicing the property. Screening from the street is also supported by two (2) garages at the rear of the primary residence. Snow storage is located and contained to an area approximately thirty (30) feet away from the nearest garage, preventing any obstruction for parking and access.* *Finding: Compliance. This standard has been met.*

☒	☐	☐	**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	*On-site parking will be accessed from the alley along the western edge of the property.* *Finding: Compliance. This standard will be met.*
☒	☐	☐	**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	*A snow storage area has been provided on-site in an area that is highly convenient and accessible to snow removal vehicles removing snow from the driveway area.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**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 snow clearance area is 311 square feet in size, requiring 78 square feet of snow storage space. 80 square feet of snow storage area has been provided by the Applicant, meeting this requirement.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Snow storage areas comply with this standard.* *Finding: Compliance. This standard has been met.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*N/A*
☒	☐	☐	**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 any of the stated items.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**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	*The snow storage area will be landscaped with decorative bark, which does not present any possible vegetation resiliency challenges.* *Finding: Compliance. This standard has been met.*

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

Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***

☒	☐	☐	**17.06.080(A)2a**	**a. The proportion, size, shape, and rooflines of new buildings shall be compatible with surrounding buildings.**
			Staff Comments	*The overall building footprint of the proposed primary residence and attached garage/ADU will be slightly smaller in scale than both residences of the adjoining private properties (to the north and to the east), and extremely smaller in scale compared to Atkinson's Market, located directly west of the proposed building across the alley. The proposed building will not dominate the scale of the surrounding built environment. As originally proposed, the shape and rooflines of the building differed substantially from surrounding buildings. The south-facing (street-facing) façade of the proposed building included a primary roof surface angled towards the street, with a secondary roof surface/roof pitch angled 90 degrees to the east. This unique roof design created visual interest and variety for the upper half of the structure, but it did not emulate design features of any surrounding buildings within this area of the Townsite Overlay. The building shape was also heavily influenced by the uniquely proposed rooflines, especially for the north elevation of the structure.* *In response to Commission requests, The Applicant Team submitted revised architectural drawings that showcase a traditional, American craftsman-like design. A single roof ridgeline now exists, with one south-facing overhang framing the structure's front entrance along Croy Street. Whereas the original building design featured offset roof planes and abrupt cut-offs, revised designs show symmetrical, single-plane roof styles that are more compatible with the surrounding neighborhood and design features traditional of Old Town Hailey.* *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**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 large, covered porch on the front/street-facing elevation of the building emphasizes human scale, is pedestrian oriented, and encourages human activity and interaction. The modest-width walkway, leading from the Croy Street sidewalk to the primary residence's front entrance, also evokes a human presence and mirrors much of the traditional front yard design that occupies Old Town Hailey and the Townsite Overlay. This traditional design highlights pedestrian entrances through the clear delineation of a front and back yard area.* *City Staff originally noted that the north, east, and west elevations of the proposed building did not strongly emphasize human scale, as there are no other proposed walkways, patio areas, or residential-like landscaping proposed. The site dimensions limit design and orientation of the proposed building, and the small scale of the proposed building minimizes any negative impacts that may result. However, Staff suggested that the Applicant capitalize on as many opportunities as possible to present a final design that emphasizes human scale on all elevations.*

				As explained in Section 17.06.080 (A)2a, the Applicant Team has resubmitted architectural drawings with building design that more strongly emphasizes human scale, especially in terms of traditional residential building aesthetics. *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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	*The front façade of the building, as originally proposed, faced the street and included a covered porch area, a roofline extension accentuating the front entrance, large picture windows and a glass door, as well as a cross-pitched roofline extending toward the east, which broke up the large south-pitched roof area defining the covered porch.* *However, Staff found this roof design to be incompatible with the character of the surrounding neighborhood and Old Town Hailey. The Applicant Team submitted revised architectural drawings that showcase a traditional, American craftsman-like design. A single roof ridgeline now exists, with one south-facing overhang framing the structure's front entrance along Croy Street, paired with a traditional east-west oriented gable above. Windows and the residence's primary entrance remain, creating human scale and breaking up large building surfaces and volumes.* *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**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	*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	*Two (2) siding materials are proposed for the structure. A white horizontal lap siding will form the majority of the exterior elevations, while a grey vertical lap siding will accent certain elevation features on the south, west, and east elevations of the proposed building. These accent siding areas include the exterior of the upper, east-angled trusses, as well as a ground-to-roof section surrounding the interior garage bay, and a small section encapsulating the door and one (1) window on the east elevation of the structure. Lap siding will be painted wood, adding depth of texture to the structure.* *During the project's first Public Hearing, City Staff suggested that the Applicant Team include more windows on the north and east elevations of the proposed structure, specifically in the portion of the structure that will serve as the ADU. The Applicant has submitted revised site building plans that feature new windows in both the garage and laundry room of the proposed ADU. Larger, additional windows are also now shown for the ADU's main living area and bedroom. Overall, three (3) additional windows have been added to the project's original design.* *<u>Finding:</u> Compliance. This standard has been met.*

☒	☐	☐	**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 proposed exterior building colors and materials are integrated thoughtfully into the building's design, with large building faces/areas being broken up by alternating siding orientation and siding color. The chosen colors are muted and traditional, creating compatibility with the surrounding buildings and neighborhood. The revised rooflines and building profile, combined with the more traditional color palette, will create an attractive, infill residential building for employees of BCSD, while also ensuring that the Townsite Overlay's neighborhood character is preserved.* *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**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-roofed buildings are proposed.*
☒	☐	☐	**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 has stated that they plan to minimize energy consumption by incorporating/utilizing the following:* - *Double Glazed Windows* - *Low Emissivity Glazing* - *LED lighting will be utilized throughout the project* *Additionally, the Applicant plans to incorporate additional energy conserving methods into the overall site plan and/or building design:* - *Highly drought tolerant and low water use landscaping is proposed* - *Energy efficient appliances will be utilized within each unit* *The Applicant is supportive of wiring each unit for rooftop solar and EV charging; however, internal discussions with Idaho Power will need to take place with regard the capabilities of the existing transformer. The Applicant*

				will make every effort to provide these additional energy-conserving amenities but cannot commit to supplying this infrastructure at this time. *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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	*Submitted plans show appropriate roof pitch and design, gutters, and downspouts that will prevent snow and water from falling directly onto entries and ingress/egress walkways, aside from the front yard walkway connecting to the Croy Street sidewalk.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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	*Same as above.* *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**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*
☐	☐	☒	**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 Section 17.08A.020 of this title.**
			Staff Comments	*N/A, as no signage is proposed is proposed at this time.*

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	*An attached studio unit, above the attached secondary garage structure, has been proposed and designed to be compatible with the principal building.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*The studio unit will be located at the rear of the property.* *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**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 newly constructed walls and fencing are not proposed.*

☐	☐	☒	**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 newly constructed walls and fencing are not proposed.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded, and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A, as no roof projections 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*
☒	☐	☐	**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	*Existing utility boxes will be screened from view by new tree plantings and the building structure itself, as these boxes are located at the rear of the property and accessed from the alley.* *It does not appear that any ground or roof-mounted mechanical equipment is proposed; if so, any and all ground and roof mounted mechanical equipment shall be screened from view. This has been made a condition of approval.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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.* *<u>Finding:</u> Compliance. This standard has been met.*

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	*The landscaping proposed is extremely drought-tolerant, as all ground cover for the site will consist of mulch and/or gravel. The only landscape watering needs on the site will be for the five (5) proposed tree plantings, and two (2) small areas of ornamental grasses, which will be supported by site topography and surface water flow patterns.*

				Finding: Compliance. This standard has been met.
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*It appears that plant materials will be appropriate for the environment.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**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	*Temporary irrigation system notes have not been provided. City Staff suggest that the Applicant explore creative collection and routing methods to reuse roof water run off as supplemental water supply, where possible and appropriate.* *Prior to issuance of a Building Permit, the Applicant shall submit final landscape plans that clearly denote an irrigation system that will provide adequate water supply while balancing for water conservation measures. This has been made a Condition of Approval.* *Finding: Compliance. This standard will be met.*
☒	☐	☐	**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. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*Landscaping Plans have been provided. Only new tree plantings are proposed, and all trees planted will be of 2.5" caliper. The proposed list includes:* *One (1) Choke Cherry Trees* *Two (2) Tatarian Maple Trees* *Two (2) Japanese Tree Lilacs* *The Applicant has met the 20% tree species diversity maximum standard.* *Finding: Compliance. This standard has been met.*
☐	☐	☒	**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 Transitional and Townsite Overlay (TN, TO) Zoning Districts.*
☒	☐	☐	**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 Applicant has proposed a variety of tree species and flowering types for the street frontage of the property. The variety of species will create a variable seasonal pattern of blooming and foliage change. The Applicant has also*

				agreed to install hooks on eves of the front porch of the unit to install hanging flower baskets. They have also agreed to remind and ensure that each tenant of the unit installs and maintains hanging flower baskets to comply with this Standard. *<u>Finding:</u> Compliance. This standard will be met.*
☒	☐	☐	**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 site geometry and grading plan has been submitted and storm water will be retained onsite. Runoff is within the landscape and is directed to drywells, as noted on the site geometry and grading plan.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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	*A plan for maintenance of landscaping has not been provided. It is assumed that landscaping/maintenance will be the responsibility of BCSD and their associates. This has been made a condition of approval.* *<u>Finding:</u> Compliance. This standard has been met.*
☐	☐	☒	**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 exist or are proposed at this time.*
☐	☐	☒	**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 existing or proposed at this time.*
☐	☐	☒	**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 existing or proposed at this time.*
☐	☐	☒	**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 existing or proposed at this time.*
☐	☐	☒	**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 exist or are proposed at this time.*
☐	☐	☒	**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 existing or proposed at this time.*

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 attached to the primary residence and is located above one (1) of two (2) garages. The ADU is approximately 573 square feet in size. The entrance to the ADU is located on the south side of the northern-most garage. Both garages are accessed directly from the alleyway leading from Croy Street.* *Finding: Compliance. 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.* *Finding: Compliance. 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 a new single-family residence, and both are located within the Transitional Zoning District.* *Finding: Compliance. 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.* *Finding: Compliance. 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, Blaine County School District (BCSD) intends to use both the primary residence and the ADU as long-term rentals for BCSD employees. However, given the fluctuating housing market and rental availabilities, BCSD occupants of the ADU may be short-term as other housing opportunities become available. BCSD will ensure that only one dwelling unit at the site shall be utilized for Short-Term Occupancy.* *Finding: Compliance. This standard will be met.*
☒	☐	☐		**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	*Both units will be owned by Blaine County School District and will be occupied by employees of BCSD. The type and term of these occupancies by BCSD employees will be determined by local housing availability and market circumstances.* *Finding: Compliance. This standard will be met.*
☒	☐	☐	**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 square footage of the principal building is 1195.1 square feet, setting a 788.77 square foot limit (66%) for floor area for the proposed ADU. The ADU has been designed at 573 square feet in size.* *Finding: Compliance. 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.* *Finding: Compliance. This standard has been met.*
☒	☐	☐		**C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU has one (1) bedroom.* *Finding: Compliance. 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 Applicant has stated that the outdoor space for the ADU will be located along the east side of the building, accessible from the ADU's garage on the northern frontage. Staff had originally assumed that the easement right-of-way, which consists of 900 square feet of turf and mature vegetation, would serve as the outdoor access, but further discussions revealed that this area may only serve as "bonus "outdoor access, until the adjacent property owner may wish to utilize/develop the right-of-way easement. The submitted plans show an outdoor access point leading from the ADU garage on the north elevation, to a gravel space of 170 square feet in size and partitioned with ornamental grasses.* *Finding: Compliance. 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	*One (1) parking space is proposed for the tenants of the ADU, within the garage located below the dwelling area.* *Finding: Compliance. 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 parking area for the proposed ADU is located within a garage area. No windows exist on the east side of the garage, located closest to the adjacent private property owner to the east. The north elevation of the garage will have one (1) exterior light, which will be downcast and further shielded by an existing tree that will remain on site. No residential areas exist to the west of the site.* *Finding: Compliance. 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	*One (1) parking space is provided for the ADU. This standard has been met.*

				Finding: Compliance. 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 submitted by Blaine County School District (BCSD) c/o ARCH Community Housing Trust, Inc (ARCH), for the construction of one (1) two-story residence consisting of one (1) two-bedroom residential unit and one (1) attached garage with one (1) one-bedroom Accessory Dwelling Unit located directly above, for a total of two (2) residential units on approximately 0.10 acres, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (n) are met:

a) All conditions of the Planned Unit Development approval shall be met.
b) All applicable Fire Department and Building Department requirements shall be met.
c) 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.
d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    i. The Applicant's engineer shall describe which sewer lines present on the site are currently in use or will need to be used. Any unused lines shall be abandoned at the sewer main and capped off.
e) Maintenance and snow removal of sidewalks, interior to the site and along site perimeter, shall be maintained by the Applicant.
f) All ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval. Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.
g) All utility boxes will be located at the rear of the buildings and/or screened from view of the public street.
h) The Applicant shall submit final landscape plans that clearly denote an irrigation system that will provide adequate water supply while balancing for water conservation measures.
i) All landscaping/maintenance will be the responsibility of BCSD and their associates.
j) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
k) 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.

l) 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.
m) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval.
n) The Design Review Application approval is subject to a Ground Lease approval by the Hailey City Council, or shall be modified accordingly based on that approval.

Signed this _____ day of _____, 2023.

_____
Janet Fugate, Planning & Zoning Commission Chair

Attest:

_____
Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 17, 2023, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Lyn and Charlie Holt for construction of a new 672 square foot, two (2) bedroom Accessory Dwelling Unit (ADU) located above a new 672 square foot first-floor area that will contain garage, office, and workshop space. This project is located at 519 S River Street (Hailey Lots S. 23' of 9, all of 10, Block 7, and 20 feet adjacent to the vacated portion of Chestnut Street) within the General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts. This project is also associated with a concurrent Lot Line Adjustment Application.

FINDINGS OF FACT

Notice: First notice for the public hearing was published in the Idaho Mountain Express on June 5, 2023 and mailed to property owners within 300 feet on June 5th, 2023. Notice was continued and published in the Idaho Mountain Express on June 28th, 2023 and mailed to property owners within 300 feet on June 28th, 2023, due to outstanding components for the project's complete application package. No public comments were received during the noticing process.

Application: The Applicant proposed to construct a two (2) story structure totaling 1,344 square feet of floor space. The first floor will be composed of 491 square feet of garage space, in addition to 181 square feet of office/shop space. The second floor will be comprised of a two (2) bedroom ADU residence, with 672 square feet of interior living space, 69 square feet of exterior deck space, and 51 square feet of uncovered stairs.

The ADU is detached and subordinate to the lot's existing primary dwelling. Access to the ADU can be found off Chestnut Street. Subject to approval of a concurrent Lot Line Adjustment Application, the parcel's interior lot lines will be vacated and a new lot, Lot 10A, Block 7, will be formed. Current access for the existing residence is located on River Street. The Applicant plans to construct a 208 square foot, single-floor addition to the primary residence during ADU construction, to serve as a family room.

Procedural History: The Design Review Application was submitted on May 5, 2023, and certified complete on June 30, 2023. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on July 17, 2023, in the Hailey City Council Chambers and virtually via Microsoft Teams. The Commission approved the Design Review Application at this time.

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 672 square feet in size and located above a new 672 square foot garage/office/workshop space.* *<u>Finding:</u> Compliance. 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.* *<u>Finding:</u> Compliance. 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), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zone Districts.* *<u>Finding:</u> Compliance. 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.* *<u>Finding:</u> Compliance. 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	*The Owners intend to utilize the ADU as a long-term rental, and they will continue to reside in the primary residence.* *<u>Finding:</u> Compliance. This standard will be met.*
☒	☐	☐		**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 Owners intend to utilize the ADU as a long-term rental, and they will continue to reside in the primary residence.*

				Finding: Compliance. This standard will be met.
☒	☐	☐	**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	*Based on lot size, the maximum floor area permitted for the ADU is 1000 square feet. The proposed ADU consists of 672 square feet of floor space. This standard will be met.* *Finding: Compliance. 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.* *Finding: Compliance. This standard has been met.*
☒	☐	☐		**C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.**
			Staff Comments	*The proposed ADU has two (2) bedrooms.* *Finding: Compliance. 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 will be provided in the form of a second-story deck, 69 square feet in size.* *Finding: Compliance. 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 two-car gravel driveway is proposed to the south of the ADU/garage, connecting to Chestnut Street. This driveway area will serve as the ADU's parking area.* *Finding: Compliance. 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 south 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.* *Finding: Compliance. 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	*See Section 17.09.020.05 B.* *Finding: Compliance. 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:** *No Comments.*
				Life/Safety: *No comments.*
				Water and Sewer: *No Comments.*
				Building: *No comments.*
				Streets: *A Right-of-Way Encroachment Permit shall be submitted for driveway work impacting and occurring within the Chestnut Street right-of-way, prior to issuance of a Building Permit. This has been made a Condition of Approval.* *Finding: Compliance. These standards have been met.*
☐	☐	☒	**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 two (2) car parking area is proposed to the south of the ADU/garage for the ADU to utilize. The single-family residence will utilize the two (2) car garage and parking within the right-of-way off River Street. Parking requirements for the proposed project are met.* *<u>Finding:</u> Compliance. 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 has been made a Condition of Approval.* *<u>Finding:</u> Compliance. This standard has been met.*
☒	☐	☐	**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	*Proposed Building Height: 23' 4"* *Proposed Setbacks:* ○ *Front Yard (East): Approximately 70.6'* ○ *Side Yard (North): 23.3'* ○ *Side Yard (South): 21' 2"*

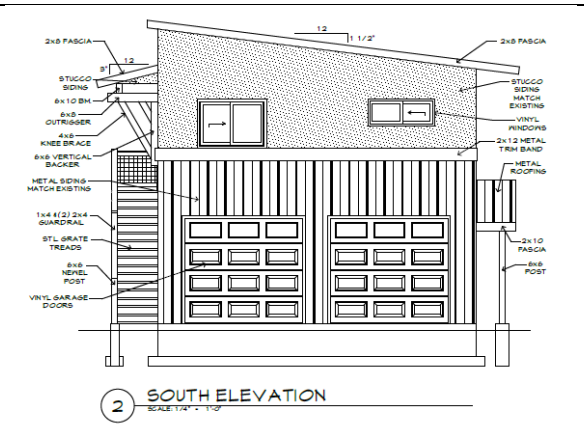
				○ *Rear Yard (West): 10'* *Proposed Lot Coverage:* ○ *672 square feet / 8,731 square foot lot = 7%* *All setbacks, building height, and lot coverage requirements have been met.* *Finding: Compliance. This standard has been met.*
☒	☐	☐	**17.06.070(A)1 Street Improvements Required**	**Sidewalks and drainage 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; therefore, sidewalk and drainage improvements are not required at this time.* *Finding: Compliance. 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	*Finding: Compliance. This standard shall be met.*

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

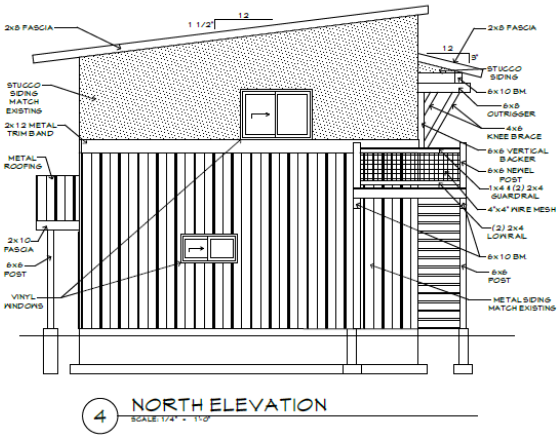
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.090(C)1**	**1) Site Planning**
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	*The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed ADU will preserve the grid pattern, keeping visual access primarily to Chestnut Street and partially to River Street along with vehicular access via Chestnut Street for the ADU/garage.* *Finding: Compliance. 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 River Street and the ADU/garage will be accessible via Chestnut Street, a subsidiary and non-through street off of River Street.* • *The ADU will be tucked behind the existing residence. Sufficient yard and open space exist on all sides of the unit.* • *The residence and proposed ADU/garage are located in the most interior location of the parcel, and both structures will be modest in building height and footprint.; impact of solar access to adjacent homes will be minimal.* • *Snow storage has been identified on the site plan and appears to be sufficient for the site.* • *Water and sewer utilities are existing and located underground. An overhead powerline exists at the rear of the parcel, which services the single-family residence. The proposed ADU's power will be located underground.* *<u>Finding:</u> Compliance. These standards have 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 shall incorporate the following energy-conserving designs:* - *Double glazed windows* - *Low emissivity windows* *This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. This standard will be 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 single pitch roof and a variety of windows shapes/sizes helps reduce the mass of the proposed ADU/garage. Overall, the mass of the proposed building is modest.* *<u>Finding:</u> Compliance. 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.* *Finding: Compliance. 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	*An exterior, covered stairwell on the west-facing side of the structure and property is clearly visible from Chestnut Street, highlighted by a covered entry on the second-story porch, which will serve as the ADU's primary entry.* *Finding: Compliance. 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. With respect to preserving privacy for residents of both the primary structure and the ADU, Staff are amenable to the orientation of the ADU's front wall plane facing Chestnut Street, instead of River Street.* *Finding: Compliance. 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	*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 corrugated metal siding) are proposed, which are consistent with styles and forms found in Old Hailey. The square building footprint style is also traditional of Old Hailey and reduces the perceived scale of the building.* *The proportion, size, and shape of the proposed ADU/garage is compatible with the surrounding neighborhood.* *Finding: Compliance. 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 a single pitch roof. A smaller pitched roof above the ADU's second-story entry door helps define entry to the building. A distinct change in material texture and color helps create a buffer between the ADU and the two (2) garages below. (See image below for details.)*

				 *<u>Finding:</u> Compliance. 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	*It appears the roof pitch will allow snow to shed safely onto property and away from pedestrian travel areas. No drip line or snow shedding challenges are anticipated.* *<u>Finding:</u> Compliance. 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 a single pitch roof. The proposed roof form, ridge lengths and materials are similar to those found in the neighborhood.* *<u>Finding:</u> Compliance. 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.* *<u>Finding:</u> Compliance. 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	*With respect to preserving privacy for residents of both the primary structure and the ADU, Staff are amenable to the orientation of the ADU’s front wall plane facing Chestnut Street, instead of River Street, which the front wall plane of the primary residence faces.* *<u>Finding:</u> Compliance. 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 is proportional to the site. Exterior colors and window variations also reduce the scale of the building to match the surrounding neighborhood.* *Finding: Compliance. 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 doors, as well as window variation, helps to create a smaller appearance in size and break up the longer wall planes.* *Finding: Compliance. 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 two (2) windows facing Chestnut Street incorporate variety in size while maintaining scale and proportion, traditional to building designs of the surrounding neighborhood.*
☒	☐	☐	**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.* *Finding: Compliance. 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 balcony/second-story deck space is sized and placed in a manner that maintains scale with both buildings of the property and the surrounding neighborhood.* *Finding: Compliance. 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 deck will be located at the rear of the property and adjacent to a right of way, which provides a buffer between the surrounding residences and the deck. The deck will also be facing the fronts of adjacent residences, including garage areas, which are not typically areas of private gathering; thus, concerns of privacy between neighbors should be minimized.* *Finding: Compliance. 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 garage/ADU structure will follow a split-level siding pattern for its exterior materials and colors. The garage level of the unit will feature a dark brown, corrugated metal siding, while the upper ADU level will be sided with light grey stucco siding. This siding style matches the siding of the existing residence. Wooden outriggers and knee braces will highlight the unit's residential entry,*

				and newel post/wire mesh will form the deck area. This variety of materials, as well as their split placement, will reduce the perceived scale of any large walls.  *Finding:* *Compliance. 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	*See Section 17.06.090 (C)3h for explanation on how this standard will be met.* *Finding:* *Compliance. 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	*The front wall plane of the garage/ADU, with the Chestnut Street/South facing façade considered as the front plane, features stucco siding, metal trim band, and painted corrugated metal siding. The eastern-sloping roof adds architectural detailing and visual interest in the structure, while remaining simple and elegant in form. The front wall pane design is congruent with surrounding structures and takes a tasteful, updated approach to garage units typical of the Townsite Overlay.* *Finding:* *Compliance. 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	*Traditionally shaped windows, wood post/beam detailing, and natural-hued stucco siding each contribute to ornamentation and design that is reminiscent of the historic nature of Old Hailey and the Townsite Overlay.* *Finding:* *Compliance. 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.* *Finding:* *Compliance. This standard has been met.*
			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 via Chestnut Street, which is not a through street and thus has limited vehicular traffic. Snow storage areas are located to the west and southeast of the proposed unit, which will not restrict any pedestrian access.* *Finding: Compliance. 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 Chestnut Street, which as stated above is not a through street. Visual impacts of on-site parking shall be minimized by nature of low vehicular traffic levels for this area of Chestnut Street. On-site parking placement at the rear of the site further diminishes visual impacts of parking from River Street. A fence also exists and will be retained along the western property boundary, further shielding the parking from adjacent residences.* *Finding: Compliance. 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	*N/A, as no alley is present.*
☐	☐	☒	**17.06.090(C)4**	**Guideline: Detached garages accessed from alleys are strongly encouraged.**
			Staff Comments	*N/A, as no alley is present.*
☒	☐	☐	**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 garage doors are set back approximately 38' from the edge of asphalt of Chestnut Street. The garage doors are also less than half of the height of the entire proposed unit, and thus are subordinate to the front wall plane.* *Finding: Compliance. This standard has been met.*
☐	☐	☒	**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	*Given the fact that this new garage will provide parking for both the primary residence and the ADU unit, the parking area must be two car width in order to meet City of Hailey parking requirements for residential units. Staff are amenable to this design.* *Finding: Compliance. This standard has been met.*
☐	☐	☒	**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	*N/A, as no alleys are associated with the site.*

☐	☐	☒	**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	*N/A, as no alleys are associated with the site.*
☐	☐	☒	**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	*N/A, as no alleys are associated with the site.*
☐	☐	☒	**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, although no alleys are associated with the site.*
☒	☐	☐	**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. 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.* *<u>Finding:</u> Compliance. 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. No alley is associated with this site.* *<u>Finding:</u> Compliance. 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 775 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (194 square feet) is required for snow storage. Adequate snow storage appears to be available on site, and the Applicant has denoted general areas in site plans. The Applicant may wish to highlight these areas and provide exact dimensions for the Commission at the Public Hearing. The Applicant shall submit a final snow storage plan denoting exact snow storage boundaries and dimensions prior to issuance of a Building Permit. This has been made a Condition of Approval.* *<u>Finding:</u> Compliance. This standard will be 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	*See Section 17.06.090 (C)7 for further detail.* *<u>Finding:</u> Compliance. This standard will be 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	*Existing mature trees are shown on the site plan, with notations regarding retention and removal. Five (5) trees are proposed to be removed. Staff request that the Applicant replace at minimum three (3) of the five (5) removed trees with species plantings of at least 3" caliper, denoted in the Hailey Tree Guide. Consideration shall be given to salt tolerance and snow storage location, as well as to privacy for both primary house, ADU, and adjacent residents. This has been made a Condition of Approval.* *Additionally, a very large, mature elm tree is located east of the proposed new driveway, straddling the property line and City Right-of-Way. The Applicant informed the Commission and Staff that the tree appears to be diseased and will likely die off soon. The Applicant expressed desire to remove the tree, but its location on the City Right-of-Way brings this action into question. Commission and Staff concurred that a certified arborist, as designated by the City, shall inspect the large tree to the east of the proposed driveway and provide recommendation for its remedy or removal. This has been made a Condition of Approval.* *Finding: Compliance. 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.* *Finding: Compliance. 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.* *Finding: Compliance. 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	*A majority of the existing fence will remain, as designated onsite plans. Portions of fence to be removed for driveway construction are denoted as such on site plans.* *Finding: Compliance. 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 1910. The single-family residence will remain onsite and a single-story addition of approximately 80 square feet is proposed. Additionally, a new garage with an ADU located above, totaling 1,344 square feet of floor space, is proposed. Exterior materials, windows, architectural detail, and roof of both ADU/garage and addition to the primary residence will mirror that of the existing residence.* *The ADU/garage and addition to the primary residence are congruous with the surrounding area, contributing to the overall charm of Old Hailey and the Townsite Overlay.* *Finding: Compliance. 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 approximately 280 square feet is proposed for the existing single-family residence. The residence itself will remain unchanged. Majority of the proposed addition is located to the side and rear of the existing residence and will incorporate matching materials and colors. Size, scale, roof form, and the relationship of wall planes of both the addition and the proposed garage/ADU will be compatible with the original building and surrounding neighborhood, and visual impact will be minimized from both Chestnut and River Streets.*

				Finding: Compliance. 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 Lyn and Charlie Holt for new construction of a 672 square foot, two (2) bedroom Accessory Dwelling Unit (ADU) located above a new 672 square foot first-floor garage/office/shop area, located at 519 S. River Street (Lots S. 23' of 9, all of 10, Block 7, and 20 feet adjacent to the vacated portion of Chestnut Street, Hailey Townsite) within the General Residential (GR), Downtown Residential Overlay (DRO), 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 the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (p) 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) A Right-of-Way Encroachment Permit shall be submitted for driveway work impacting and occurring within the Chestnut Street right-of-way, prior to issuance of a Building Permit
e) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(B).
f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
g) The proposed design shall incorporate the following energy-conserving designs: Double glazed windows and Low emissivity windows.
h) The Applicant shall submit a final snow storage plan denoting exact snow storage boundaries and dimensions prior to issuance of a Building Permit.
i) The Applicant shall replace at minimum three (3) of the five (5) removed trees with species plantings of at least 2.5" caliper, denoted in the Hailey Tree Guide. Consideration shall be given to salt tolerance and snow storage location, as well as to privacy for both the primary house, ADU, and adjacent residents.
j) A certified arborist, as designated by the City, shall inspect the large tree to the east of the proposed driveway and provide recommendation for its remedy or removal.

k) 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.
l) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law, and Decision.
m) 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.
n) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
o) All utilities shall be located underground, consistent with 17.06.080(A)3h.
p) 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.

Signed this _____ day of _____, 2023.

_____
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 7, 2023

To: Hailey Planning and Zoning Commission

From: Emily Rodrigue, Community Development Resilience Planner/City Planner

Overview: Consideration of a Hillside Overlay Modification Application by the Bureau of Land Management ("BLM", Shoshone Field Office – Twin Falls District), Blaine County Recreation District ("BCRD"), and the City of Hailey ("City"), for the construction of two (2) new recreational trails, proposed as the Hangman Gulch and Olympia Gulch trails. The Hangman Gulch Trail is proposed to impact approximately 0.6 miles of City property (Hillside Overlay District), providing shared recreational opportunities that include both motorized (restricted to Class I E-bike) and nonmotorized uses. The Olympia Gulch Trail is proposed to offer the same shared-use recreational opportunities, and it is planned to impact approximately 0.2 miles of BCRD property (no Hillside Overlay District area). Primary access to the Hangman Gulch Trail will be located at Old Cutter's Park, within the Old Cutter's Subdivision. The Olympia Gulch Trail will be accessed from existing trail connections located at Keefer Park, in addition to an access point along Laurelwood Drive, just north of Keefer Park.

The proposed trails will be located to the north (Hangman) and south (Olympia) of Quigley Canyon. The northern parcel boundary can be described as LOTS 1,2,3,4, S1/2N1/2, N1/2S1/2, SWSE SEC 3 2N 18E. The southern parcel boundary can be described as N1/2, S1/2SE SEC 14 2N 18E. Hangman Gulch Trail construction is proposed for parcels owned by the City of Hailey, the BLM, and Quigley Farm and Conservation Community, LLC. Olympia Gulch Trail Construction is proposed for parcels owned by the City of Hailey, the BLM, and the BCRD. Both trails will touch parcels zoned as Recreational Green Belt (RGB) District, as well as the Hillside Overlay District.

Hearing: August 7, 2023

Applicant: BLM, BCRD, City of Hailey

Location: **Hangman:** Old Cutters Sub Parcel B Open Space, Lots 1,2,3,4, S1/2N1/2, N1/2S1/2, SWSE SEC 3 2N 18E, FR SESE SEC 3, FR N1/2 NE SEC 10 TL 8481 2N 18E, Quigley Farm Large Block Plat Blk 16.
Olympia: Quigley Farm Large Block Plat Blk 10, SENW, E1/2, NESW, S1/2SW SEC 11 2N 18E, N1/2, S1/2SE SEC 14 2N 18E.

Zoning/Size: Recreational Green Belt (RGB), Hillside Overlay (HO); 0.6 miles of City property impacted, 0.2 miles BCRD property impacted.

Notice: Notice for the public hearing was first published in the Idaho Mountain Express on July 19, 2023, and mailed to property owners within 300 feet on July 19, 2023. The City of Hailey did not receive any public comments after this point.

Application and Project Background: The Applicant Team is proposing to develop, and/or amend, portions of two (2) shared-use recreational trails, located directly to the north and south of Quigley Canyon. These trails will be named Hangman Gulch Trail and Olympia Gulch Trail, respectively. The project will build upon existing trail infrastructure in the geographic scope that is both formal and informal in nature and presents a range of current trail health conditions. Specific project outcomes include defining trail surfaces, re-routing damaged or informal sections to promote resource resilience (including sensitive vegetation, habitats, and wildlife), and constructing new trail sections for recreational continuity in public lands east of the City of Hailey.

Offering accessible, well-defined, and safe trail systems promotes sustainable trail use and mitigates negative resource impacts over time. A trail system that lacks appropriate slope, drainage features, and erosion control can result in washouts and unstable trail tread surfaces. Recreationalists will opt for the route of least resistance, cutting across switchbacks and forming new, informal trails. This results in further loss of vegetation and habitat, threatens native and sensitive plant species, and creates unpredictable hazards in areas with poor line of sight and multi-user, multi-directional traffic. This project will create sustainable, resilient trail systems that concentrate recreation traffic and reduce the likelihood of informal trail creation, similar to that of previously approved recreational trails, the Quigley Perimeter Trail and Quigley-to-Keefer Park BLM Connection Trail (which included three downhill flow trails), all of which have been constructed and are in use today, and were approved by the Planning and Zoning Commission in November 2018.

Further, this project aims to create sustainable, multi-use trails for foot, horseback, and bicycle activities during non-winter months, and hiking or snowshoeing activities in winter (subject to conditions and BLM winter travel restrictions). On BLM land, Class I E-bikes (defined as pedal-assist with speeds not to exceed 20 miles per hour) will also be allowed on the trails. According to Hailey Municipal Code, Section 17.04N.010 A.10, the Hillside Overlay District permits nonmotorized recreational access on hillsides where appropriate to the terrain and neighboring uses. E-bike recreation is growing in Hailey, and managing this user group has been a challenge across different jurisdictions and regulation schemes. While the proposed trail systems enhance E-bike opportunities, conflicting permitted uses between City and BLM-owned land may affect travel continuity. That said, the Commission and Council approved a recent Text Amendment Application (August 2022), which defined standards and use provisions for E-bikes within the City of Hailey, on pathways, within public spaces, and within the public rights-of-ways. In summary, E-bikes – with speeds not to exceed 20 miles per hour – were permitted within all of these areas. Given this information, the Commission may wish to discuss the management of E-bikes on the 0.6 miles of City-owned property, including potential trail section adjustments or alternatives, if so desired.

The BLM's Recreation Managers (Shoshone Field Office) will oversee trail development and construction. Other members of the Applicant Team (BCRD, City of Hailey) are involved due to

their affected land holdings. BLM Staff have worked closely with both BCRD and City Staff to achieve congruence with current and future land uses and the associated impacts. As this project involves actions carried out on federal lands, the BLM is subject to National Environmental Policy Act (NEPA) procedures, allowing for public engagement, informed decision-making, and consideration of alternatives to minimize adverse environmental impacts. The other Applicant Team members, visitors and residents of Hailey, and the surrounding ecosystems collectively benefit from this NEPA process.

Staff also wish to highlight the social equity implications associated with this project. According to data available through the Climate and Economic Justice Screening Tool[1], (Council of Environmental Quality, Executive Office of the President of the United States), the neighborhood areas directly adjacent from, and providing access to, the proposed recreational trails have been identified as "disadvantaged". This census tract scored in the 71st percentile nationally for "People in households where income is less than or equal to twice the federal poverty level, not including students enrolled in higher ed". The "Woodside" neighborhood corridor hosts the highest density of people and households within the City of Hailey, according to 2020 US Census data[2]. Specifically, the proposed Olympia Gulch Trail will provide enhanced recreation opportunities for these families and individuals, opportunities which are highly accessible in proximity to homes and free to use and enjoy.

Other benefits presented by the Applicant Team's proposal include enhanced connectivity between recreational trail areas and Mountain Rides' Safe Routes to School transportation network, and a potential reduction in "vehicle miles traveled" for Hailey citizens seeking proximal and convenient recreational trail opportunities and public land access.

Procedural History: The Hillside Overlay Modification Permit Application was submitted on May 19, 2023 and certified complete on June 2, 2023. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on August 7, 2023, in the Hailey City Council Chambers and virtually via Microsoft Teams Meeting.

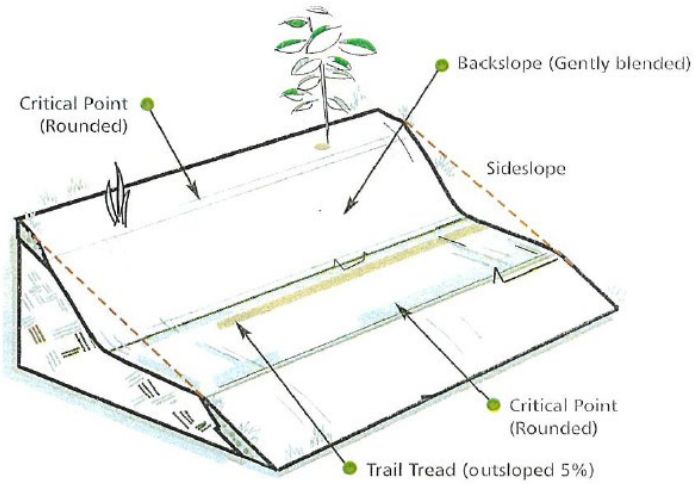
General Requirements of the Hillside Overlay District

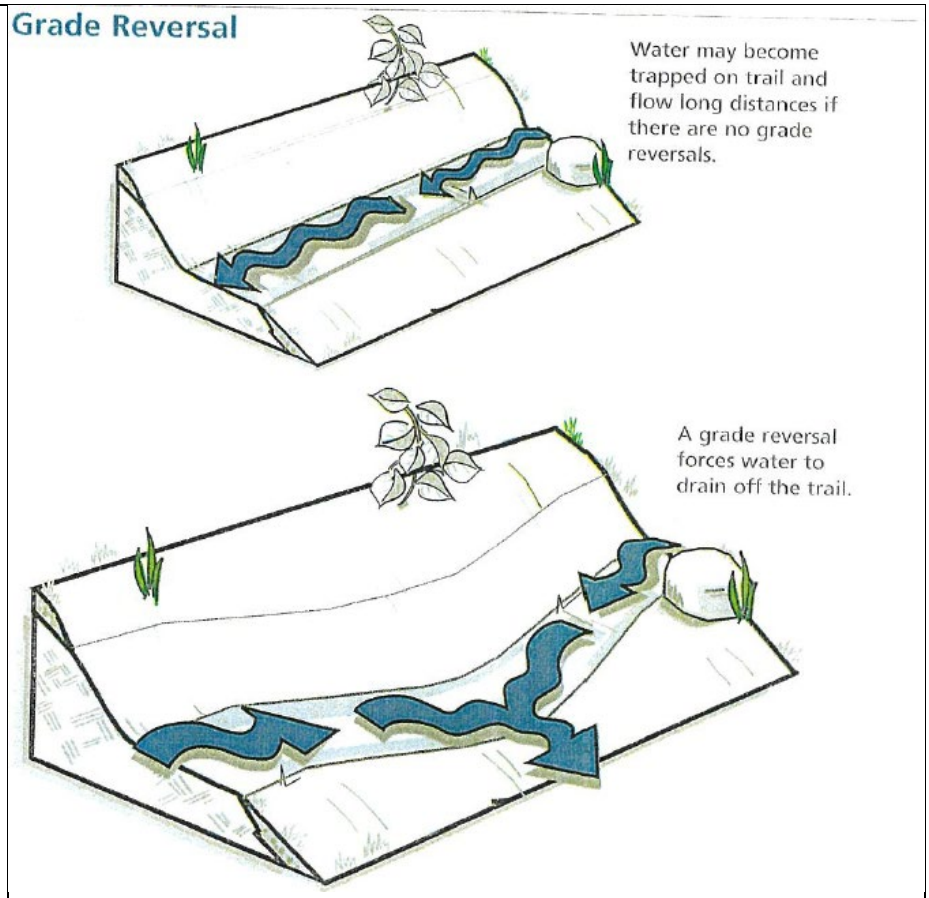
Compliant			Standards and Staff Comments	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.04N.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *No comments*
				Life/Safety: *No comments*
				Water and Sewer: *No comments*
				Building: *No comments*
				Streets: *No comments*

[1] https://screeningtool.geoplatform.gov/en/#11.45/43.4927/-114.2535
[2] https://tinyurl.com/7yry6wy5

☒	☐	☐	**17.04N.070.01 General**	**A. Siting New Buildings: The siting of new buildings or structures shall demonstrate through visual simulation graphics or other graphic means that the building or structure does not skyline from any public street or improved public trail.**
			Staff Comments	*No new buildings are proposed at this time. All development proposed will be trail-based to accommodate spring, summer, and fall recreationalists. Winter use of the trails will be possible, however, the trails will not be maintained or groomed, and they will be subject to any BLM winter travel restrictions put in place to protect wildlife. Most of the trail construction is proposed for areas leading away from public streets and avoiding ridgelines/areas of prominence. This will prevent "sky-lining" from occurring and impacting the viewshed.*
☒	☐	☐		**B. Neutral Colors: Buildings shall be designed with neutral colors or with colors naturally found in the surrounding hillsides.**
			Staff Comments	*N/A, as no buildings are proposed at this time.*
☒	☐	☐		**C. Recreation Uses, Amenities: All recreation uses and amenities shall be appropriate to the terrain, with minimal visual impact.**
			Staff Comments	*The proposed trail systems will accommodate a variety of recreationalists, including bikers (E-bike and mountain bike), hikers, and winter recreationalists (snowshoeing, Nordic skiing, hiking, etc.), subject to BLM winter travel restrictions. These trail systems will actively engage Hailey residents and visitors, alike.* *The proposed trail systems are designed to serve all populations and age ranges. The terrain will be constructed in such a way to have little to no visual impact on the site, after an appropriate regrowth period has occurred. The Applicant has provided photo documentation of the regrowth of similarly designed and constructed trails in the Wood River Valley, showing diminishing visual impact after just a few seasons. These photos are located in the Applicant file and available upon request.* *A Trail Dozer will be utilized to cut into the hillside to accommodate various users and their choice of recreation. Partial and full bench cuts will be implemented to create sustainable trail systems, while effectively draining water to mitigate soil and trail erosion. Native plants will be reincorporated on uphill and downhill sides of the trail systems to better blend the trail into the hillside and more efficiently minimize the visual impact.* *Additionally, a significant degree of the proposed trail construction will occur on hillside aspects that do not face or are not readily visible from adjacent residential parcels. This system design will also mitigate visual impact.*
☒	☐	☐		**D. Wildlife Impact: All development shall minimize impact on wildlife migration corridors and wintering grounds. (Ord. 1191, 2015)**
			Staff Comments	*The proposed Trail Development Plan seeks to serve multiple user groups, while considering environmental and geographical factors. The BLM is required to conduct a NEPA analysis of the proposed trail project, its impacts, and alternative actions to consider, prior to final project approval. This analysis includes impacts on wildlife.* *The City of Hailey has taken actions to help plan, manage, and mitigate recreational conflicts with wildlife. In 2021, the City of Hailey signed a Memorandum of Understanding (MOU) to establish roles and responsibilities for implementing annual and conditional restrictions associated with the BLM Wood River Valley Recreation and Access Environmental Decision Record. This MOU allows the City of Hailey and*

				the BLM to monitor recreation's impact on wildlife and apply restrictions and/enforcement as necessary. Past actions of the MOU have included things like winter closures to recreational travel in certain areas, as well as restrictions on the presence of dogs during certain seasons. The City of Hailey is fully supportive of continued collaboration with the BLM and other wildlife stakeholders, adjusting recreation policy and access congruently with the dynamic nature of wildlife management. *Most segments of the trail systems are proposed to be constructed mid-slope in canyons/drainages located directly to the north and south of Quigley Canyon. Areas within Quigley Canyon have been identified as wildlife migration corridors and wintering ranges. Creating new trail systems outside of the Quigley area offers the potential for decreasing the intensity and frequency of recreational impacts on wildlife within the known habitat of Quigley.* *That said, a portion of the proposed Hangman Gulch Trail will be located in an area designated as a wildlife migration corridor, according to the City of Hailey's Comprehensive Plan Land Use Map. It should also be noted that this map represents 2010 conditions and patterns; the City's Community Development Department is actively updating Comprehensive Plan metrics and policies at the time of this project's review. City Staff will respond to evolving knowledge and conditions to ensure that Hangman Gulch Trail's recreational traffic does not adversely affect wildlife.*
☒	☐	☐	**17.04N.070.02 Grading**	**A. Unstabilized Cut Slopes: Unstabilized cut slopes shall be designed and constructed according to the recommendations of a qualified engineer, unless a structural alternative such as a retaining wall or other measure acceptable to the city is provided.**
			Staff Comments	*All Unstabilized Cut Slopes will be designed and constructed according to the recommendations of a qualified engineer. Final Design shall be reviewed by the City Engineer prior to construction. This has been made a Condition of Approval.*
☐	☐	☒		**B. Retaining Walls: Retaining walls may be preferred as a means to break up long, uninterrupted cuts. These retaining walls should be interspersed with other cut slopes if possible, to break up the length. Retaining walls should be no higher than four feet (4') or terraced with a three foot (3') horizontal separation of walls. They should be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A, as no retaining walls are proposed at this time.*
☒	☐	☐		**C. Cuts and Fills: Cuts and fills shall be shaped, rounded, minimized and nonuniform to simulate natural existing contours.**
			Staff Comments	*Full and Partial Bench Cuts will be utilized across the project scope. Specifically, sections of tread will be cut across the side, or contour, of the hills. The cuts will either be full width or partial width, depending on the section of trail. A full bench trail is constructed by cutting the full width of tread into the hillside. The entire tread is dug down to compacted mineral soil, which creates a more consistent and stable tread over time. This method, though initially more effort to construct, lasts indefinitely with very little maintenance and erosion over time. See image below.*

				Full Bench Trail  *A partial bench trail is constructed by cutting away only part of the hill, and the soil that has been removed will be placed at the lower edge of the trail, with an attempt to establish the desired tread width.* *Full and Partial Bench Cuts assist in supporting the surrounding vegetation appropriately, while effectively draining water to mitigate soil and trail erosion. Whether full or partial bench cuts are utilized, all will be rounded and gently blended to simulate natural existing contours. Native plants will also be reincorporated on all sides of the trail systems to better blend the trail into the hillside and more efficiently minimize the visual impact.*
☒	☐	☐		**D. Grading: No grading shall be allowed for purposes other than for the preparation of the ground for structures and for access.**
			Staff Comments	*Grade Reversals will be incorporated throughout the proposed trail systems. More specifically, a Grade Reversal is where a climbing trail levels out and then changes direction, dropping subtly for 10 to 50 linear feet before rising again. This change in grade benefits drainage and the life of the trail system. The change in grade forces water to exit the trail at the low point of the Grade Reversal. See image below.*

				 *Grade Reversals effectively divide the trail into short, individual watersheds, so the drainage characteristics of one section of trail won't affect any other section of trail.*
☒	☐	☐		**E. Thirty Percent Slopes: All slopes greater than thirty percent (30%) shall remain undisturbed, unless otherwise required by the wildland/urban interface code. If evidence acceptable to the city is provided showing that the strict enforcement of this provision would prohibit access to the lot or that placement of utilities would be impossible, then the applicant may apply for a waiver to this provision. Waivers shall only be considered in situations where strict application of the requirements of this section will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow a more financially feasible project.**
			Staff Comments	*Slope Grade for the proposed trail system is approximately six (6%) percent. All summer and winter trails are expected to be constructed at 6% grade or less. Slopes over 30% are not impacted by trail development.*
☐	☐	☒		**F. Building Code Compliance: All retaining walls and grading shall comply with the most currently adopted edition of the international building code. (Ord. 1191, 2015)**
			Staff Comments	*N/A, as no retaining walls are proposed. All grading shall comply with the 2018 International Building Code, which is the most current adopted edition in the City of Hailey.*
☐	☐	☒	**17.04N.070.03 Storm Drainage**	**A. Runoff Discharge: Provisions for runoff discharge shall be designed to safely retain stormwater or adequately carry and discharge accumulated runoff into**

				drainage channels, storm sewers or natural watercourses so it does not cause damage or flooding to neighboring properties. The design standard shall be the 25-year, one-hour rainfall event defined as one inch (1") per hour.
			Staff Comments	*N/A. See item (D) for further detail on Grade Reversals, or trail drainage.*
☐	☐	☒		**B. Drainage Improvements: The Commission may require the Applicant to design and construct drywells or other drainage improvements to control and reduce runoff from the site. The design for these facilities, including the soil percolation rate for all dry well locations, shall be submitted for approval as part of the storm drainage plan. (Ord. 1191, 2015)**
			Staff Comments	*N/A. See item (D) for further detail on Grade Reversals, or trail drainage.*
☒	☐	☐	**17.04N.070.04 Erosion Control**	**A. Stabilization Methods: All areas on the property graded for development, disturbed by construction or altered in any other way which may increase soil loss due to water and wind erosion shall be stabilized by one or more of the following methods:** **1. Revegetated with native drought tolerant plant materials, including, but not limited to, flowering plants, low shrubs or native grasses growing in the immediate vicinity; or** **2. Stabilized with flexible, biodegradable materials or synthetic soils erosion matting in conjunction with native grasses. Where native grasses are used for erosion control, written specifications shall be submitted to the city indicating the grass mix, preparation of seed bed, method of application and maintenance schedule.**
			Staff Comments	*See items (C) and (D) for further detail on cuts, fills and drainage.*
☒	☐	☐		**B. Maintenance: Where vegetation is proposed as an erosion control method for disturbed or graded land, the new vegetation shall be adequately maintained to prevent erosion. (Ord. 1191, 2015)**
			Staff Comments	*Proposed trails will be engineered to minimize erosion and shed water efficiently. On the downhill slopes of the trail, the Applicant Team will work to maintain as much organic material in the disturbed area as possible. Slopes, underneath the actual trail, will see most of this organic material, so as to stimulate native revegetation.* *The Applicant Team also noted that targeted reseeding could take place, if after completion of the trail systems, native vegetation has not adequately filled in the disturbed areas. If deemed necessary, and to ensure targeted reseeding occurs, this has been made a Condition of Approval.*
☐	☐	☒	**17.04N.070.05 Public Streets, Private Streets, Driveways and Utilities**	**Public streets, private streets, driveways, and utilities shall meet the definitions and design standards of the Hailey subdivision ordinance.** **A. Natural Contours: Public and private streets, driveways and utilities shall run with the existing natural contours to the maximum extent possible.**
			Staff Comments	*N/A, as no public streets, private streets, driveways, or utilities are proposed at this time.*
☐	☐	☒		**B. Cut, Fill Areas: Cut and/or fill areas for public and private streets and driveways shall not exceed five feet (5') above or below record grade.**
			Staff Comments	*N/A, as no public streets, private streets, driveways, or utilities are proposed at this time.*

☐	☐	☒		**C. Grades: Grades for public and private streets and driveways shall be constructed in accordance with the Hailey Subdivision Ordinance. Exceptions and additional standards for driveways are noted below:** **1. The Commission may approve additional grade up to a maximum slope acceptable to the fire chief, if the commission finds that the proposed grade results in a driveway that better meets the intent and purpose of this HO district;** **2. If the driveway is greater than one hundred fifty feet (150') in length, there shall be an approved turnout that meets fire department turnaround criteria and standards;** **The minimum turning radius for any private driveway shall be in conformance with the standards of the wildland/urban interface code. (Ord. 1191, 2015**
			Staff Comments	*N/A, as no public streets, private streets, driveways, or utilities are proposed at this time.*

17.04N.90 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:

A. Preserve the environmental, recreational and aesthetic values and other benefits of hillsides, integral to the character of the city;

B. Maintain slope and soil stability;

C. Prevent cuts and fills, including those for access roads and driveways, that exacerbate the natural hazards, such as erosion and landslide, associated with developing on hillsides;

D. Encourage grading that follows natural contours, and encourage native landscaping;

E. Require that any grading performed adhere to best practices for engineering and soil conservation to avoid erosion and landslides and to have as minimal effect on the environment as possible;

F. Require maintenance for three (3) years, and financial security in an amount required by the commission, of graded areas where vegetation is proposed as erosion control to ensure that such revegetation conforms to the approved erosion control plan;

G. Direct development of buildings and other structures to appropriate areas of lowest elevation on hillside properties where such areas are part of the parcel or lot under consideration;

H. Ensure safe and reasonable access to and from the properties, including access by emergency services;

I. Require conformance with approved plans;

J. Require guarantees such as performance bonds as to compliance with the terms of the approval;

K. Control the sequence, timing and nature of development; and

L. Require that all development shall conform to any approved grading plan, storm drainage plan and erosion control plan. (Ord. 1191, 2015).

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

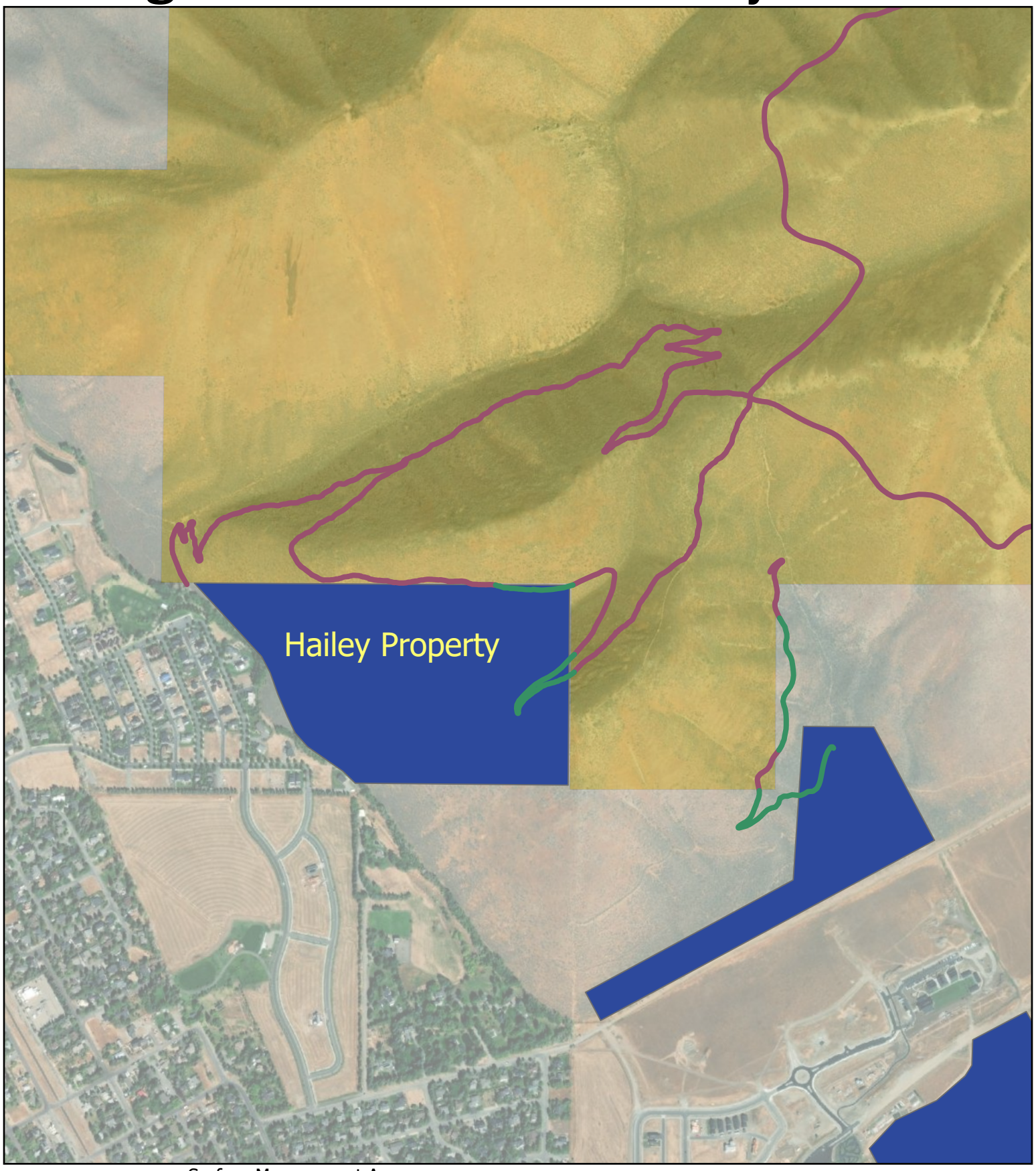
a. All Unstabilized Cut Slopes will be designed and constructed according to the recommendations of the City Engineer. Final Design shall be reviewed by the City Engineer prior to construction.
b. If deemed necessary, targeted reseeding shall occur if after completion of the trail systems, native vegetation has not adequately filled in the disturbed areas.

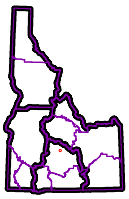
Motion Language
Approval: Motion to approve the Hillside Overlay Modification Application by the Bureau of Land Management ("BLM", Shoshone Field Office – Twin Falls District), Blaine County Recreation District ("BCRD"), and the City of Hailey ("City"), for the construction of two (2) new recreational trails, proposed as the Hangman Gulch and Olympia Gulch trails, located to the north (Hangman) and south (Olympia) of Quigley Canyon, 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) and (b) are met.

Denial: Motion to deny the Hillside Overlay Modification Application by the Bureau of Land Management ("BLM", Shoshone Field Office – Twin Falls District), Blaine County Recreation District ("BCRD"), and the City of Hailey ("City"), for the construction of two (2) new recreational trails, proposed as the Hangman Gulch and Olympia Gulch trails, located to the north (Hangman) and south (Olympia) of Quigley Canyon, 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].

Hangman Gulch Trail & Hailey MOD





Surface Management Agency

- Bureau of Land Management
- Private

EA_Routes_P_ImplementationChanges_20220513

EA_Designation_P

- Motorized Class 1 E-Bike
- Non BLM Routes
- City of Hailey MOD

N

Miles

0 0.07 0.15 0.3

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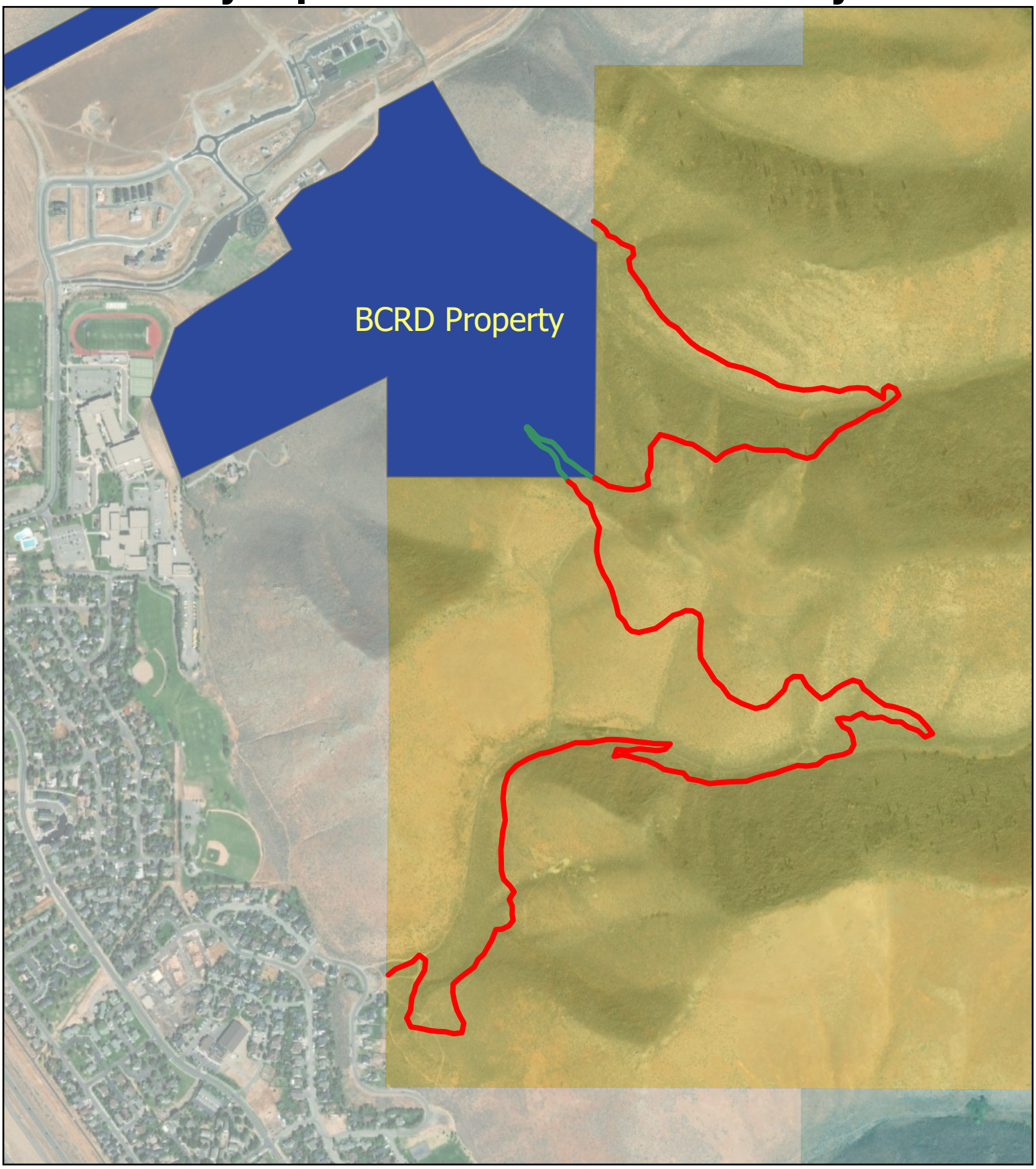
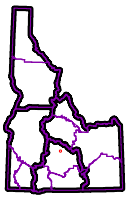
These data are provided by Bureau of Land Management (BLM) "as is" and might contain errors or omissions.
The User assumes the entire risk associated with its use of these data and bears all responsibility in determining whether these data are fit for the User's intended use.

BLM Olympia Gulch Trail & Hailey MOD





Surface Management Agency

- Bureau of Land Management
- Private
- State
- Non BLM Routes

City of Hailey MOD

Polylines

SymbolID

- 0

N

0 0.07 0.15 0.3 Miles

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Map by: jkurtz

These data are provided by Bureau of Land Management (BLM) "as is" and might contain errors or omissions.
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Figure 2: Valley View Loop trail as seen from the Sun Valley Road.

Figure 3: White Cloud Loop Trail as seen from Diamond Back Road.

Figure 4: White Cloud Loop Trail as seen from Monarch Lane.

Trails East of Bellevue in the Slaughterhouse drainage. Trails were constructed in 2021 with a trail dozer and mini excavators.

Figure 5: Muldoon Connector Trail as seen from O'Donnell Park in Bellevue.

Figure 6: Muldoon Connector Trail as seen from Strayhorn Subdivision in Bellevue.

Figure 7: Belle 1.0 Trail as seen from Strayhorn Subdivision Trailhead in Bellevue.

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 7, 2023

To: Hailey Planning and Zoning Commission

From: Emily Rodrigue, Community Development Resilience Planner/City Planner

Overview: Consideration of a Design Review Application submitted by Chase Benson c/o Benko Construction LLC for the construction of a commercial addition of new office space, 866 square feet in size, as well as the construction of a second-floor, two (2) bedroom, 760 square foot accessory dwelling unit. This project is associated with a Lot Line Adjustment Application, which was approved on July 17, 2023.

The proposed project is located at 14 E Elm Street, Block 9, Lot 1A. It is located within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. This project is known as Benson Dental.

Hearing: August 7, 2023

Applicant: Chase Benson c/o Benko Construction LLC.
Location: 14 E Elm Street
Zoning/Size: Transitional (TN) and Townsite Overlay (TO); 0.17 acres (7,197 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 19, 2023, and mailed to property owners within 300 feet on July 19, 2023. No additional mailings were made or notices posted.

Background and Project Overview: On June 27, 2023, Benko Construction LLC submitted a Design Review Application on behalf of Chase Benson to construct a commercial addition of new office space, 866 square feet in size, as well as to construct a two (2) bedroom, 760 square foot accessory dwelling unit directly above.

The project site currently hosts a single-story dental office, 1,349 square feet in size. The Applicant is proposing a first-floor commercial addition to the existing building, which will include four (4) new exam rooms, a storage space, and a break room. These additions amount to 866 square feet of new dental office/commercial space. Given the ongoing housing challenges for citizens and businesses in Hailey, and to retain a quality workforce, the Applicant is also proposing to construct a new, two (2) bedroom accessory dwelling unit located directly above the dental office space. This ADU addition will be 760 square feet in size.

Procedural History: The Application was submitted on June 27th, 2023 and certified complete on June 28th, 2023. A public hearing before the Planning and Zoning Commission for approval, denial, or continuation of the project will be held on August 7, 2023, in the Hailey City Council Chambers and virtually via Microsoft Teams.

General Requirements for all Design Review Applications				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and** *Staff Comments*
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Streets, Engineering**: *It is the Applicant's responsibility of understanding that parking within the 1st Avenue right of way, along the property's frontage, is subject to winter snow removal operations, and that future infrastructure development could restrict or eliminate right of way parking.* *All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.* *These have been made Conditions of Approval.*
				Life/Safety: -
				Water & Wastewater: *The Applicant's proposed Accessory Dwelling Unit must tap into the site's existing sewer tap; the ADU shall not tap into the sewer mainline a second time, relative to the site.* *This has been made a Condition of Approval.*
				Building: *No comments.*
				Green Space: *No comments.*
☐	☐	☒	**17.08A Signs**	
			Staff Comments	*N/A*
☒?	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the Hailey Municipal Code, mixed-use units require 1.5 parking spaces per unit. Additionally, commercial buildings are required to provide one (1) parking space for every 1000 square feet of gross building area. After the commercial dental office addition, the total square footage of the commercial building area*

				will be 2,215 square feet. The required number of commercial parking spaces for this project is 3.5. *Ten (10) street parking spaces are currently present along the site's northern frontage (Elm Street), including one (1) handicap accessible space. These spaces have historically serviced activity at 14 E Elm Street, and they will be retained with this development.* *ADU's sized less than 1000 square feet, with no primary dwelling unit under 1000 square feet on site, require one (1) on site parking space per unit. While Staff first discussed the ADU occupants utilizing the excess of street parking on Elm St. to satisfy their parking requirement, further consideration about snow removal and conflicting standards across city parcels ultimately led to the request for the Applicant to install on site parking.* *City Staff and the Public Works Department request that the existing alley be utilized for access to the parcel's required on site parking.* *The Applicant shall install one (1) parking space in the rear of the site, interior to lot lines, to be accessed via the Elm Street alley.* *This has been made a Condition of Approval.*
☐	☒	☐	**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	*Existing on-site parking totals ten (10) spaces. The required number of commercial parking spaces for this project is three point five (3.5) 200% of three point five (3.5) is 7 spaces. Excess parking currently exists on site. The Commission may wish to discuss permitting the existing parking conditions.*
☒	☐	☐	**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 has proposed exterior lighting that is fully-shielded, downcast and located at the recommended seven (7) foot height. Light fixture samples have been submitted.*
☒	☐	☐	**Bulk Requirements**	**Townsite Overlay (TO)) Zoning District:**
			Staff Comments	- *Building Height:* ***Permitted Building Height:*** *30'* ***Proposed Building Heights:*** *25' 6"* - *Setbacks* ***Required Setbacks:*** *Front Yard (North/Elm Street): 12'* *Side Yard (West/Alleyway): 6'* *Side Yard (East/1st Avenue): 12'* *Rear Yard (South/Private Property): 9'* ***Proposed Setbacks:*** *Front Yard (North/Elm Street): Match existing structure (nonconforming)/ approximately 4'* *Side Yard (West/Alleyway): 32'* *Side Yard (East/1st Street): 16'2"* *Rear Yard (South/Private Property): 30'2"* *Maximum lot coverage permitted in the Transitional and Townsite Overlay Zoning Districts is 30%. The existing building has a footprint of 1020 square feet. 886 square feet of new building footprint is proposed, for a total of 1886 square feet of lot coverage. Lot size (incl. Lot Line Adjustment) is 7,197 square feet. The proposed lot coverage is 26%. This requirement has been met.* *The Applicant shall submit revised architectural elevations, clearly detailing building elevation at record grade, prior to issuance of a Building Permit. This has been made a Condition of Approval.*
☒	☐	☐	**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 Applicant shall pay a sidewalk in-lieu fee to cover the expense of constructing new sidewalk in the 1st Avenue right of way along the site's frontage, according to standards and procedures set forth in Hailey Municipal Code, Section 17.06.070.* *This has been made a Condition of Approval.*
☒	☐	☐	**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	*The standard will be met.*

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey				
1. Site Planning: 17.06.080(A)1, items (a) thru (n)				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**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 proposed design will not impact the existing building's primary entrance; patients of the dental office will still be ensured safe access from Elm Street. The elevated deck space and second-story entrance to the proposed ADU will benefit from southerly sun exposure, granting safe access to the residence. The lot area behind the existing building and proposed addition will remain open, aside from a single parking space, which will be developed under condition of approval of this Application. All vegetation will be retained through development (impacted grass will be replaced). This offers residents of the ADU significant usable space around the building, in addition to the ADU's exterior deck space.*
☒	☐	☐	**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	*The site plan inventories existing plant material on site. In discussions with the Applicant, they have confirmed that no trees, bushes, or other vegetation will be removed with the development. As indicated on the site plan, grass impacted by construction will be replaced as needed.*
☒	☐	☐	**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	*Patients of the dental office, including the proposed addition, will continue to have safe access to the building's entrance via established sidewalks and walkways. Exterior lighting is proposed for the new ADU entrance, promoting safe access after daylight hours. The proposed ADU's entrance will face directly east, accessed via an exterior staircase.* *Upon development of the single on site parking space for the ADU, the Applicant shall ensure that a pathway feature, connecting parking space to ADU entrance, is constructed with consideration given to site circulation and safe pedestrian access.* *This has been made a Condition of Approval.*
☒	☐	☐	**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	- *All building services, including trash storage/pickup areas and utility boxes, are located on the western property boundary, adjacent to the alley. Existing sheds shield these features from view of the office building's entrance and the residential area of the ADU.* - *Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval.* - *Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.* *These measures have 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	*The alley along the western edge of the property shall 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*
☒	☐	☐	**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	*No on site parking is currently proposed.* *The Applicant shall install one (1) parking space in the rear of the site, interior to lot lines, to be accessed via the Elm Street alley.* *This has been made a Condition of Approval.*
☒	☐	☐	**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	*No on site parking is currently proposed.* *The Applicant shall install one (1) parking space in the rear of the site, interior to lot lines, to be accessed via the Elm Street alley.* *This has been made a Condition of Approval.*
☒	☐	☐	**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	*Adequate snow storage dimensions and approximate placement have been indicated on site plan, but exact boundaries are not shown. Given the*

				Condition for site development to include one (1) on site parking space, snow storage areas may need amending. *The Applicant shall submit a revised site plan that clearly delineates adequate snow storage in an appropriate area.* *This has been made a Condition of Approval.*
☒	☐	☐	**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 snow clearance area is approximately 133 square feet in size, requiring 33 square feet of snow storage space. 144 square feet of snow storage area has been provided by the Applicant, meeting this requirement.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Snow storage areas comply with this standard.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*N/A*
☒	☐	☐	**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	*Given the Condition for site development to include one (1) on site parking space, snow storage areas may need amending.* *The Applicant shall submit a revised site plan that clearly delineates adequate snow storage in an appropriate area.* *This has been made a Condition of Approval.*
☒	☐	☐	**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	*The snow storage area will be landscaped with existing grass native to the site.*

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 proportion, size, shape, and rooflines of the office addition and second-story ADU are each compatible with the site's existing building and buildings of the surrounding area. New roof pitch does not differ substantially from that of the exiting building, and the ADU carries a roof pitch and design traditional of residential structures. While the scale of the ADU's facades is larger than those of the proposed addition and existing building, it matches in form and maintains the same horizontal plane. The proposed addition has a footprint width and length that is slightly less than the existing building, and the roofline direction matches that of almost all surrounding residences.*

☐	☐	☒	**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	*Building design for the commercial addition and ADU each emphasize human scale and promote pedestrian use and human interaction. The northern frontage of the existing building includes flower boxes, a sidewalk and deck area, and picket fencing. The Applicant is also proposing to install a bike rack at the building's entrance with this development, further enhancing the pedestrian nature of the site. Three (3) new windows, matching in scale and elevation to the eye-level windows of the existing building, encourage visual engagement with the ground-level commercial addition.*
☒	☐	☐	**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	*The front façade of the proposed building faces the street and includes windows, a portion of the ADU's covered porch area, and wooden beam/railing features enclosing the porch. This change in material, and the increased depth of view offered from the covered porch, create human scale and break up the largest building surface of the project.*
☒	☐	☐	**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	*The proposed first-story addition to the site's existing building will match in scale, roof and wall form, window selection, color, and material. The existing building will be painted and re-trimmed to match the proposed addition, according to discussions with the Applicant and submitted elevations. The second-story ADU addition follows the same material and color pattern as the proposed addition below. The placement of the ADU on the eastern property frontage, where multiple mature trees and vegetation exist, helps creates cohesiveness across the site. The large trees will match in scale to the ADU, preventing the ADU addition from dominating the viewshed and grouping like-sized parcel features together.*
☒?	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.**
			Staff Comments	*The exterior walls of the proposed building incorporate a variety in color between the lap siding (light gray) and window trim (white), but a variety is material or texture is not present. Wooden beams, the exterior staircase, and the railings associated with the ADU provide variety in material, texture, and color limited to the eastern frontage of the proposed building.*
☒	☐	☐	**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 chosen exterior building colors are muted and traditional, creating compatibility with the existing building and surrounding neighborhood. The traditional roof pitch and material, as well as building façade shape and style ensure that the Townsite Overlay's neighborhood character is preserved.*

☐	☐	☒	**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-roofed buildings are proposed.*
☒	☐	☐	**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 has stated that they plan to minimize energy consumption by incorporating/utilizing the following:* - *Solar Orientation* - *Double Glazed Windows* - *LED lighting via Exterior Light Shelves* - *All windows on the southernmost-facing side of the building shall have external light shelves installed.*
☒	☐	☐	**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	*Submitted plans show appropriate roof pitch and design. Gutters will prevent snow and water from falling directly onto entries and ingress/egress walkways.*
☒	☐	☐	**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	*Existing right of way infrastructure adjacent to the site (catch basin) will continue to ensure that water will be properly transported away from pedestrian walkways and prevented from freezing.*
☐	☐	☒	**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*
☐	☐	☒	**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 Section 17.08A.020 of this title.**

			Staff Comments	*N/A, as one (1) sign exists on site and no additional signage 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	*The proposed ADU carries a design which mirrors that of the other site addition, as well as the principal building. Material of lap siding appears to match siding for the principal building, and muted siding colors are incorporated and compatible throughout.*
☒	☐	☐	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*The ADU will be located at the far eastern property boundary, with its entrance facing away from the primary entrance of the principal building. Due to existing structure placement and building design, as well as setback requirements for the narrow lot, Staff are amendable to the proposed placement of the ADU.*
☐	☐	☒	**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 newly constructed walls and fencing are not proposed.*
☐	☐	☒	**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 newly constructed walls and fencing are not proposed.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded, and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A, as no roof projections 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*
☒	☐	☐	**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	*Existing utility boxes will be screened from view by the existing shed structures on site.* *It does not appear that any ground or roof-mounted mechanical equipment is proposed; if so, any and all ground and roof mounted mechanical equipment shall be screened from view.*

				This has been made a Condition of Approval.
☒?	☐	☐	**17.06.080(A)3h**	**i. All service lines into the subject property shall be installed underground.**
			Staff Comments	*An informal site plan submitted by the Applicant calls out a power line on the western property boundary that will be run above ground. However, stamped survey submitted as part of the site's Lot Line Adjustment Application show power running to the site as installed underground. This condition appears to be met, although the Applicant may wish to elaborate on their informal site plan description.*
☒	☐	☐	**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	*N/A, as no new landscaping is proposed.*
☐	☐	☒	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*N/A, as no new plant species are proposed. It appears that plant materials will be appropriate for the environment.*
☐	☐	☒	**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	*N/A, as no new plant species (drought tolerant or other) are proposed.*
☐	☐	☒	**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. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*N/A, as no new landscaped area are proposed; all existing landscaping to be retained.*
☐	☐	☒	**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 Transitional and Townsite Overlay (TN, TO) Zoning Districts*.
			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	*Site plans show existing flower boxes and planters at the front of the existing building.*
☒	☐	☐	**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	*Storm water runoff appears to be directed to an existing catch basin on the property's northern frontage, east of the principal building's entrance and within the City's right of way. Upon assessment of plant material and vegetation on site, water is being retained via natural topography and supporting the growth and resilience of plant material on site.*
☒	☐	☐	**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	*A plan for maintenance of landscaping has not been provided. It is assumed that landscaping/maintenance will be the responsibility of Benson Dental and their associates.* *This has been made a Condition of Approval.*
☐	☐	☒	**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 existing or proposed at this time*
☐	☐	☒	**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 existing or proposed at this time*
☐	☐	☒	**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 existing or proposed at this time*
☐	☐	☒	**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 existing or proposed at this time*
☐	☐	☒	**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 existing or proposed at this time*
☐	☐	☒	**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 existing or proposed at this time*

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 will be attached to the principal building, via the proposed commercial office addition.*
☒	☐	☐		**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 an existing commercial building, and both are located within the Transitional Zoning District.*
☐	☐	☒		**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.*
☐	☐	☒	**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	*N/A, as the lot only contains an ADU, in conjunction with a commercial building. However, Benson Dental intends to use the ADU as a long-term rental for their employees.*
☐	☐	☒		**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	*N/A, as only one dwelling unit is proposed for the site.*
☒	☐	☐	**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 square footage of the principal building, after the proposed addition is included, is 2,215 square feet, setting a 1,461.9 square foot limit (66%) for floor area for the proposed ADU. The ADU has been designed at 760 square feet in size. 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 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 proposed ADU included 125 square feet of covered outdoor deck space, located at the ADU's second-story entrance. .*

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	*N/A, as the ADU residents will utilize existing parking in the right of way. This parking area includes spaces in excess of what is required for the site.*
☒	☐	☐	**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 proposed building, parking orientation, and scale of the Elm Street right of way will mitigate light trespass into the surrounding residential areas.*
☒	☐	☐	**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	*One (1) parking space is provided for the ADU. 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.**

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

a) All conditions of the Planned Unit Development approval shall be met.
b) All applicable Fire Department and Building Department requirements shall be met.
c) 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.
d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
    i. All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications, and procedures.
    ii. It is the Applicant's responsibility of understanding that parking within the 1st Avenue right of way, along the property's frontage, is subject to winter snow removal operations, and that future infrastructure development could restrict or eliminate right of way parking.
    iii. The Applicant's proposed Accessory Dwelling Unit must tap into the site's existing sewer tap; the ADU shall not tap into the sewer mainline a second time, relative to the site.
    iv. The Applicant shall pay a sidewalk in-lieu fee to cover the expense of constructing new sidewalk in the 1st Avenue right of way along the site's frontage, according to standards and procedures set forth in Hailey Municipal Code, Section 17.06.070.
e) The Applicant shall install one (1) parking space in the rear of the site, interior to lot lines, to be accessed via the Elm Street alley.
f) Upon development of the single on site parking space for the ADU, the Applicant shall ensure that a pathway feature, connecting parking space to the ADU entrance, is constructed with consideration given to site circulation and safe pedestrian access.
g) Maintenance and snow removal of sidewalks, interior to the site and along site perimeter, shall be maintained by the Applicant.

h) The Applicant shall submit a revised site plan that clearly delineates adequate snow storage in an appropriate area.
i) The Applicant shall submit revised architectural elevations, clearly detailing building elevation at record grade, prior to issuance of a Building Permit.
j) All ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval. Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.
k) All utility boxes will be located at the rear of the buildings and/or screened from view of the public street.
l) All landscaping/maintenance will be the responsibility of Benson Dental and their associates.
m) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
n) 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.
o) 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.
p) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval.
q) The Design Review Application approval is subject to Planned Unit Development approval by the Hailey City Council, or shall be modified accordingly based on that approval.

Motion Language
Approval: Motion to approve the Design Review Application submitted by Chase Benson c/o Benko Construction LLC for the construction of a commercial addition of new office space, 866 square feet in size, as well as the construction of a second-floor, two (2) bedroom, 760 square foot accessory dwelling unit, located on approximately 0.17 acres, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (q) are met.

Denial: Design Review Application submitted by Chase Benson c/o Benko Construction LLC for the construction of a commercial addition of new office space, 866 square feet in size, as well as the construction of a second-floor, two (2) bedroom, 760 square foot accessory dwelling unit, located on approximately 0.17 acres, 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].

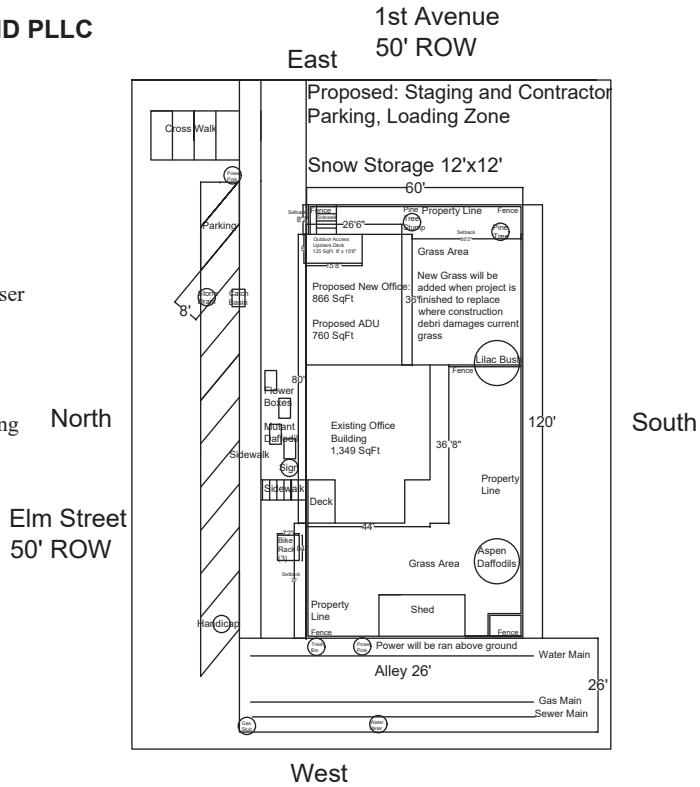
Benson Dental
Chase A Benson DMD PLLC
14 E Elm Street
Hailey, ID 83333
RPH0000009001A

Site Plan

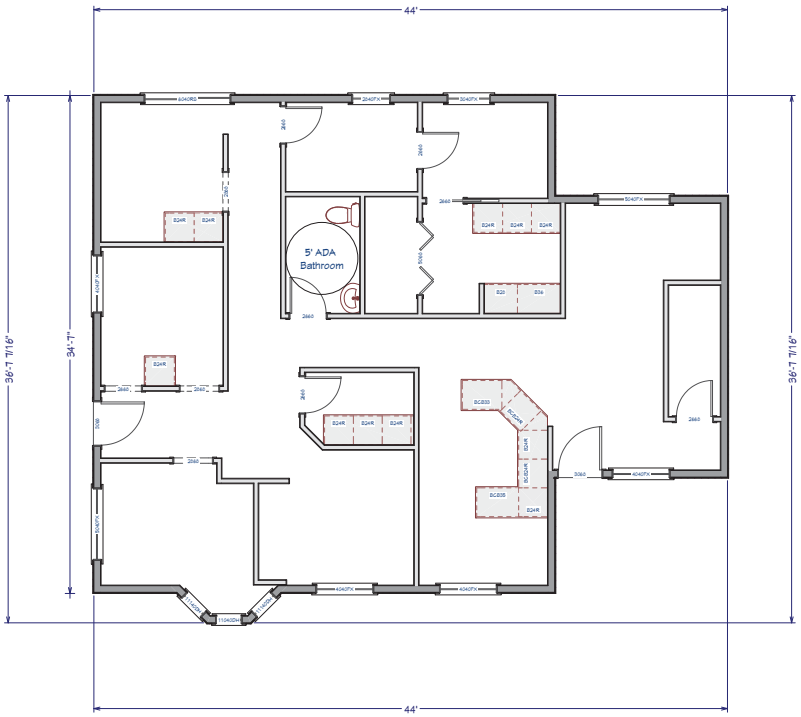
Building Setbacks:

1. Front/Elm Street: No closer to the street.
2. Side/east/1st St.: 16'2"
3. Side/west/alley: 32 ft
4. Rear/property line abutting private property: 30'2"

Existing Office Building:
1,349 SqFt
Proposed New Office:
866 SqFt
Proposed ADU:
760 SqFt
Total= 2,192 SqFt
Proposed Lot 1A
7,197 SqFt .17 Acres
60' x 120'
Building Height: 25'6"



PROPOSED SITE PLAN SCALE
SCALE: 1 / 4" = 1'-0"



Existing Building

CIVIL MATTERS ENGINEERING, LLP
Steven C. Marshall, P.E.
Structural Design / Civil Engineering / Consulting

NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

CHASE A BENSON DMD PLLC
14 E ELM ST HAILEY ID 83333
RPH0000009001A

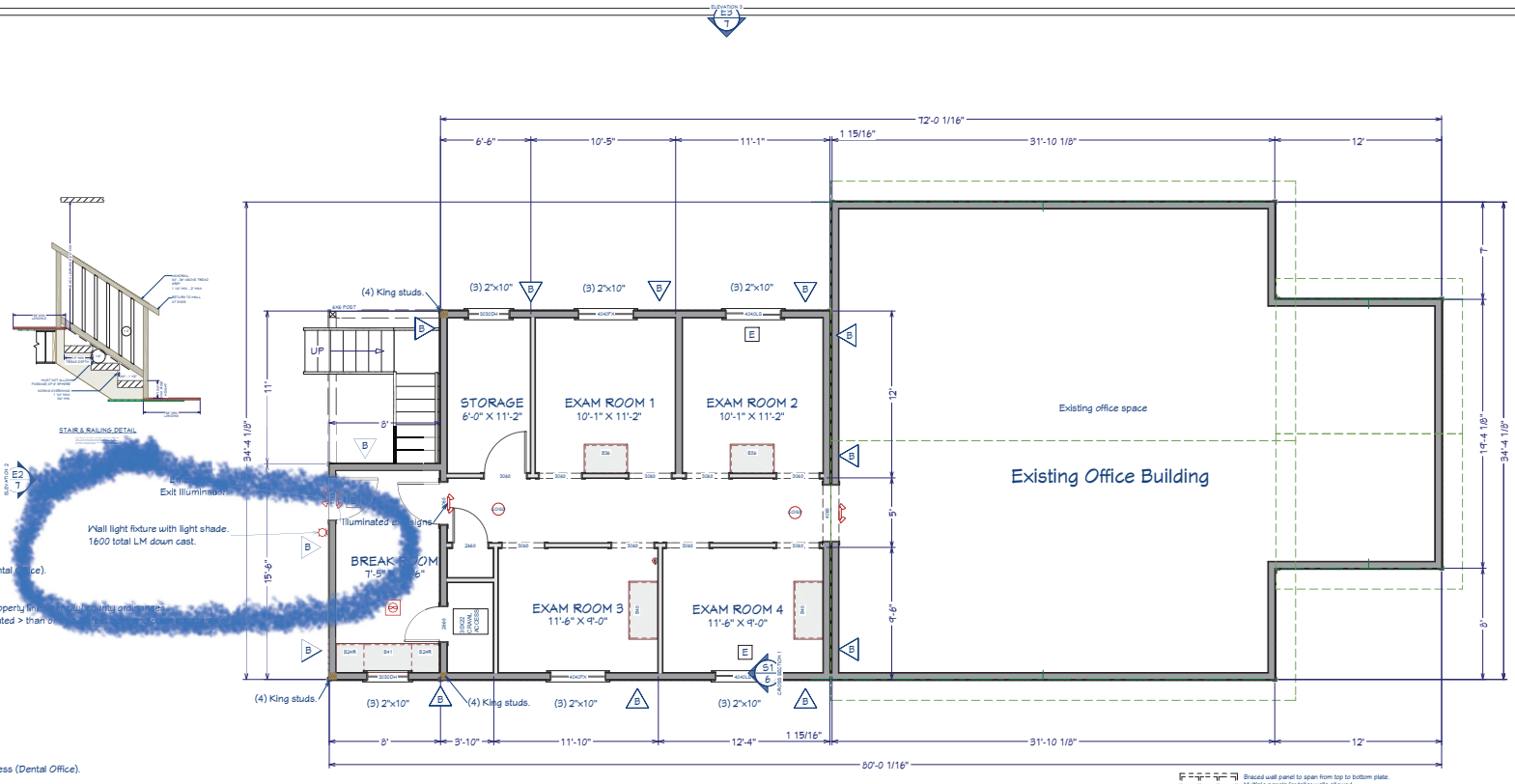
Paul Benko Construction LLC
RCE-8368
208-534-4558

DRAWINGS PROVIDED BY:
Corey Rainwater Construction
RCT-36254
208-421-2126

DATE:
5/15/2023

SCALE:
1/4" = 1'

SHEET:
P-1



Notes:
- IBC use & occupancy group B - Business (Dental Office).
-IBC 2018 Construction
- Type 5B Construction
- Building to be located proper distance from property lines [illegible]
- No exterior fire walls required if building is located > than 0' [illegible] property lines.

Design Loads:
- Roof LL = 100 PSF
  -First story LL = 100 PSF
  -Second story LL = 50 PSF
- Wind 115 MPH (ultimate)
- Exposure category C
- Seismic category D
- Soil bearing capacity = 2000 PSF
- Frost depth = 30"

Code Analysis:
- IBC 2018 use and occupancy group B - Business (Dental Office).
- Type 5B construction
- IBC 2018 Allowable building height 40' 23'<40' OK
- IBC 2018 Allowable stories above grade 2 2=2 OK
- IBC 2018 Allowable SF per story 9000 First story 2293<9000 OK
  Second Story 954<9000 OK
  Total building 3247 OK
- IBC 2018 Exterior fire walls vs. fire separation distance, > than or = 10' from any other structures or property lines.
- IBC 2018 Table 803.13 Interior wall and ceiling finishes groups.
  Exit passage ways Class A
  Corridors Class B
  Room & enclosed spaces Class C
  Class A: Flame spread index 0-25; Smoke developed index 0-450
  Class B: Flame spread index 26-75; Smoke developed index 0-450
  Class C: Flame spread index 76-200; Smoke developed index 0-450
- IBC 2018 Automatic fire sprinkler system
  No Automatic fire sprinkler system required.
- IBC 2018 Occupancy load, 7 occupants second story, 7 occupants fist story.
  -14 occupants total

- IBC 2018 Portable fire extinguishers required: 1-20 pound ABC first story.
(Maximum distance to fire extinguishers = 75ft.) 1-20 pound ABC second story

- IBC 2018 Manual fire alarms not required

- IBC 2018 Spaces with one exit. B, 5B, NS Max occupants per 1 exit = 49. Max distance to exit = 100 feet.

- IBC 2018 Sec 1008.3.2 Emergency power of illumination Exits required need illuminated landings at exit doors.
- IBC 2018 Exit signs - Illuminated exit signs required.
- IBC 2018 Table 1017.2 Exit access travel distance.
  Group B; NS. Maximum distance to exit 200 feet.
- IBC 2018 Table 1020.2 Minimum corridor width
  <50 Occupants = 36" corridor width.
- IBC 2018 Table 1106.1 ADA parking; Existing
- IBC 2018 Table 2902.1 Minimum number of plumbing fixtures.
  - 1 Bathroom (Use ADA bathroom in existing office)
  - 1 Drinking fountain (use existing fountain in existing office)
  - 1 service sink (use existing service sink in existing office)

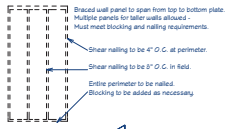
NEW OFFICE AREA
2192 SQ FT

Framing Notes:
- Walls to be framed at 9' tall.
- Exterior walls to be 2"x6" wood stud framing.
  - First story walls to be spaced 12"O.C
    horizontal blocking every 48"
  -Second story walls to be spaced 16"O.C
    horizontal blocking every 48"
- Interior load bearing walls are 2"x4" 16" O.C. horizontal blocking every 48"
- Window and door headers to double 2"x10" dimensional lumber, unless otherwise noted.
- Header nailing to be 4 nails spaced across header at 12" intervals along the header on both sides.
- Window headers to be 3" longer than window size.
- Door headers to be 5" longer than door size.
- Attic access to be a minimum of 30"x20" and comply with IRC R807.
- 7/16" OSB Sheeting nailing to be 4" O.C. on the perimeter and 8" O.C. in the field.
- 6"x6" Posts to have post base embedded into the concrete foundation with Simpson CB566 Post base.
- 5 1/8"x12" Glue lam beams to be secured to 6"x6" post with Simpson CC66PG connectors.
- 5 1/8"x12" Glue lam beams to be pocketed into wall and supported by 4, 2"x6" trimmers on wall end.
- First floor hallway walls to be load bearing 2"X4" at 16"O.C. horizontal blocking every 48" and to have headers in all doorways

Insulation:
Floors R30 minimum
Walls R19 minimum
Ceiling R38 minimum
6mil Vapor barrier in crawl space

Fire Stops:
All first story walls to be Single layered type X fire rated sheetrock
First story ceiling to be double layered type X fire rated sheetrock with staggered joints.

General Notes:
-Designer assumes no responsibility for structural integrity. verify all structural specifications with manufacturers, truss venders and licensed engineers.
- All materials and colors to be coordinated between owner and contractors.



Braced Wall Panel Detail B
Smoke CO detector
Egress E
Exhaust Fan
Portable fire extinguisher

Proposed Addition

CIVIL MATTERS ENGINEERING, LLP
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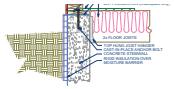
RCE-8368
208-534-4558

DRAWINGS PROVIDED BY:
Corey Rainwater Construction
RCT-36254
208-421-2126

DATE:
5/15/2023

SCALE:
1/4" = 1'

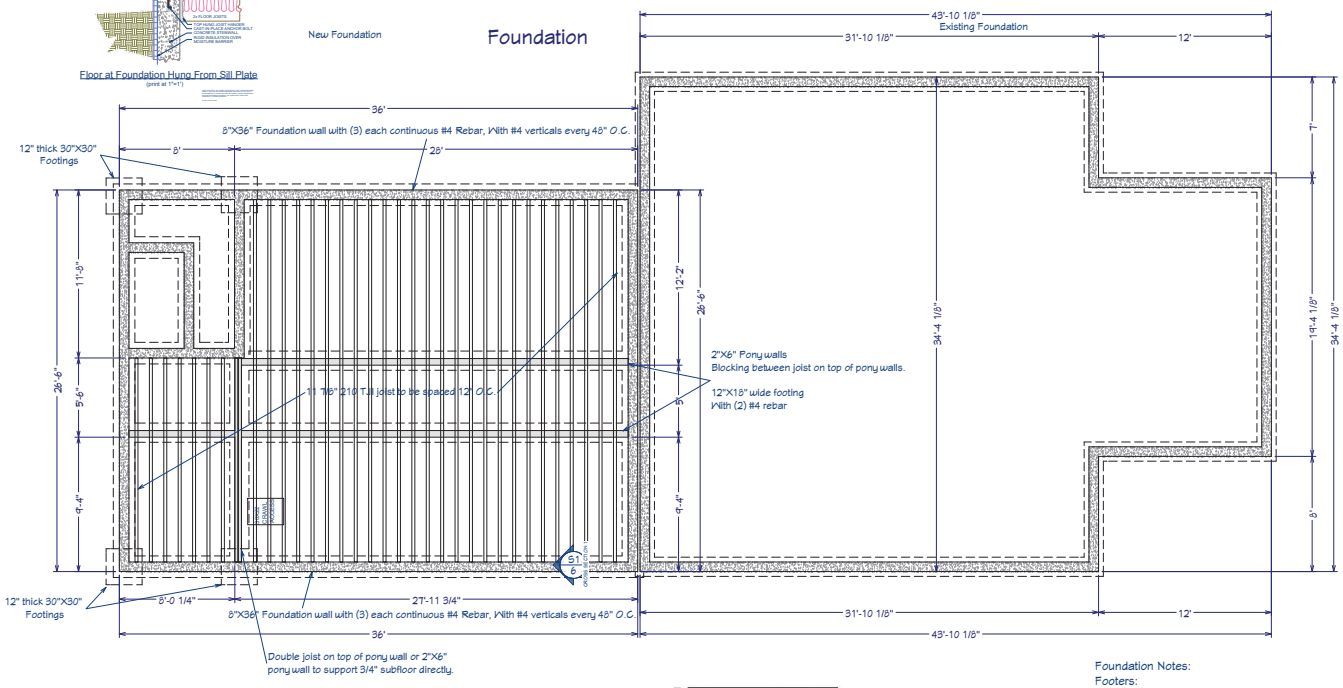
SHEET:



Floor at Foundation Hung From Sill Plate
(print at 1"=1')

New Foundation

Foundation



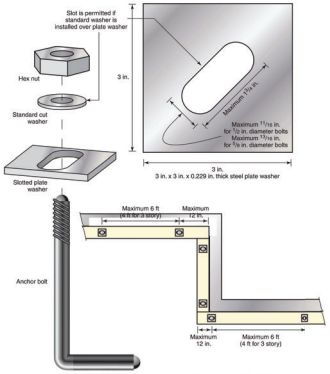


FIGURE 5-14 Wood sill plate anchorage to foundation for all buildings in SDCs "D_0," "D_1," and "D_2" and townhouses in SDC "C"

TABLE 5-3 Foundation anchor bolts (minimum ½-inch diameter and 7-inch embedment)

Seismic Design Category	One- and Two-Family Dwellings			Seismic Design Category	Townhouses		
	Stories	Maximum Spacing	Washer		Stories	Maximum Spacing	Washer
A and B	1, 2, or 3	6 ft.	Standard cut	A and B	1, 2, or 3	6 ft.	Standard cut
C	1, 2, or 3	6 ft.	Standard cut	C	1 or 2	6 ft.	3 in. × 3 in. × 0.229 in.
					3	4 ft.	
D_0, D_1, and D_2	1 or 2	6 ft.	3 in. × 3 in. × 0.229 in.	D_0, D_1, and D_2	1 or 2	6 ft.	
	3	4 ft.			3	4 ft.	

Note: Standard cut washers are permitted in wall lines without braced wall panels.

Foundation Notes:
Footers:
- Concrete footers shall be 12" tall by 18" wide.
- Footers to have #4 rebar, 2 each, continuous run & spaced equally in footer.
- Footer to contain vertical #4 rebar spaced 48" O.C. to tie footer to stem walls.
- Footers under pony walls.

Stem Walls:
- Stem walls shall be 8" wide by 36" tall.
- Stem walls to have #4 rebar , 3 each, continuous run.
- Rebar to be hung on vertical #4 rebar spaced equally in stem wall, Spaced 48" O.C. max.
- Rebar to have a minimum overlap of 24".
- Concrete to be a minimum of 3,000 pounds per square inch compressive strength at 28 days.
- Flat work to be 4" thick over 4" of compacted sand/ gravel base over compacted fill or undisturbed material free of vegetation.
- Earth quake Anchor bolts 1/2"x10" to be in foundation walls, spaced a maximum of 48" O.C.

Anchor bolt maximum distance from end of sill plate to be 12". Minimum of 2 anchor blots per plate.
- Provide expansion/ relief joints or saw cuts in all flat work as necessary.
- Foundation vents per IBC code.
- Crawl space access per IBC code.

Floor Notes:
- 11 7/8" 210 TJI joist to be spaced 12" O.C. See plans for spacing.
- Joist to be hung inside foundation
- P/T 2"x8" to be bolted to foundation with Earth quake Anchor bolts 1/2"x10".
-Pony walls to have studs directly under floor joist for support.
- Blocking between joist on top of pony walls.

General Notes:
-Designer assumes no responsibility for structural integrity. verify all structural specifications with manufacturers, truss venders and licensed engineers.
- All materials and colors to be coordinated between owner and contractors.

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Paul Benko Construction LLC
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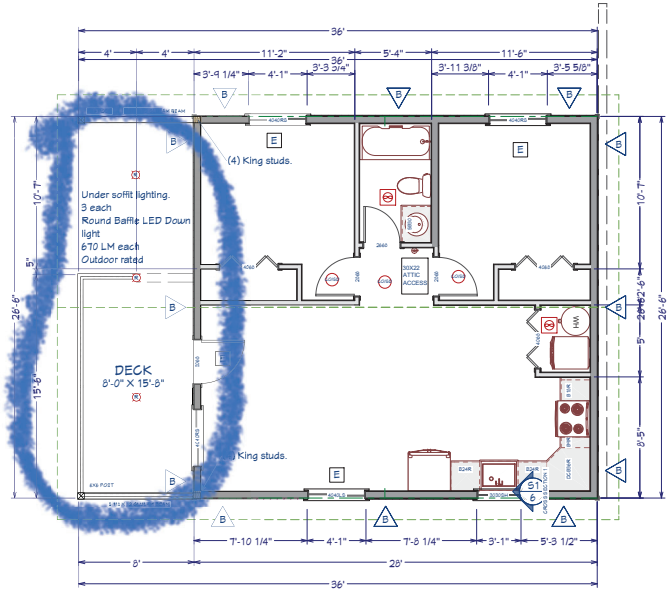
208-534-4558

DRAWINGS PROVIDED BY:
Corey Rainwater Construction
RCT-36254
208-421-2126

DATE:
5/15/2023

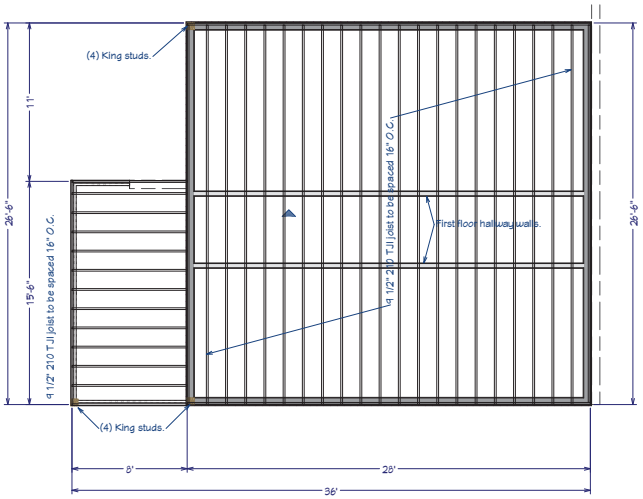
SCALE:
1/4" = 1'

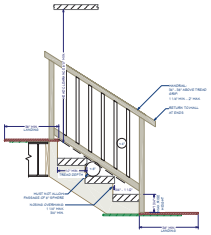
SHEET:



LIVING AREA
760 SQ FT

2nd Floor





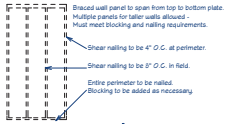
STAIR & RAILING DETAIL

Framing Notes:
- Walls to be framed at 9' tall.
- Exterior walls to be 2"x6" wood stud framing.
  - First story walls to be spaced 12"O.C horizontal blocking every 48"
  - Second story walls to be spaced 16"O.C horizontal blocking every 48"
- Interior load bearing walls are 2"x4" 16" O.C. horizontal blocking every 48"
- Window and door headers to double 2"x10" dimensional lumber, unless otherwise noted.
- Header nailing to be 4 nails spaced across header at 12" intervals along the header on both sides.
- Window headers to be 3" longer than window size.
- Door headers to be 5" longer than door size.
- Attic access to be a minimum of 30"x20" and comply with IRC R807.
- 7/16" OSB Sheeting nailing to be 4" O.C. on the perimeter and 8" O.C. in the field.
- 6"x6" Posts to have post base embedded into the concrete foundation with Simpson CB566 Post base.
- 5 1/8"x12" Glue lam beams to be secured to 6"x6" post with Simpson CC66PC connectors.
- 5 1/8"x12" Glue lam beams to be pocketed into wall and supported by 4, 2"x6" trimmers on wall end.
- First floor hallway walls to be load bearing 2"X4" at 16"O.C. horizontal blocking every 48" and to have headers in all doorways

Insulation:
Floors R30 minimum
Walls R19 minimum
Ceiling R38 minimum
6mil Vapor barrier in crawl space

Fire Stops:
All first story walls to be Single layered type X fire rated sheetrock
First story ceiling to be double layered type X fire rated sheetrock with staggered joints.

General Notes:
-Designer assumes no responsibility for structural integrity, verify all structural specifications with manufacturers, truss venders and licensed engineers.
- All materials and colors to be coordinated between owner and contractors.



Braced Wall Panel Detail B

Smoke CO detector

Egress E

Exhaust Fan

Portable fire extinguisher

Second Floor Joist Notes:
- 9 1/2" 210 TJI joist to be spaced 16" O.C.
- Joist to be set on exterior walls.
- First floor hallway walls to be load bearing with headers in each doorway.
-Joist blocking on top of interior load bearing walls.
- Deck to be coated in exterior deck coating for water proofing.

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DATE:
5/15/2023

SCALE:
1/4" = 1'

SHEET:

3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

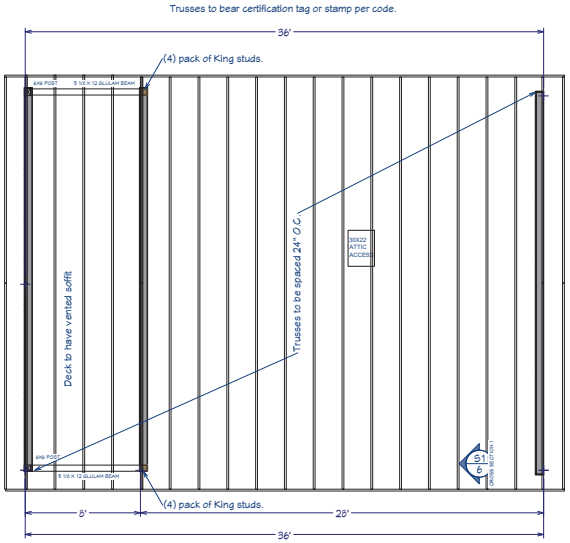
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.

7. ALL ROOF FRAMING 24" O.C.

8. ALL ROOF PITCH 5:12

9. SCISSORS TRUSS CEILING PITCH 2.5:12.

10. ALL OVERHANGS 16".



Roof Notes:
- Roof pitch to be 5:12
- Overhang to be 16"
-Final truss plan to be determined by truss engineer. Truss bracing requirements provided by truss manufacturer.
- Trusses to bear certification tag or stamp per code.
- Trusses to be attached to wall plate as per manufacturer's specifications, Typically with Simpson H2.5A or Simpson SDWC15600.
- Roof to be sheeted with 7/16" OSB and gapped per manufacturer's specifications, Fastened at 6" O.C. at edges.
- Finished roof to be composite roofing shingle over composite paper per code.
- Attic Ventilation, air space for vented soffit 3.255F clear airspace.
- Attic Access per IBC code.

Truss Layout

CIVIL MATTERS ENGINEERING, LLP
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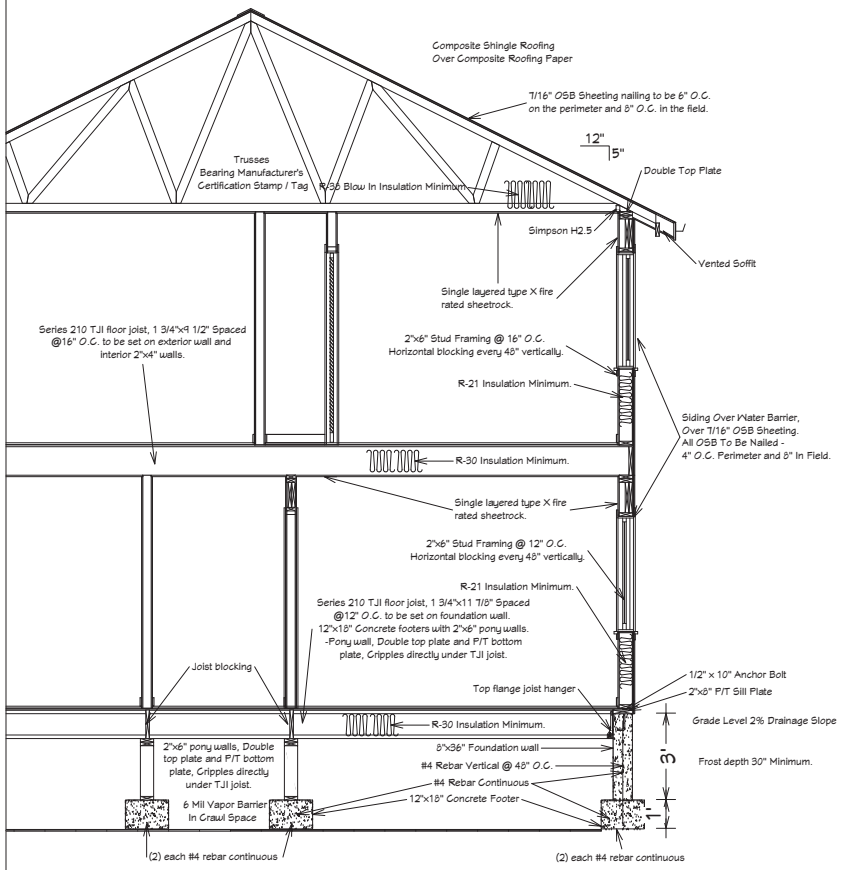

Cross Section 1
Scale 1/2"= 1'

Roof Notes:
- Roof pitch to be 5:12
- Overhang to be 16"
-Final truss plan to be determined by truss engineer. Truss bearing requirements provided by truss manufacturer.
- Trusses to bear certification tag or stamp per code.
- Trusses to be attached to wall plate as per manufacturer's specifications, Typically with Simpson H2.5A or Simpson SDWC15600.
- Roof to be sheeted with 7/16" OSB and gapped per manufacturer's specifications.
- Finished roof to be composite roofing shingle over composite paper per code.
- Attic Ventilation, air space for vented soffit 3.25 clear airspace.

Framing Notes:
- Walls to be framed at 9' tall.
- Exterior walls to be 2"x6" wood stud framing spaced 16"O.C. or 12"O.C. as noted,horizontal blocking every 48" vertically.
- Window and door headers to doubled 2"x10" dimensional lumber.
- Header nailing to be 4 nails spaced across header at 12" intervals along the header on both sides.
- Window headers to be 3" longer than window size.
- Door headers to be 5" longer than door size.
- Attic access to be a minimum of 30"x20" and comply with IRC R807.
- 7/16" OSB Sheeting nailing to be 4" O.C. on the perimeter and 8" O.C. in the field.
- 6"x6" Posts to have post base embedded into the concrete foundation with Simpson CB566 Post base.
- 6"x10" beams to be secured to 6"x6" post with Simpson CC66PC connectors.
- 6"x10" beams to be pocketed into wall and supported by 3, 2"x6" trimmers on wall end.
- First floor hallway walls to be load bearing 2"X4" at 16"O.C. horizontal blocking every 48" and to have headers in all doorways

Insulation:
Floors R30 minimum
Walls R19 minimum
Ceiling R38 minimum
6mil Vapor barrier in crawl space

Fire Stops:
All first story walls to be Single layered type X fire rated sheetrock.
First story ceiling to be Single layered type X fire rated sheetrock.

Foundation Notes:
Footers:
- Concrete footers shall be 12" tall by 18" wide.
- Footers to have #4 rebar, 2 each, continuous run & spaced equally in footer.
- Footer to contain vertical #4 rebar spaced 48" O.C. to tie footer to stem walls.
- Footers under pony walls.
Stem Walls:
- Stem walls shall be 8" wide by 36" tall.
- Stem walls to have #4 rebar , 3 each, continuous run.
- Rebar to be hung on vertical #4 rebar spaced equally in stem wall, Spaced 48" O.C. max.
- Rebar to have a minimum overlap of 24".
- Concrete to be a minimum of 3,000 pounds per square inch compressive strength at 28 days.
- Flat work to be 4" thick over 4" of compacted sand/ gravel base over compacted fill or undisturbed material free of vegetation.
- Earth quake Anchor bolts 1/2"x10" to be in foundation walls, spaced a maximum of 48" O.C. Anchor bolt maximum distance from end of sill plate to be 12". Minimum of 2 anchor blots per plate.
- Provide expansion/ relief joints or saw cuts in all flat work as necessary.
- Foundation vents per IBC code.
- Crawl space access per IBC code.

Floor Notes:
- First floor 11 7/8" 210 TJI joist to be spaced 12" O.C. 3/4" T&G subfloor.
- Second floor 9 1/2" 210 TJI joist to be spaced 16" O.C. 3/4" T&G subfloor.
- Joist to be hung inside foundation
- P/T 2"x8" to be bolted to foundation with Earth quake Anchor bolts 1/2"x10".
-Pony walls to have studs directly under floor joist for support.
- Blocking between joist on top of pony walls.

General Notes:
-Designer assumes no responsibility for structural integrity. verify all structural specifications with manufacturers, truss venders and licensed engineers.
- All materials and colors to be coordinated between owner and contractors.

LUMBER SPECIES:
1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4. ALL STUDS TO BE DF#2 OR BETTER.
5. PLYWOOD SHEETING SHALL BE AS FOLLOWS:
   6. ROOF SHEETING & WALL SHEETING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
   7. FLOOR SHEETING SHALL BE 3/4" T & G INT-APA RATED OSB.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 300 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. ONE VENT TO BE LOCATED WITH IN 3 FEET OF EACH CORNER OF THE FOUNDATION.

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208-421-2126

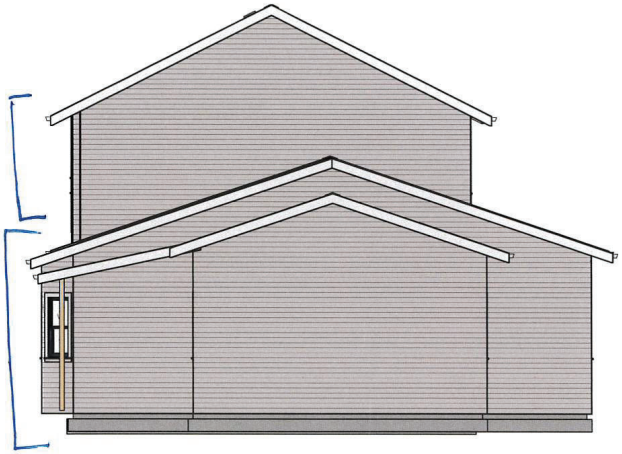
DATE:
5/15/2023

SCALE:
1/4" = 1'

SHEET:

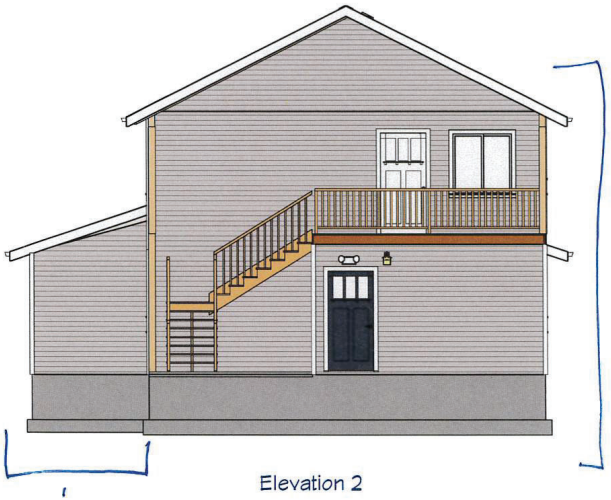
Proposed -

Existing -



Elevation 4

West



- Proposed

Existing

Elevation 2

East

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Paul Benko Construction LLC
RCE-8366
208-534-4556

DRAWINGS PROVIDED BY:
Corey Rainwater Construction
RCT- 36254
208-421-2126

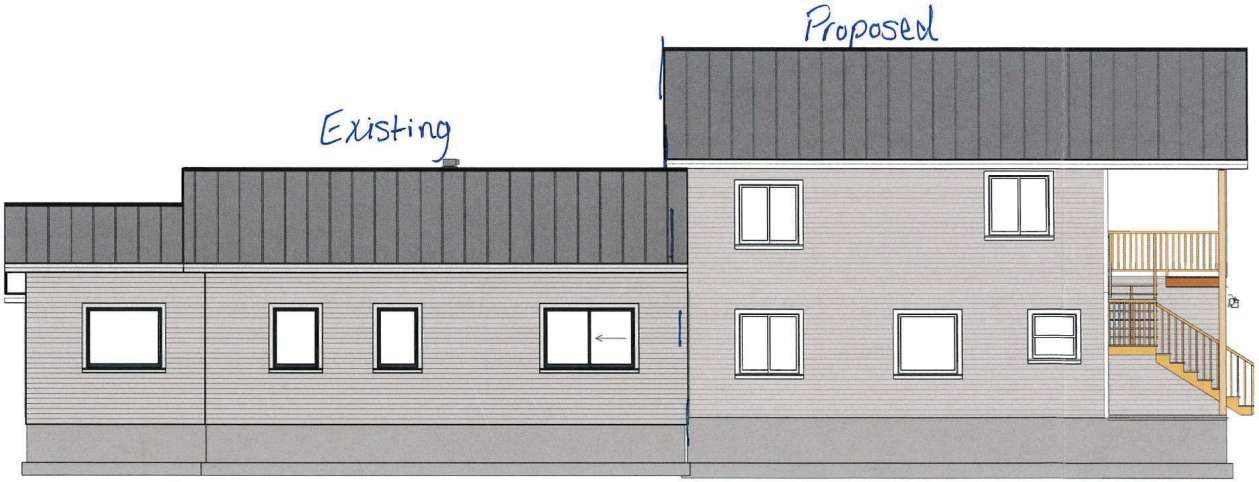
DATE:
6/15/2023

SCALE:
1/4" = 1'

SHEET:

North Elevation

Elevation 1



South

Elevation 3

Color pallet:
Raised seam metal roofing in a Lark Gray.
Lap Siding color to be Benjamin Moore Silver Dollar
All trim color to be Benjamin Moore Brilliant White.

CIVIL MATTERS ENGINEERING, LLP
Steven C. Marshall, P.E.
Structural Design / Civil Engineering / Consulting

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CHASE A BENSON DMD PLLC
14 E ELM ST HAILEY ID 83333
RPH0000009001A

Paul Benko Construction LLC
RCE-8366
208-539-4556

DRAWINGS PROVIDED BY:
Corey Rainwater Construction
RCT-36254
208-421-2126

DATE:
6/15/2023

SCALE:
1/4" = 1'

SHEET:

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- Subject Boundary
- Original City of Hailey Lot Lines
- Adjoiner Lot Lines
- Centerline Street
- EOA – Edge of Asphalt
- Existing Sidewalk
- FL – Flow Line
- CONC – Concrete
- EOP – Edge of Pavers
- FNC – Existing Fences
- Existing Building/Structure
- Existing Deck
- WTR – Water Main
- WS – Water Service
- Overhead Power Line
- UGP – Underground Power
- SWR – Sewer Main
- SS – Sewer Service
- GAS – Gas Main
- GS – Gas Service
- 1' Contours, Alpine 2023
- DL – Dripline/Edge of Vegetation
- FND ALU – Found Aluminum Cap as Shown
- Found 1/2" Rebar as Shown
- IP – Found 1" Iron Pipe as Shown
- Calculated Point, Monument to be Set
- SGN – Sign
- LGT – Light
- PHBOX – Phone Box
- AC – Air Conditioning Unit
- IRR – Irrigation Control
- PP – Power Pole
- PMTR – Power Meter
- SCO – Sewer Clean Out
- SMH – Sewer Manhole
- WMTR – Water Meter
- WV – Water Valve
- GMTR – Gas Meter
- CB – Catch Basin
- CT – Coniferous Tree
- × 5323.0 – Ground Shot/Spot Elevation
- IC – Illegible Cap
- SD – Storm Drain
- TP – Top Pavement
- TFOC – Top Face of Curb
- TBOC – Top Back of Curb
- BOW – Back of Walk
- (N 00°00'00 E" 100.00') – Record Bearing and Distance, Inst. No. 487573

NOTES

1) Basis of Bearings is Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet. Vertical Datum is NAVD1988, (1992).

2) Boundary Information is from the Record of Survey for Bruce Bothwell, Lots 18, 19 & 20, Block 9, Hailey Townsite, Instrument Number 487573; and the 1936 Map of Hailey, Records of Blaine County, Idaho.

3) Current Zoning appears to be Transitional, (TN), and appears to be in the Historic Preservation Townsite Overlay District. Please refer to City of Hailey Zoning Ordinances for more information about this Zone including Building Setbacks and/or restrictions..

4) Utility Locations shown are based on visual surface evidence and should be verified by Digline Locate before any Excavation.

5) Not all trees and vegetation are shown, some locations are approximate.

6) Aerial Imagery, if shown, is per Nearmap 2022.

7) Applicants/Owners are Benson Propery LLC, 2850 Gelnbrook Dr., Hailey, ID 83333. Surveyor/Representative is Bruce Smith, PLS, Alpine Enterprises Inc., P.O. Box 2037, Ketchum, ID 83340.

A PRELIMINARY PLAT SHOWING
LOT 1A, BLOCK 9, HAILEY TOWNSITE
WHEREIN THE LOT LINE COMMON TO LOTS 1 & 2 IS ELIMINATED
WITHIN SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR BENKO CONSTRUCTION

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering, and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
Phone: 208-721-1486 Fax: 208-721-1487
email: bsmith@alpineenterprisesinc.com

PROFESSIONAL LAND SURVEYOR PREPARED FOR PRELIMINARY PLAT ONLY DATE OF SURVEY BRUCE SMITH

NO	DATE	BY

REVISIONS

PROJECT PATH AND PRINT DATE U:\CarlsonProjects\2007_Hailey_Blk9_Lts1-2\dwg\2007_Hailey_Blk9_Lts1-2_Site2023.dwg 05/24/2023 11:55:29 AM MST

Sheet 1 of 1

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 7, 2023

To: Hailey Planning & Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Pilling Family Trust, represented by Manya Yamada, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for cottage units. This project is located along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street within the Limited Residential (LR-1) Zoning District.

Hearing: August 7, 2023

Applicant: Pilling Family Trust
Project: Panorama Point Subdivision
Location: SUNBEAM SUBDIVISION PHASE 1 LOTS 41 & 49, BLK 3
Size: 1.02 acres (44,375 square feet)
Zoning/Size: Limited Residential (LR-1) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on July 20, 2023.

Background: The Final Plat for Phase I of the Sunbeam Subdivision was approved on April 12, 2021— wherein Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, was subdivided into 85 units on 70 lots. Phase I includes three (3) cottage lots for a total of 18 cottage units, as outlined in the Planned Unit Development (PUD) Agreement (recorded on June 29, 2020; Instrument #670234). Now, the Pilling Family Trust, represented by Manya Yamada, proposes to subdivide two (2) of the Phase I cottage lots, Lots 41 and 49, into ten (10) sublots to serve cottage units under a Preliminary Plat Application. If approved, a new subdivision within Phase I of the Sunbeam Subdivision would be developed, recorded, and named Panorama Point Subdivision.

The Application for the Panorama Point Subdivision proposes to subdivide the 1.02 acres of Lots 41 and 49 into ten (10) sublots between 0.07 and 0.14 acres in size. As such, this application generally aligns with the planned number of cottage units for Phase I of the Sunbeam Subdivision. The remaining eight (8) cottage units— required of the cottage lot 64, which is 0.93 acres in size— will then be an average of about 0.12 acres in size.

Of relevance to this project, the Hailey Municipal Code defines the following cottage, townhouse, and sublot terms in the following ways:

TOWNHOUSE DEVELOPMENT: A multi-family residential project of two (2) or more townhouse units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both of the following:

A. Building(s) containing two (2) or more townhouse units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse sublot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.

B. "**Cottages**", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE SUBLOT: The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse sublot, except as otherwise permitted herein.

TOWNHOUSE UNIT: A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse sublot.

As specified in the Code, a cottage is a building that contains a single townhouse unit on an individual townhouse sublot. Per Code, townhouse units are required to include a minimum of one (1) bathroom and one (1) kitchen. Furthermore, townhouse units are to be designed or occupied by one (1) family. In other words, cottages are small single-family housing units due to the typically small size of townhouse sublots. As presented to the Commission on May 15, 2023 and June 20, 2023, Staff is developing an ordinance to accommodate cottage developments with definitions, standards, and zoning that are distinct from other housing types. At this point in time, cottage development applications—such as this one— will be held to the existing standards within Hailey's Municipal Code. Staff has worked internally with the Applicant to communicate the City Council's priorities for the character and intent of cottage developments, as they were negotiated in the Sunbeam Subdivision Planned Unit Development Agreement.

Since the Applicant presented to the Planning & Zoning Commission in January and the City Council in February, the proposed plat for Panorama Point Subdivision has been updated to include one (1) parking access lane to service the ten (10) cottage sublots. The updated driveway design adheres to the Condition of Approval for the Final Plat of Sunbeam Phase I that states: "Minimal driveway crossings of the 10'-wide multi-use paths are preferred." While the parking access lane cuts through the center of the development and does not lead to a joint garage, as envisioned by the Council, and drafted in the cottage development ordinance, the proposed design adheres with the existing code.

Procedural History: The Applicant submitted their first Preliminary Plat Application for the Panorama Point Subdivision on December 5, 2022, it was certified complete on December 12, 2022. A public hearing before the Planning and Zoning Commission took place on January 17, 2023, at which time the proposed plat was recommended to the City Council for approval. On February 27, 2023, a public hearing before

the City Council took place, at which time they took no action. The Council found that the proposed design with seven (7) separate driveways off the public streets contradicted the intent of the existing cottage code, and the Condition of Approval for the Final Plat of the Sunbeam Subdivision Phase I.

This property is subject to a Planned Unit Development (PUD) Agreement dated June 18, 2020 (Instrument #670234), as well as the Final Plat for Phase I of the Sunbeam Subdivision that was approved on April 12, 2021.

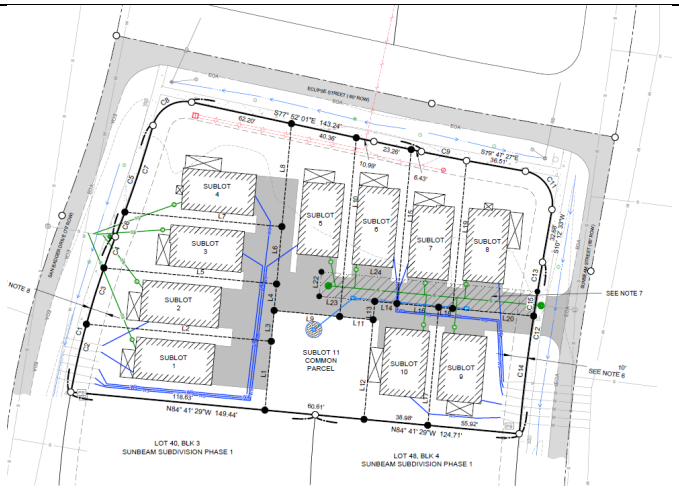
Standards of Evaluation for a Subdivision				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**17.06.050**	**Complete Application**
☒	☐	☐	**Department Comments**	**Engineering:** *Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and discussed with the Applicant prior to final design.*
				Fire/Safety: *No comments.*
				Water and Sewer: *No comments.*
				Building: *No comments.*
				Streets: *No comments.*
☒	☐	☐	**16.04.010 Development Standards**	**Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.**
			Staff Comments	*Please refer to the specific standards as noted herein.*
16.04.020: Streets:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			16.04.020	**Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.**
☐	☐	☒	**A.**	**Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.**
			Staff Comments	*N/A – The public streets for Phase I of the Sunbeam Subdivision were platted in 2021 and have since been built/are existing. The project proposed here does not include any new streets.*
☐	☐	☒	**B.**	**Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.**
			Staff Comments	*N/A – No cul-de-sacs nor dead-end streets are proposed.*
☐	☐	☒	**C.**	**Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.**

			Staff Comments	*N/A – Each of the proposed cottage units includes a public street frontage, additional access points are not required.*
☐	☐	☒	**D.**	**Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.**
			Staff Comments	*N/A – No streets are proposed, only driveways from public streets.*
☐	☐	☒	**E.**	**Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.**
			Staff Comments	*N/A – No public streets nor traffic calming measures are proposed.*
☐	☐	☒	**F.**	**Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.**
			Staff Comments	*N/A – No public streets are proposed.*
☐	☐	☒	**G.**	**Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.**
			Staff Comments	*N/A – No roadways are proposed.*
☐	☐	☒	**H.**	**Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.**
			Staff Comments	*N/A – No new road grades are proposed. The public streets are existing and meet City Standards.*
☐	☐	☒	**I.**	**Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre**.
			Staff Comments	*N/A – Storm drains and/or drainage areas of adequate size are in place.*
☐	☐	☒	**J.**	**Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.**
			Staff Comments	*N/A – No signage is proposed, the proposed cottage units are located on existing public streets.*

☐	☐	☒	**K.**	**Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.**
			Staff Comments	*N/A – No new streets nor alleys are proposed.*
			L.	**Private Streets:**
☐	☐	☒	**L. 1.**	**Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 2.**	**Private streets, wherever possible, shall provide interconnection with other public streets and private streets.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 3.**	**The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 4.**	**Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 5.**	**Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.**
			Staff Comments	*N/A – No private streets are proposed.*
☐	☐	☒	**L. 6.**	**Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (*e.g.*, between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.**
			Staff Comments	*N/A – No private streets are proposed.*
			M.	**Driveways:**
☒	☐	☐	**M. 1.**	**Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (*e.g.*, no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.**

			Staff Comments	*The proposal includes one (1) parking access lane, which will service all cottage units within the subdivision. Ingress/egress are achieved via this singular approach from Sunbeam Street.*
☒	☐	☐	**M. 2.**	**Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths:** **a) Accessing one residential unit: twelve feet (12')** **b) Accessing two residential units: sixteen feet (16')** **No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.**
			Staff Comments	*The proposed design and typical drawings appear to align with City standards. The Public Works Department will ensure exact compliance during the Final Plat process and prior to issuance of building permits.*
☐	☐	☒	**M. 3.**	**Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.**
			Staff Comments	*N/A – None of the proposed driveways exceed one-hundred and fifty feet (150').*
☒	☐	☐	**M. 4.**	**Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
			Staff Comments	*This has been made a Condition of Approval.*
☐	☐	☒	**M. 5.**	**The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
			Staff Comments	*N/A – None of the proposed driveways serve more than one (1) residence.*
☒	☐	☐	**M. 6.**	**No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**
			Staff Comments	*No driveways interfere with the maintenance of existing infrastructure. The Applicant heeded the City's directions and redesigned the proposed plat to adhere to the City's goals and intentions for communal style living within cottage developments. The residential approaches are serviced by a communal parking access lane.*
☒	☐	☐	**N.**	**Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*The proposed parking access lane has been approved by the Fire Department and will be inspected for IFC compliance during the final plat inspections.*
☐	☐	☒	**O.**	**Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.**
			Staff Comments	*N/A – Each of the proposed cottage units includes a public street frontage, as such fire lanes are not required.*
16.04.030: Sidewalks and Drainage Improvements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.**
			Staff Comments	*The sidewalk and drainage improvements were constructed in Phase I of the Sunbeam Subdivision. The existing pedestrian facilities and proposed drainage are adequate for the site; however, any additional drainage requirements or*

				sidewalk repairs will be reviewed by City Staff prior to final design. This has been made a Condition of Approval.
☒	☐	☐	**B.**	**The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**
			Staff Comments	*The sidewalks were constructed for Phase I of the Sunbeam Subdivision and are equal the length of the public street frontage. Unless improvements are needed to the existing sidewalks, this standard has been met. The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process. This has been made a Condition of Approval.*
☒	☐	☐	**C.**	**New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.**
			Staff Comments	*The sidewalks were constructed for Phase I of the Sunbeam Subdivision, no new sidewalks are proposed.*
☒	☐	☐	**D.**	**Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.**
			Staff Comments	*The sidewalks were constructed for Phase I of the Sunbeam Subdivision, no new sidewalks are proposed or necessary at this time.*
☐	☐	☒	**E.**	**The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.**
			Staff Comments	*N/A – This is a Preliminary Plat Application for a new cottage subdivision, this project involves more than a Lot Line Adjustment.*
16.04.040: Alleys and Easements				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Alleys:**
☐	☐	☒	**A. 1.**	**Alleys shall be provided in all Business District and Limited Business District developments where feasible.**
			Staff Comments	*N/A – This project is in the Limited Residential (LR-1) Zoning District.*
☐	☐	☒	**A. 2.**	**The minimum width of an alley shall be twenty-six (26') feet.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned.*
☐	☐	☒	**A. 3.**	**All alleys shall be dedicated to the public or provide for public access.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned.*
☒	☐	☐	**A. 4.**	**All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.**
			Staff Comments	*Alleys are not required, nor are they planned. The proposed underground utilities are routed in two (2) groups, across the sublots and connecting to the main lines at two (2) points—one on Sunbeam Street and another on San Badger Drive. The City Water and Wastewater Departments are supportive of the proposed plans.*

				
☐	☐	☒	**A. 5.**	**Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.**
			Staff Comments	*N/A – Alleys are not required, nor are they planned for this parcel. This area is residential and not commercial.*
☐	☐	☒	**A. 6.**	**Dead-end alleys shall not be allowed.**
			Staff Comments	*N/A – The proposed design does not include a dead-end alley.*
☒	☐	☐	**A. 7.**	**Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.**
			Staff Comments	*The proposed plat includes:* • *mutual reciprocal easements for access by all cottage units, as well as by existing and future public and private utilities including, to utilities including but not limited to water, sewer, drainage, cable tv, telephone, natural gas and electrical lines over, under and across their sublots for the repair, maintenance and replacement of those services;* • *a 10' Public Utility and Snow Storage Easement per Sunbeam Subdivision Phase 1, recorded as Instrument Number 682301; and* • *a 15' wide Public Utility Easement to benefit the City of Hailey for the maintenance and repair of sanitary sewer main.* *Any concerns and/or issues with the proposed easements will be reviewed by the City Engineer and resolved prior to final design. The Applicant shall also address the easement and maintenance of the utilities in the CC&R's for the subdivision. Both stipulations have been made Conditions for Approval.*
☒	☐	☐	**B.**	**Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:**
			Staff Comments	*A ten-foot (10') wide easement on the public street frontage of each sublot is shown for public utility and snow storage.*

☒	☐	☐	**B. 1.**	**To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.**
			Staff Comments	*The easements have been explained in the prior Section 16.04.040.A.4. There is no need for a river access easement, as this site does not border the Big Wood River.*
☐	☐	☒	**B. 2.**	**To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.**
			Staff Comments	*N/A – No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.*
☒	☐	☐	**B. 3.**	**Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.**
			Staff Comments	*The measurements of the circulation areas are not provided; however, snow storage is planned in the 10' perimeter utility easement. This has been made a Condition of Approval, and this standard shall be met prior to Final Plat approval.*
16.04.050: Blocks				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.050**	**Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.**
			Staff Comments	*N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed.*
16.04.060: Lots				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.04.060**	**Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such**

				restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
			Staff Comments	*The project parcel is subject to the Planned Unit Development (PUD) Agreement for Phase I of the Sunbeam Subdivision. The PUD Agreement and Final Plat for Phase I specified that three (3) cottage lots shall be developed into eighteen (18) cottage units. In keeping with the affiliated PUD Agreement and Final Plat, this application proposes ten (10) sublots between 0.07 and 0.14 acres in size, for single-family cottage units. As such, the remaining cottage lot in Phase I (Lot 64, 0.93 acres) shall be developed into eight (8) cottage units of an average size of 0.12 acres.* *Also of relevance, the Hailey Municipal Code specifies a minimum lot size for townhouse sublots— "a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation"— but not a maximum size. The proposed lots meet and exceed the minimum area required for townhouse sublots.*
☐	☐	☒	**A.**	**If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**B.**	**Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).**
			Staff Comments	*N/A – The plat does not include any double frontage lots.*
☐	☐	☒	**C.**	**No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as "parcels" on the plat. Green Space shall be clearly designated as such on the plat.**
			Staff Comments	*N/A – Each of the proposed sublots are buildable.*
☐	☐	☒	**D.**	**A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the "flagpole" projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The "flagpole" portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The "flagpole" shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.**
			Staff Comments	*N/A – No flag lots are proposed.*
☒	☐	☐	**E.**	**All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.**
			Staff Comments	*The proposed sublots all have public street frontages.*
☐	☐	☒	**F.**	**In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the**

				street and alley. Exceptions may be made for corner properties with historic structures.
			Staff Comments	*N/A – This project is not located within the Townsite Overlay (TO) Zone District.*
16.04.070: Orderly Development				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.**
			Staff Comments	*The proposed project— the development of cottages through Panorama Point Subdivision—is subject to the Phasing Plan and Planned Unit Development for Phase I of the Sunbeam Subdivision. Per the PUD Agreement, "All cottage lots depicted in the PUD development Plan must be developed with cottage units by the Owner or its successors or assigns." The "Owner shall use commercially reasonable efforts to expedite the development of said cottage units." This project—the proposed Panorama Point Subdivision—can be understood as a subset of Phase I of the development of the Sunbeam Subdivision, Staff does not see any reason to create an additional phasing plan for the development of the proposed cottage units.*
☐	☐	☒	**B.**	**<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.**
			Staff Comments	*N/A – Neither the Applicant nor Staff are requesting that the proposed subdivision be phased.*
☐	☐	☒	**C.**	**<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:** **a) Provision of on-site or off-site street or intersection improvements.** **b) Provision of other off-site improvements.** **c) Dedications and/or public improvements on property frontages.** **d) Dedication or provision of parks or green space.** **e) Provision of public service facilities.** **f) Construction of flood control canals or devices.** **g) Provisions for ongoing maintenance.**
			Staff Comments	*N/A*
☐	☐	☒	**D.**	**When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:** **1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.** **2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.** **3. Water main lines and sewer main lines shall be designed in the most effective layout feasible.** **4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.** **5. Park land shall be most appropriately located on the Contiguous**

				Parcels. **6. Grading and drainage shall be appropriate to the Contiguous Parcels.** **7. Development shall avoid easements and hazardous or sensitive natural resource areas.** **The commission and council may require that any or all contiguous parcels be included in the subdivision.**
			Staff Comments	*N/A – The Commission and Council completed this process for the Planned Unit Development (PUD) Agreement for Phase I of the Sunbeam Subdivision, of which this project is a part. The PUD required that a 4.54-acre park/open area space and a six-foot (6') wide pedestrian trail be completed during Phase I.*
16.04.080: Perimeter Walls, Gates, and Berms				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**16.04.080**	**The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.**
			Staff Comments	*N/A – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.*
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**A.**	**Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.**
			Staff Comments	*The Commission and Council completed this process for the Planned Unit Development Plan and Final Plat for Phase I of the Sunbeam Subdivision. Through those processes, cottages were planned for this site.*
☒	☐	☐	**A. 1.**	**A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.**
			Staff Comments	*The City Engineer will determine whether a Soils Report is required for this project.*
☒	☐	☐	**A. 2.**	**A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:** **a) Proposed contours at a maximum of two (2) foot contour intervals;** **b) Cut and fill banks in pad elevations;** **c) Drainage patterns;** **d) Areas where trees and/or natural vegetation will be preserved;** **e) Location of all street and utility improvements including driveways to building envelopes; and** **f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.**
			Staff Comments	*A Grading Plan has been submitted and is under review by the City Engineer.*
			B.	**Design Standards: The proposed subdivision shall conform to the following design standards:**
☒	☐	☐	**B. 1.**	**Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.**

			Staff Comments	*Very little grading will be necessary as the site is relatively flat. That said, a Grading Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.*
☐	☐	☒	**B. 2.**	**Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.**
			Staff Comments	*N/A*
☒	☐	☐	**B. 3.**	**Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.**
			Staff Comments	*Erosion control and re-vegetation shall be included in the final design where necessary. This has been made a Condition of Approval.*
☒	☐	☐	**B. 4.**	**Where cuts, fills or other excavation are necessary, the following development standards shall apply:** **a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).** **c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.** **d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.** **e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.**
			Staff Comments	*Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer, this has been made a Condition of Approval.*
☒	☐	☐	**B. 5.**	**The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State, and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.**
			Staff Comments	*A Drainage Plan has been submitted. Runoff is proposed along the public street frontage and landscaping. Storm water will be retained onsite. These have been made Conditions of Approval and will be reevaluated at final design, prior to Final Plat approval.*
16.04.100: Overlay Districts				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
			A.	**Flood Hazard Overlay District:**

☐	☐	☒	**A. 1.**	**Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.**
			Staff Comments	*N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.*
☐	☐	☒	**A. 2.**	**Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.**
			Staff Comments	*N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.*
☐	☐	☒	**A. 3.**	**Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.**
			Staff Comments	*N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.*
☐	☐	☒	**B.**	**Hillside Overlay District:**
☐	☐	☒	**B. 1.**	**Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside Overlay District.*
☐	☐	☒	**B. 2.**	**Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside Overlay District.*
☒	☐	☐	**B. 3.**	**All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.**
			Staff Comments	*N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts. .*
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☐	☐	☒	**A.**	**Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.**
			Staff Comments	*N/A – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.*
			A. 1.	**Parks:**
☐	☐	☒	**A. 1. a.**	**The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:** **P = x multiplied by .0277** **"P" is the Parks contribution in acres** **"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.**
			Staff Comments	*N/A – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.*

☐	☐	☒	**A.1.b**	**In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.**
			Staff Comments	*N/A – The proposed subdivision is located within the Limited Residential (LR-1) Zoning District.*
☒	☐	☐	**A. 2.**	**Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.**
			Staff Comments	*Sidewalks and shared-use paths were constructed for Phase I of the Sunbeam Subdivision and are adequate for the site. No additional pathways are proposed at this time.*
☐	☐	☒	**B.**	**Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:** **a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or** **b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),** **c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.** d) **Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A*
☐	☐	☒	**C.**	**Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.**
			Staff Comments	*N/A – This application is subject to the existing Planned Unit Development Agreement for Phase I of the Sunbeam Subdivision, which addressed park/open space requirements. No additional Park/Open Space is required at this time.*
			D.	**Minimum Requirements:**
☐	☒	☐	**D. 1.**	**Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.**
			Staff Comments	*The Applicant shall address the maintenance of the outdoor shared space delineated by the easement between the proposed townhouse sublots in CC&R's for the subdivision. This has been made a Condition of Approval.*

☐	☐	☒	**D. 2.**	**Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.**
			Staff Comments	*N/A*
☒	☐	☒	**D. 3.**	**Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation.**
			Staff Comments	*N/A*
☐	☐	☒	**D. 4.**	**Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.**
			Staff Comments	*N/A*
☒	☐	☐	**D. 5.**	**Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.**
			Staff Comments	*Please refer to Section 16.04.110(A)2 for further details.*
☐	☐	☒	**E.**	**Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**E. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 2.**	**Shall provide safe and convenient access, including ADA standards.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 3.**	**Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.**
			Staff Comments	*N/A*

☐	☐	☒	**E. 4.**	**Shall be configured in size, shape, topography, and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 5.**	**Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.**
			Staff Comments	*N/A*
☐	☐	☒	**E. 6.**	**Shall require low maintenance or provide for maintenance or maintenance endowment.**
			Staff Comments	*N/A*
☐	☐	☒	**F.**	**Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**F. 1.**	**Shall meet the minimum applicable requirements required by Subsection D of this section.**
			Staff Comments	*N/A – Please refer to Section 16.04.110(A.2) for further information.*
☐	☐	☒	**F. 2.**	**Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.**
			Staff Comments	*N/A – Please refer to Section 16.04.110(A.2) for further information.*
			G.	**Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):**
☐	☐	☒	**G. 1.**	**Shall meet the minimum applicable requirements required by section 4.10.04 of this section.**
			Staff Comments	*N/A – Please refer to Section 16.04.110 for further detail.*
☒	☐	☐	**G. 2.**	**Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).**
			Staff Comments	*The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.*
☐	☐	☒	**G. 3.**	**The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.**
			Staff Comments	*N/A – Please refer to Section 16.04.110 for further detail.*
☒	☐	☐	**G. 4.**	**The private ownership and maintenance of green space shall be adequately provided for by written agreement.**
			Staff Comments	*The Applicant shall address the design and maintenance of the outdoor shared space in CC&R's for the subdivision. This has been made a Condition of Approval.*
			H.	**In-Lieu Contributions:**
☐	☐	☒	**H. 1.**	**After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.**
			Staff Comments	*N/A – The required park/open space is existing and was developed according to the PUD Agreement for Phase I of the Sunbeam Subdivision.*
☐	☐	☒	**H. 2.**	**The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (*e.g.*, square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (*e.g.*, $/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in Sections 4.10.5.4 and 4.10.5.5 of these ordinances. The appraisal**

				shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.
			Staff Comments	*Please reference Section 16.04.110 for further detail.*
☐	☐	☒	**H. 3.**	**Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.*
☐	☐	☒	**H. 4.**	**In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.**
			Staff Comments	*Please reference Section 16.04.110 for further detail.*
16.05: Improvements Required:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.05.010**	**Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.**
			Staff Comments	*The Applicant plans to construct the infrastructure that is necessary for municipal services, if the project is approved.*
☒	☐	☐	**A.**	**Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.**
			Staff Comments	*This standard shall be met.*
☒	☐	☐	**B.**	**Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.**
			Staff Comments	*This standard shall be met.*
☒	☐	☐	**C.**	**Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.**
			Staff Comments	*This standard shall be met.*
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
☒	☐	☐	**16.05.020**	**Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and**

				landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			Staff Comments	*This standard shall be met, has been made a condition of approval, and will be reevaluated at final design, prior to Final Plat approval.*
☒	☐	☐	**A.**	**Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)**
			Staff Comments	*Any and all street cuts for the installation of the water and sewer mains shall be repaired per this standard. Connection details to the existing water system shall be approved by the Wastewater Division prior to construction. Street cuts shall be approved by the Streets Division prior to construction. All infrastructure will be approved by the city prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.*
☐	☐	☒	**B.**	**Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.**
			Staff Comments	*N/A – Signage for the public street names is existing, this project does not any other signage.*
☐	☐	☒	**C.**	**Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIIIB of the Hailey Zoning Ordinance.**
			Staff Comments	*N/A – No streetlights are planned for this project.*
16.05.030: Sewer Connections				
☒	☐	☐	**16.05.030**	**Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.**
			Staff Comments	*Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval.*
16.05.040: Water Connections				
☒	☐	☐	**A.**	**Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City**

				Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	*Staff have no concerns or issues with the proposed sewer connections at this time. Connections will be revisited at final design, prior to Final Plat approval.*
☐	☐	☒	**B.**	**Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.**
			Staff Comments	*N/A – This project is not within the Townsite Overlay (TO) District.*
16.05.050: Drainage				
☒	☐	☐	**16.05.050**	**Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)**
			Staff Comments	*Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to Final Plat approval. This has been made a Condition of Approval.*
16.05.060: Utilities				
☒	☐	☐	**16.05.060**	**Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.**
			Staff Comments	*All utilities are shown to be installed underground and accessible via easements. The easements shall meet the approval of the City Engineer, this has been made a Condition of Approval.*
16.05.070: Parks, Green Space				
☐	☐	☒	**16.05.070**	**Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.**
			Staff Comments	*See Section 16.04.110 for further detail.*
16.05.080: Installation to Specifications; Inspections				
☒	☐	☐	**16.05.080**	**Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.**
			Staff Comments	*An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design.*
16.05.090: Completion; Inspections; Acceptance				
☒	☐	☐	**A.**	**Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.**
			Staff Comments	*This standard shall be met.*
☐	☐	☒	**B.**	**The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)**

			Staff Comments	*N/A – The completion of all major infrastructure by the Developer is preferred over bonding.*
16.05.100: As Built Plans and Specifications				
☒	☐	☐	**16.05.100**	**As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of "as-built plans and specifications" certified by the developer's engineer shall be filed with the City engineer. (Ord. 1191, 2015)**
			Staff Comments	*As built drawings will be required. This standard will be met.*
16.08: Townhouses:				
Compliant			**Standards and Staff Comments**	
Yes	**No**	**N/A**	**City Code**	**City Standards and *Staff Comments***
☒	☐	☐	**16.08.010**	**Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)**
			Staff Comments	*The proposed subdivision is for single-family cottages that do not include party walls. However, the Applicant shall include CC&Rs to address the maintenance of utilities and shared outdoor space in the easements. This has been made a Condition of Approval.*
☒	☐	☐	**16.08.020**	**Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)**
			Staff Comments	*Vehicular access on the proposed plat directly leads to the cottage units, where garages can be assumed.*
☒	☐	☐	**16.08.030**	**Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)**
			Staff Comments	*Each single-family cottage unit is required to have two (2) parking spaces, this has been made a Condition of Approval.*
☒	☐	☐	**16.08.040**	**Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC, and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)**
			Staff Comments	*The proposed plat complies with this standard. Although the plat indicates municipal services passing through the sublots, they are protected by easements and do not pass through other buildings.*
☒	☐	☐	**16.08.050**	**General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)**
			Staff Comments	*This standard will be met.*
☒	☐	☐	**16.08.060**	**Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have**

				not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)
			Staff Comments	*This standard will be met.*
☐	☐	☒	**16.08.070**	**Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)**
			Staff Comments	*N/A*
☒	☐	☐	**16.08.080**	**Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)**
			Staff Comments	*This project is subject to the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision, which identified these two (2) adjacent cottage lots and requires the development of eighteen (18) cottage units in Phase I of the Sunbeam Development. Per the affiliated PUD Agreement and Final Plat, ten (10) cottage units are proposed on the parcel and the remaining eight (8) cottage units required in Phase I will be of a similar size.*
☐	☐	☒	**16.11.010**	**Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only those exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).**
			Staff Comments	*N/A*

Summary and Suggested Conditions: The Commission shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Final Plat Application will be forwarded to the Hailey City Council for review.

The following are suggested Conditions of Approval for this Application:

a) All conditions of the Planned Unit Development approval, dated June 18, 2020, shall be met.
b) All Fire Department and Building Department requirements shall be met.
c) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Requirements to be completed at the Applicant's sole expense include, but will not be limited to:
    i. Permits for the installation of all drywells.

ii. Metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
iii. The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.

d) Drainage facilities, grading, driveways, and utility easements shall be reviewed and approved by the City Engineer prior to Final Plat approval.
e) Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.
f) The Applicant shall dedicate the parking access lane easement. Such dedication shall be noted as a plat note within the Panorama Point Subdivision Plat.
g) The Applicant shall address the maintenance of utilities, shared outdoor space, and the parking access lane within the subdivision's CC&R's.
h) The Applicant shall provide a minimum of two (2) onsite parking spaces per single-family cottage unit.
i) All improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
j) The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process.
k) The area designated for snow storage shall be equal to or greater than 25% of the vehicular and pedestrian circulation areas in the subdivision.
l) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
m) Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.

Motion Language:
Approval: Motion to approve a Preliminary Plat Application by Pilling Family Trust, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for single-family cottage units, finding that the application meets all City Standards, and that Conditions (a) through (m) are met.

Denial: Motion to deny a Preliminary Plat Application by Pilling Family Trust, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for single-family cottage units, finding that _____ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

A PRELIMINARY PLAT SHOWING

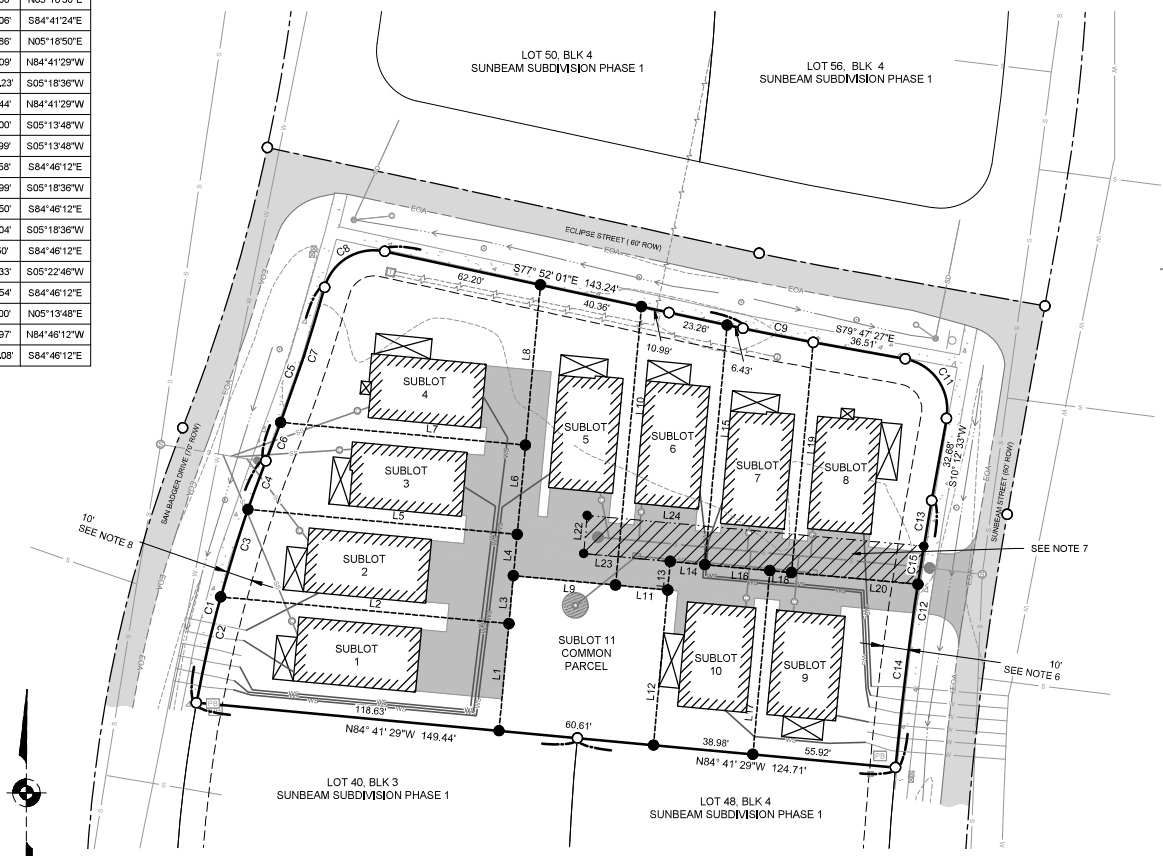
PANORAMA POINT SUBDIVISION

WHEREIN LOTS 41 & 49, SUNBEAM SUBDIVISION, PHASE 1 ARE SUBDIVIDED INTO COTTAGE SUBLOTS AS SHOWN

LOCATED WITHIN SECTION 10, T.2N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JULY 2023

Line Table		
Line #	Length	Direction
L1	42.00'	N05°18'50"E
L2	113.03'	S84°41'24"E
L3	16.00'	N05°18'50"E
L4	19.00'	N05°18'50"E
L5	105.62'	S84°41'24"E
L6	35.00'	N05°18'50"E
L7	96.06'	S84°41'24"E
L8	62.86'	N05°18'50"E
L9	40.09'	N84°41'29"W
L10	109.23'	S05°18'36"W
L11	20.44'	N84°41'29"W
L12	58.00'	S05°13'48"W
L13	13.99'	S05°13'48"W
L14	13.58'	S84°46'12"E
L15	93.99'	S05°18'36"W
L16	25.50'	S84°46'12"E
L17	72.04'	S05°18'36"W
L18	8.50'	S84°46'12"E
L19	90.33'	S05°22'46"W
L20	49.54'	S84°46'12"E
L22	15.00'	N05°13'48"E
L23	33.97'	N84°46'12"W
L24	132.08'	S84°46'12"E



LEGEND

- Property Boundary
- Proposed Sublot Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- Existing Easement, Type and Width as Shown
- Proposed Easement, Type and Width as Shown
- Found 5/8" Rebar, PLS 16670
- Set 5/8" Rebar
- Set 1/2" Rebar
- Deciduous Tree
- Proposed Building
- Existing Asphalt Pavement
- Proposed Asphalt Pavement
- Concrete
- 1' Contour Interval
- Flow Line
- Existing Sewer Main
- Existing Sewer Manhole
- Proposed Sewer Manhole
- Proposed Cleanout
- Proposed Sewer Service
- Proposed Water Service
- Proposed Buried Power Line
- Proposed Transformer
- Proposed Power Junction Box
- Water Main
- Storm Drain
- Catch Basin
- Drywell
- Irrigation Valve Box
- Power Box
- Phone Box
- Sign

SURVEY NARRATIVE & NOTES

1. Boundary information is based on Found Monumentation and the recorded plat of Sunbeam Subdivision, Phase 1, Instrument Number 682301, records of Blaine County, Idaho.
2. Underground utility locations are based on subdivision design drawings, above ground appurtenances and utilities visible at the time of the survey. Utilities should be located prior to any excavation.
3. A Title Commitment has been issued by Stewart Title Guaranty Company, Commitment Number 2124246, with a commitment date of 07/01/2021. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the title report are NOT plottable heron. Review of specific documents is required, if further information is desired.
4. All cottage unit owners shall have mutual reciprocal easements for access, as well as existing and future public and private utilities including, but not limited to: water, sewer, drainage, cable tv, telephone, natural gas and electrical lines over, under and across their sublots for the repair, maintenance and replacement of those services.
5. Refer to the original plat and declaration of covenants, conditions and restrictions of Sunbeam Subdivision, Phase 1, recorded as Instrument numbers 682301 & 682300, for conditions and/or restrictions regarding this property.
6. 10' Public Utility and Snow Storage Easement per Sunbeam Subdivision Phase 1, recorded as Instrument Number 682301.
7. 15' wide Public Utility Easement to benefit the City of Hailey for the maintenance and repair of sanitary sewer main.
8. Zoning: "LR-1"
9. All new utilities shall be placed underground.
10. The Declaration of Conditions, Covenants, and Restrictions have been recorded in Blaine County as Instrument Number _____.

SCALE: 1" = 30'

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

_____ _____

Date South Central Public Health District

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	98.41'	515.00'	10°56'53"	S16° 01' 51"W	98.26'
C2	42.39'	515.00'	4°42'57"	S12° 54' 53"W	42.38'
C3	35.78'	515.00'	3°58'52"	S17° 15' 47"W	35.78'
C4	20.24'	515.00'	2°15'05"	S20° 22' 45"W	20.23'
C5	71.51'	735.00'	5°34'29"	N18° 43' 03"E	71.49'
C6	16.05'	735.00'	1°15'04"	N20° 52' 46"E	16.05'
C7	55.46'	735.00'	4°19'25"	N18° 05' 31"E	55.45'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	30.09'	20.00'	86°12'10"	S59° 01' 54"W	27.33'
C9	27.87'	830.00'	1°55'26"	S78° 49' 44"E	27.87'
C11	31.42'	20.00'	90°00'00"	N34° 47' 27"W	28.28'
C12	105.20'	1230.00'	4°54'02"	S7° 45' 32"W	105.17'
C13	18.00'	1230.00'	0°50'19"	S9° 47' 23"W	18.00'
C14	72.16'	1230.00'	3°21'41"	S6° 59' 22"W	72.15'
C15	15.03'	1230.00'	0°42'01"	S9° 01' 13"W	15.03'

Area Table - Sublots		
Sublot #	Area (SF)	Area (Acres)
1	4,877	0.11
2	3,834	0.09
3	3,532	0.08
4	5,894	0.14
5	4,588	0.11
6	3,551	0.08
7	3,135	0.07
8	4,564	0.10
9	4,082	0.09
10	2,811	0.06
11	3,513	0.08
Total	44,375	1.02

PROFESSIONAL LAND SURVEYOR LICENSED 20893 STATE OF IDAHO ROBERT O. BREIER

PRELIMINARY

ROBERT O. BREIER, P.L.S. 20893

PANORAMA POINT SUBDIVISION

GALENA-BENCHMARK ENGINEERING, KETCHUM, IDAHO

SHEET 1 OF 2
Job No. 23065

Cece Osborn

From: Bucky Slomski <rslomski08@gmail.com>
Sent: Friday, July 28, 2023 8:43 AM
To: planning
Cc: Helen Slomski 😈
Subject: August 7 planning hearing objection

Good Day,

I am the owner of 230 Sunbeam, in Sunbeam Phase 1 and received notice of the August 7 hearing.

I would like to put on record that I am objecting to the Pilling Family Trust Design Review Application and Preliminary Plat Application.

The plan is considerably too dense, will create parking issues, and will entirely change the characteristics of the Sunbeam community. We therefore request that the two applications are denied.

Thank you,
Bucky Slomski

Return to Agenda

STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of August 7, 2023

To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Design Review Application by Pilling Family Trust, represented by Manya Yamada, for a cottage development of ten (10) single-family units with a parking access lane and shared common space at SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3— along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street— within the Limited Residential (LR-1) Zoning District.

Hearing: August 7, 2020

Applicant: Pilling Family Trust
Project: Panorama Point Subdivision
Location: SUNBEAM SUBDIVISION PHASE 1 LOTS 41 & 49, BLK 3
Size: 1.02 acres (44,375 square feet)
Zoning/Size: Limited Residential (LR-1) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on July 20, 2023.

Application: The Final Plat for Phase I of the Sunbeam Subdivision was approved on April 12, 2021— wherein Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, was subdivided into 85 units on 70 lots. Phase I includes three (3) cottage lots for a total of 18 cottage units, as outlined in the Planned Unit Development (PUD) Agreement (recorded on June 29, 2020; Instrument #670234). Now, the Pilling Family Trust, represented by Manya Yamada, proposes to subdivide two (2) of the Phase I cottage lots, Lots 41 and 49, into ten (10) sublots and cottage units under a concurrent Preliminary Plat Application for Panorama Point Subdivision.

The proposed site plan includes six (6) different designs for the cottage units with gross floor areas ranging between 2,187 and 2,375 square feet in size. Each cottage unit contains a ground level porch and attached garage; the floor plans include an open floor layout on the first or second floor, in addition to three (3) smaller, enclosed rooms and second floor balconies.

Of relevance to this project, the Hailey Municipal Code defines the following cottage, townhouse, and sublot terms in the following ways:

TOWNHOUSE DEVELOPMENT: A multi-family residential project of two (2) or more townhouse units, where permitted under the Hailey zoning ordinance, which may be constructed as either or both of the following:

A. Building(s) containing two (2) or more townhouse units erected generally in a row, with each unit being separated from the adjoining unit or units by a party wall or walls, subject to building and fire code requirements, and all other applicable codes and ordinances, and with party walls extending from the basement floor to the roof along the dividing townhouse sublot line. Each unit has its own access to the outside, and no unit is located over another unit in part or in whole.

B. "**Cottages**", which are buildings containing single townhouse units on individual townhouse sublots, provided the separation between units and/or buildings complies with applicable building and fire code requirements and all other applicable codes and ordinances.

TOWNHOUSE SUBLOT: The lot resulting from platting a residential townhouse development. Townhouse sublots shall have a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation. Said sublots shall not be buildable for structures other than a "townhouse unit", as defined in this section. Platting of sublots shall follow the procedures set forth in this title and other applicable codes in effect. All other detached and/or accessory buildings shall be contained within the perimeter of the townhouse sublot, except as otherwise permitted herein.

TOWNHOUSE UNIT: A dwelling including a minimum of one bathroom and a single kitchen, designed for or occupied as a unit by one family for living and cooking purposes, located in a townhouse development on a platted townhouse sublot.

As specified in the Code, a cottage is a building that contains a single townhouse unit on an individual townhouse sublot. Per Code, townhouse units are required to include a minimum of one (1) bathroom and one (1) kitchen. Furthermore, townhouse units are to be designed or occupied by one (1) family. In other words, cottages are small single-family housing units due to the typically small size of townhouse sublots. As presented to the Commission on May 15, 2023 and June 20, 2023, Staff is developing an ordinance to accommodate cottage developments with definitions, standards, and zoning that are distinct from other housing types. At this point in time, cottage development applications—such as this one— will be held to the existing standards within Hailey's Municipal Code. Staff has worked internally with the Applicant to communicate the City Council's priorities for the character and intent of cottage developments, as they were negotiated in the Sunbeam Subdivision Planned Unit Development Agreement.

Procedural History: The Applicant submitted their first Preliminary Plat Application for the Panorama Point Subdivision on December 5, 2022, it was certified complete on December 12, 2022. A public hearing before the Planning and Zoning Commission took place on January 17, 2023, at which time the proposed plat was recommended to the City Council for approval. On February 27, 2023, a public hearing before the City Council took place, at which time they took no action. The Council found that the proposed design with seven (7) separate driveways off the public streets contradicted the intent of the existing cottage code, and the Condition of Approval for the Final Plat of the Sunbeam Subdivision Phase I. The Council

recommended that the Applicant submit a revised Preliminary Plat Application in tandem with a Design Review Application, which they are now doing.

This property is subject to a Planned Unit Development (PUD) Agreement dated June 18, 2020 (Instrument #670234), as well as the Final Plat for Phase I of the Sunbeam Subdivision that was approved on April 12, 2021.

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:** *Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and discussed with the Applicant prior to final design.*
				Fire/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 - No signage is proposed.*
☒	☐	☐	**17.09.040 On-site Parking Req.**	**See Section 17.09.040 for applicable code.**
			Staff Comments	*Per the current requirements, each cottage unit requires 1.5 parking spaces. The proposed design adheres to this standard, incorporating an attached two-car garage in each unit.*
☐	☐	☒	**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*
☒	☐	☐	**17.08C.040 Outdoor Lighting Standards**	**17.08C.040 General Standards** **1. All exterior lighting shall be designed, located and lamped in order to prevent:** **i. Overlighting;** **ii. Energy waste;** **iii. Glare;** **iv. Light Trespass;** **v. Skyglow.** **2. 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.** **3. 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.** **4. 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 proposes to install exterior sconce and recessed lighting that is full cutoff, fully shielded, down-facing, and includes a lumen output that is Dark Sky compliant.*
☒	☐	☐	**Bulk Requirements**	**Limited Residential (LR-1) Zoning District and Sunbeam Subdivision Phase 1 PUD:**

			Staff Comments	*While the cottage code is being developed, Staff recommends that the proposed cottage units be held to the standards of townhouse units.*
				
				Building Height:
				- *Permitted Building Height: 30'*
				- *Proposed building heights:*
				  ○ *A1, B1, and B2 design: 27'-6 13/32"*
				  ○ *A2 design: 26'-6 13/32"*
				  ○ *C1 and C2 design: 28'-0 13/32"*
				
				Building Setbacks:
				- *Permitted setbacks:*
				  ○ *Front yards: 25'*
				  ○ *Side yards:*
				  ▪ *Between cottage units: 6'*
				  ▪ *Abutting private property to the south, outside the cottage development:*
				  • *Sublot 1 (B2 design, 18' wall height): 10'*
				  • *Sublot 9 (C1 design, 28'-0 13/32" wall height): about 11'5"*
				  • *Sublot 10 (C2 design, 28'-0 13/32" wall height): about 11'5"*
				  ○ *Rear yards: 10'*
				- *Proposed setbacks:*
				  ○ *Front yards: 25'*
				  ○ *Side yards:*
				  ▪ *Between cottage units: 8' and 10'*
				  ▪ *Abutting private property to the south, outside the cottage development:*
				  • *Sublot 1 (B2 design, 18' wall height): 12'*
				  • *Sublot 9 (C1 design, 28'-0 13/32" wall height): 16'*
				  • *Sublot 10 (C2 design, 28'-0 13/32" wall height): 16'*
				  ○ *Rear yards: 10'*
				
				All setbacks 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 sidewalk and drainage improvements were constructed in Phase I of the Sunbeam Subdivision. The existing pedestrian facilities and proposed drainage are adequate for the site; however, any additional drainage requirements or sidewalk repairs will be reviewed by City Staff prior to final design. This has been made a Condition of Approval.*
☐	☐	☒	**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**

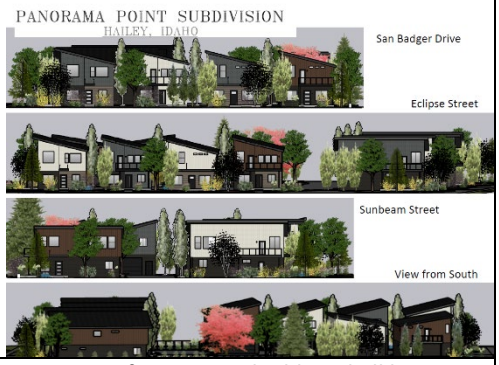
				and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	*N/A*

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 proposed cottage units are oriented towards the public street frontages. Each unit contains a sizeable front yard; a common space is retained near the center and rear of the development. The existing perimeter sidewalk will provide pedestrian access to the cottage units.*
☒?	☐	☐	**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	*The site for the proposed development is flat and somewhat barren; there is no significant vegetation.*
☒	☐	☐	**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	*Pedestrian circulation is planned around the perimeter of the development, vehicular circulation is planned within the development. Internal pathways may exist, but the Applicant can confirm this at the public hearing on August 7, 2023.*
☒	☐	☐	**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	*A Condition of Approval has been added, requiring that the Applicant screen building and utility facilities from view. This standard shall be met.*
☐	☐	☒	**17.06.080(A)1e**	**e. Where alleys exist, or are planned, they shall be utilized for building services.**
			Staff Comments	*N/A*

☐	☐	☒	**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*
☒	☐	☐	**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	*Parking and driveways are largely screened from view of the public streets.*
☒	☐	☐	**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	*One (1) parking access lane provides vehicular access to the garages, there is only one (1) curb cut involved in this development. The proposed design meets this standard.*
☒	☐	☐	**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	*A Condition of Approval has been added, requiring that the Applicant calculate the required snow storage and designate its placement. This standard shall be met.*
☒	☐	☐	**17.06.080(A)1j**	**j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.*
☒	☐	☐	**17.06.080(A)1k**	**k. A designated snow storage area shall not have any dimension less than 10 feet.**
			Staff Comments	*Please refer to Section 17.06.080(A)1i for further detail.*
☐	☐	☒	**17.06.080(A)1l**	**l. Hauling of snow from downtown areas is permissible where other options are not practical.**
			Staff Comments	*N/A*
☒	☐	☐	**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	*Where they are currently planned, snow storage areas do not impede circulation nor parking areas. A Condition of Approval has been added, requiring that the Applicant calculate the required snow storage and designate its placement. This standard shall be met.*
☒	☐	☐	**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	*This has been made a Condition of Approval.*
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 surrounding neighborhood includes buildings with shed roofs, resembling the mountain modern design. The proposed building height is compliant with the maximum building height and common in the neighborhood.*
☐	☐	☒	**17.06.080(A)2b**	**b. Standardized corporate building designs are prohibited.**
			Staff Comments	*N/A*

☒	☐	☐	**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 porches, fenestration, and two-tone siding is pedestrian oriented and encourages human activity.*
☒	☐	☐	**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	*The main entry and front façade of each cottage unit faces the public street frontage, with the exception of the cottage unit on Sublot 10 which does not have a public street frontage. Previous applications (Lena Cottages, Sonitalena Cottages, and Rimrock Cottages) were exempt from this standard, and Staff suggests the same for this application.* 
☐	☐	☒	**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*
☒	☐	☐	**17.06.080(A)2f**	**f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.**
			Staff Comments	*The siding includes a variety of steel and engineered wood/fiber cement materials. With roof shingles, fenestration, light gray deck flooring, and varied deck railing, the proposed design includes a mix of complementary materials, textures, and colors.*
☒	☐	☐	**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	*Please refer to Section 17.06.080(A)2f for further detail.*
☐	☐	☒	**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*
☒	☐	☐	**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	*With the upper deck offer covering above the main entrances to the cottages, this has been added as a Condition of Approval.*
☒	☐	☐	**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	*This has been added as a Condition of Approval.*
☐	☐	☒	**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*
☐	☐	☒	**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*
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*
☐	☐	☒	**17.06.080(A)3b**	**b. Accessory structures shall be located at the rear of the property.**
			Staff Comments	*N/A*
☒?	☐	☐	**17.06.080(A)3c**	**c. Walls and fences shall be constructed of materials compatible with other materials used on the site.**
			Staff Comments	*The proposed deck railing materials include metal black picket and cables; additional wood and black metal fencing may line the southern property line.*
☒	☐	☐	**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	*The proposed landscape plan softens the open space between the cottage units and enlivens the public street frontages with natural colors.*
☐	☐	☒	**17.06.080(A)3e**	**e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.**
			Staff Comments	*N/A*
☐	☐	☒	**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*
☒	☐	☐	**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	*This has been made a Condition of Approval.*
☐	☐	☒	**17.06.080(A)3h**	**h. All service lines into the subject property shall be installed underground.**
			Staff Comments	*All service lines are proposed to be installed underground.*
☐	☐	☒	**17.06.080(A)3i**	**i. Additional appurtenances shall not be located on existing utility poles.**
			Staff Comments	*N/A*
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	*The proposed plant materials appear appropriate for the environment.*
☒	☐	☐	**17.06.080(A)4b**	**b. All plant species shall be hardy to the Zone 4 environment.**
			Staff Comments	*The Applicant shall confirm that all proposed plant materials are hardy for 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	*The Applicant proposes to irrigate with an automatic underground system, using drip irrigation.*

☐	☒	☐	**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. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½"). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.**
			Staff Comments	*The proposed plant materials are compliant with the minimum caliper size and maximum percentage of any one tree species.*
☐	☐	☒	**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*
☒	☐	☐	**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	*Proposed landscaping is varied, as shown in the Landscape Plans.*
☒	☐	☐	**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	*This has been made a Condition of Approval.*
☒	☐	☐	**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*
☐	☐	☒	**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*
☐	☐	☒	**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*
☐	☐	☒	**17.06.080(A)4l**	**l. Landscaping should be provided within or in front of extensive retaining walls.**
			Staff Comments	*N/A*
☐	☐	☒	**17.06.080(A)4m**	**m. Retaining walls over 24" high may require railings or planting buffers for safety.**
			Staff Comments	*N/A*
☐	☐	☒	**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*

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

1. Site Planning: 17.06.080(D)a, 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**	**1. Site Planning**
				a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			Staff Comments	*The Applicant engaged in significant deliberation with the Staff and City Council about minimizing the curb cuts and providing vehicular access via one (1) parking access lane. The communal parking access lane and open common space resembles the intent behind the requirement for cottages in the Planned Unit Development Agreement for Sunbeam Subdivision Phase 1.*
☒	☐	☐	**17.06.080(D)1b**	**b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.**
			Staff Comments	*The proposed development utilizes but does not extend the existing perimeter sidewalk. The interior of the cottage development comprises of a parking access lane for vehicular circulation.*
☒	☐	☐	**17.06.080(D)1c**	**c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.**
			Staff Comments	*The proposed cottage units encourage pedestrian circulation in the front yards and along the public street frontages.*
2. Building Design: 17.06.080(D)2, items (a) thru (b)				
Compliant			**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 multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.**
			Staff Comments	*Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.*
☒	☐	☐	**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	*Please refer to Section 17.06.080(A)2, items (a) thru (m) 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) The proposed design is subject to the stipulations of the Planned Unit Development Agreement for Phase 1 of the Sunbeam Subdivision.
b) All applicable Fire Department and Building Department requirements shall be met.
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 these Findings of Fact, Conclusions of Law, and Decision.
e) 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.
f) 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.
g) Building and utility facilities shall not block any sidewalk nor pedestrian ways and shall be screened from view.
h) The Applicant shall submit a drainage plan that includes the addition of downspouts, snow clips, and gutters to prevent drainage into circulation areas and direct it into landscaping; storm water shall be retained on site with drainage mechanisms.
i) The Applicant shall calculate the required snow storage and designate its location onsite, and submit for review and approval by City Staff prior to Preliminary Plat approval.

Motion Language

Approval: Motion to approve the Design Review Application Pilling Family Trust, represented by Manya Yamada, for a cottage development of ten (10) single-family units with a parking access lane and shared

common space at SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3— along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street— within the Limited Residential (LR-1) 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 Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (i) are met.

Denial: Motion to deny the Design Review Application Pilling Family Trust, represented by Manya Yamada, for a cottage development of ten (10) single-family units with a parking access lane and shared common space at SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3— along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street— within the Limited Residential (LR-1) 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].

A SETBACK EXHIBIT FOR

PANORAMA POINT SUBDIVISION

JULY 2023

30 15 0 30 60 90

SCALE IN FEET

LEGEND

- Property Boundary
- Proposed Sublot Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- Existing Easement
- Setback Line
- Found 5/8" Rebar, PLS 16670
- Set 5/8" Rebar
- Set 1/2" Rebar
- Proposed Building
- Proposed Deck
- Existing Asphalt Pavement
- Proposed Asphalt Pavement
- Concrete

NOTES

1. Zoning: "LR-1"
2. Front yard setbacks are displayed at 25' from property lines.
3. Side and rear yard setbacks are displayed at 10' from property lines.
4. Where a setback line is not shown, dimensions to the nearest point on property lines are shown.
5. Interior sublot lines are shown as less than the minimum side yard setbacks per townhouse sublot code.

SCALE: 1" = 30'

PANORAMA POINT SUBDIVISION

GALENA-BENCHMARK
ENGINEERING,
KETCHUM, IDAHO

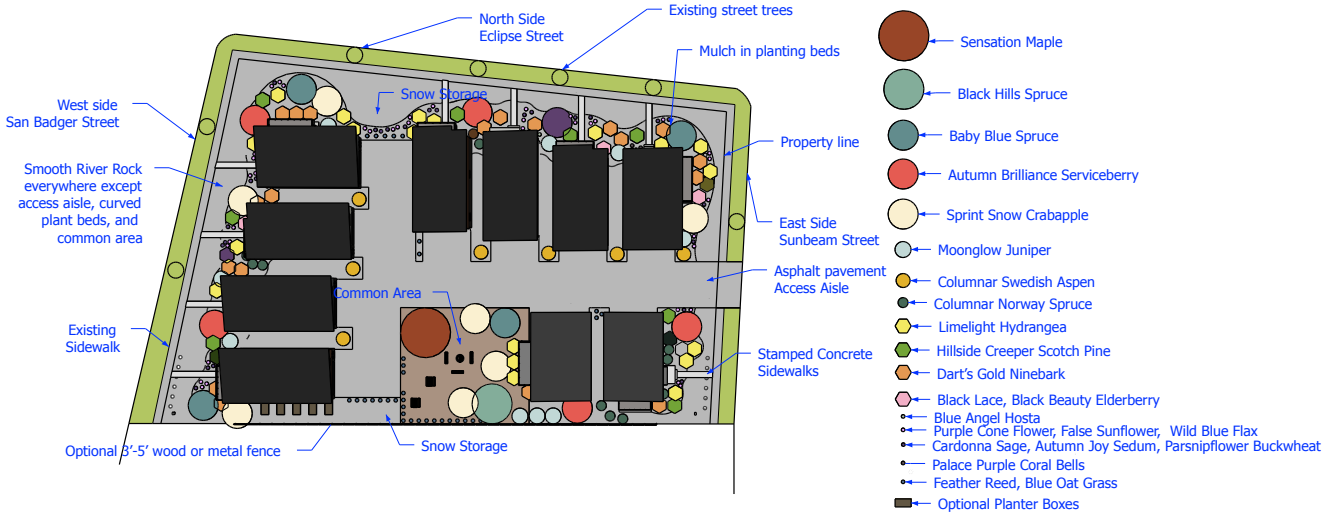
SETBACK EXHIBIT
Job No. 23065

PANORAMA POINT SUBDIVISION

HAILEY, IDAHO

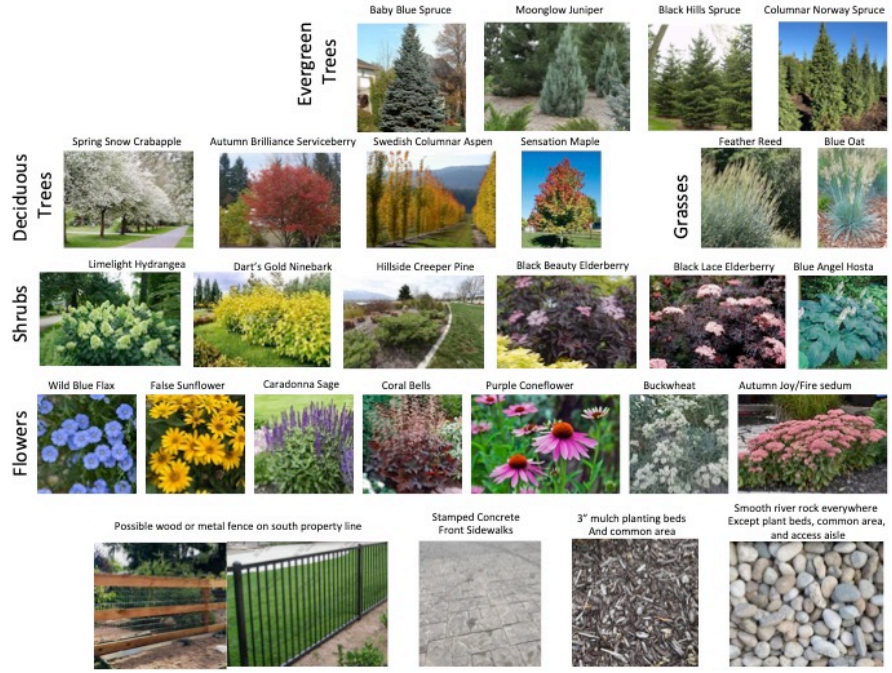
Landscape Plan

- No site lighting proposed
- All utility screening to meet utility access standards
- All planting sites shall be irrigated with automatic underground irrigation system using drip irrigation
- Irrigation supply connected to the developments water system
- The point of connection will have an approved back flow device and water meter



Species, Quantity, Size, Drought Tolerance

Quantity	Percentage	Common Name and size	Botanical Name	Drought tolerant
Evergreen Trees				
1	2%	Spruce, Black Hills 5' (B&B)	Abies concolor	yes
9	20%	Juniper, Moonglow 5' (GB)	Juniperus scopulorum Moonglow	yes
4	9%	Spruce, Baby Blue 4' (B&B)	Picea pungens Baby Blue	yes
11	24%	Columnar Norway Spruce 5' (B&B)	Picea abies 'Cupressina'	once established
Decidous Trees				
1	2%	Maple, Sensation #25	Acer negundo Sensation	once established
7	15%	Aspen, Columnar Swedish #15	Populus Tremula Erecta	yes
8	17%	Crabapple, Spring Snow 2.5" (B&B)	Malus Spring Snow	yes
5	11%	Serviceberry, Autumn Brilliance #10	Amelanchier grandiflora Autumn Brilliance	once established
46		Total Trees		
Shrubs				
20		Hydrangea, Limelight #3 (MS)	Hydrangea paniculata Limelight	once established
23		Ninebark, Dart's Gold #5 (MS)	Physocarpus opulifolius Darts Gold	once established
2		Elderberry, Black LaceÂ® #3 (MS)	Sambucus nigra Eva	once established
2		Elderberry, Black BeautyÂ® #3 (MS)	Sambucus nigra Gerda	once established
9		Hillside Creeper Scotch Pine #3	Pinus Sylvestris 'Hillside Creeper'	once established
Perennials/Flowers				
48		Purple Cone Flower #1	Echinacea purpurea	yes
48		Wild Blue Flax #1	Linum Perenne	yes
30		False Sunflower #1	Heliosis helianthoides Tuscan Gold	yes
57		Caradonna Sage #1	Salvia Nemorosa	yes
25		Autumn Joy Sedum #1	Sedum telephium Autumn Joy	yes
25		Parsnipflower Bluckwheat #1	Eriogonum heracleoides	yes
14		Palace Purple Coarl Bells #1	Heuchera Palace Purple	somewhat
11		Hosta, Blue Angel #1	Hosta Blue Angel	yes
Ornamental Grasses				
25		Feather Reed Grass, Karl #1	Calamagrostis acutiflora Karl Foerster	somewhat
17		Blue Oat Grass #3	Helictotrichon sempervirens	yes



PANORAMA POINT SUBDIVISION

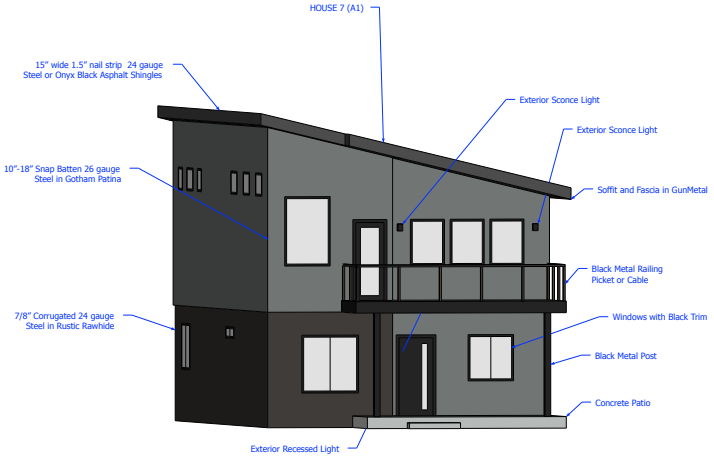
HAILEY, IDAHO

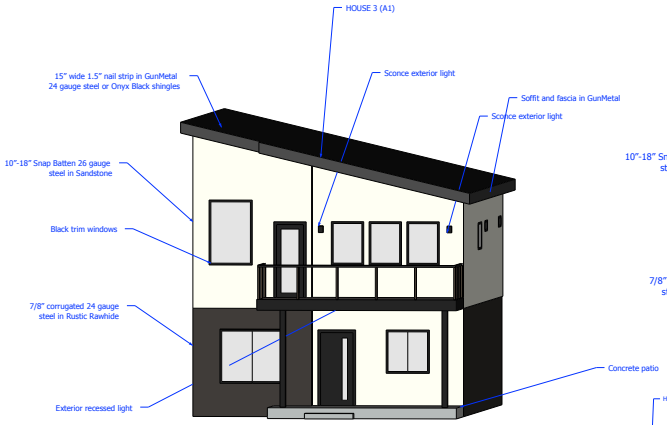
HOUSE PLAN A1

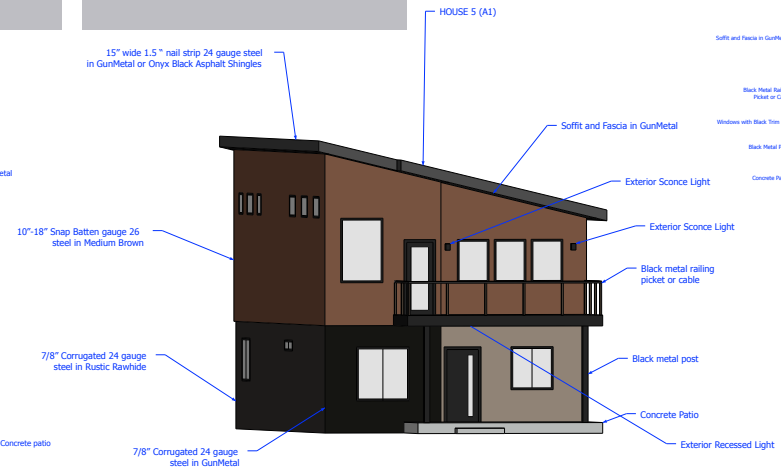
House 3 on Sublot 3

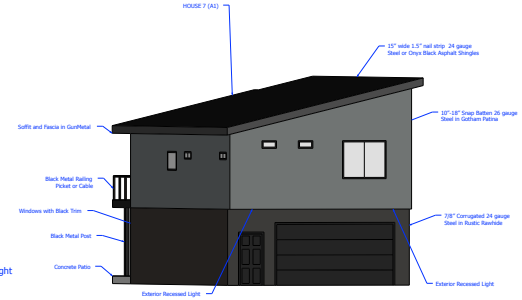
House 5 on Sublot 5

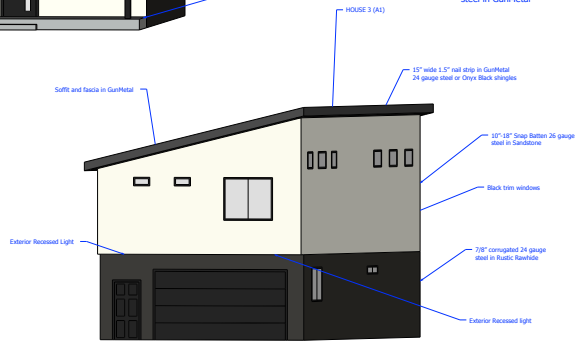
House 7 on Sublot 7

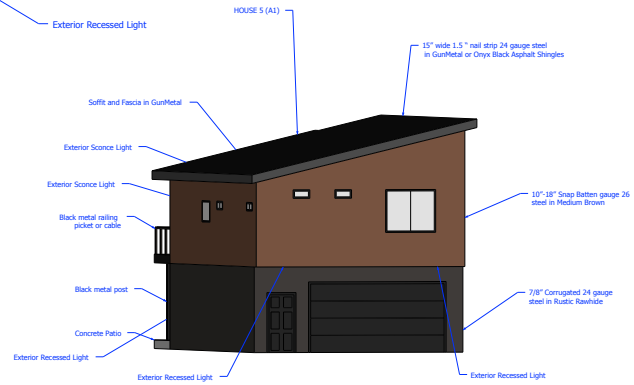












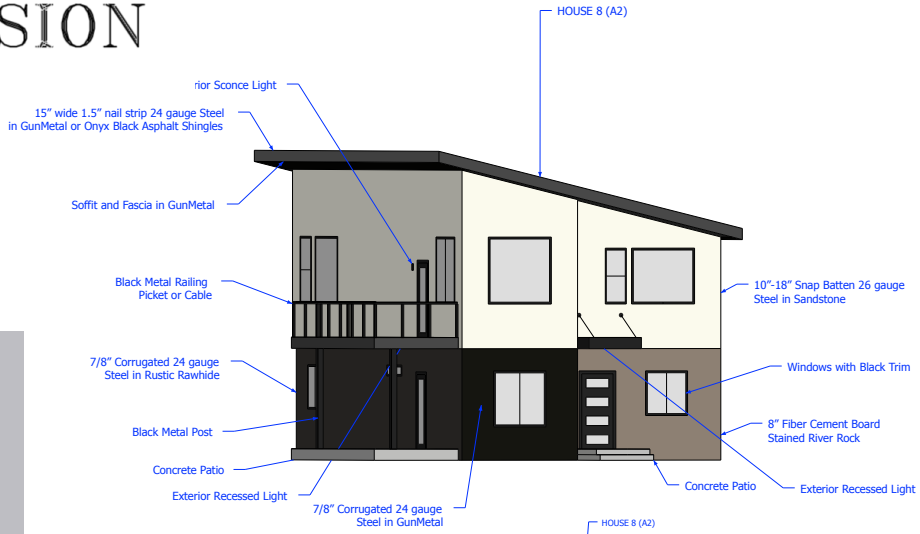
PANORAMA POINT SUBDIVISION

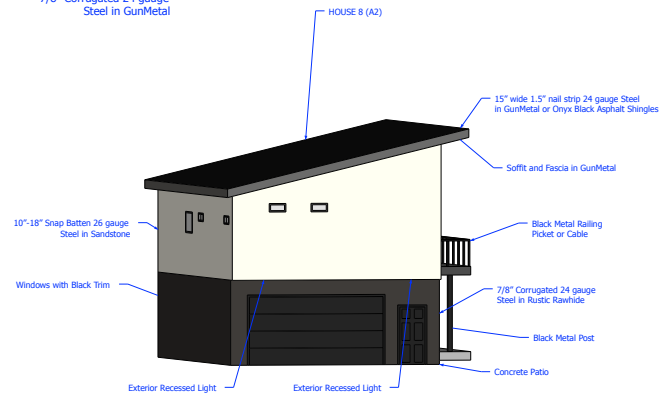
HAILEY, IDAHO

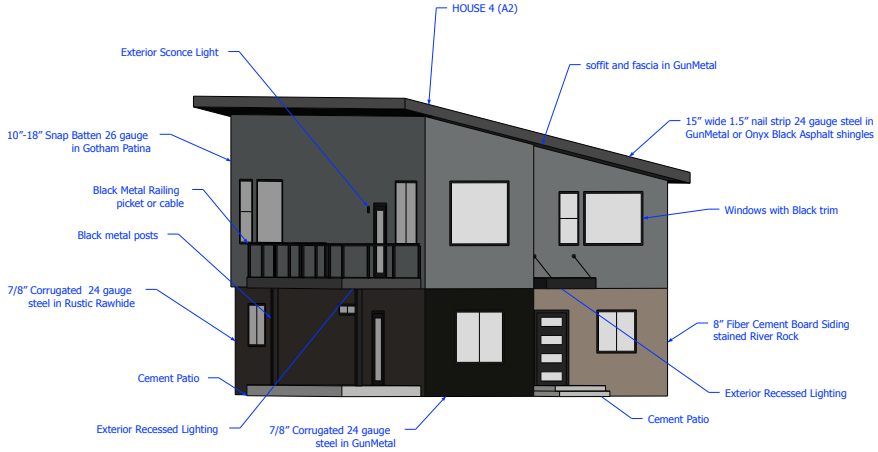
HOUSE PLAN A2

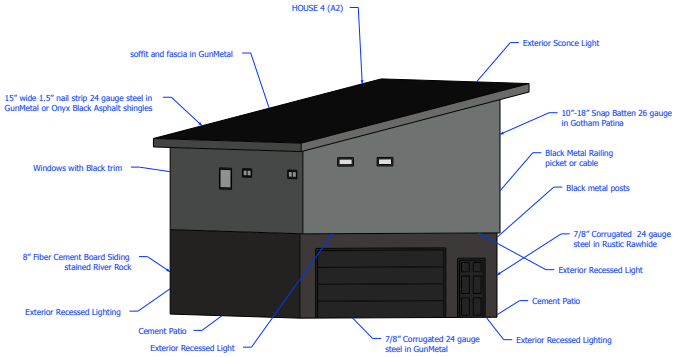
House 4 on Sublot 4

House 8 on Sublot 8









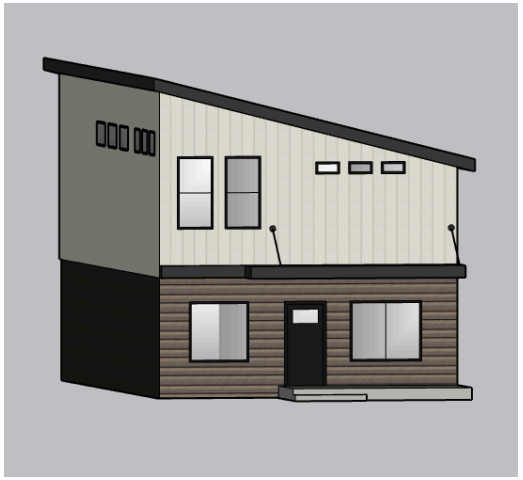
PANORAMA POINT SUBDIVISION

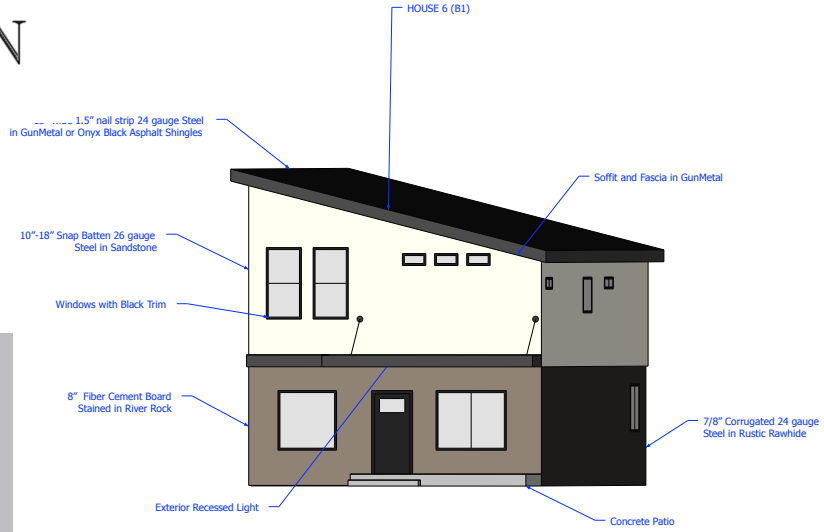
HAILEY, IDAHO

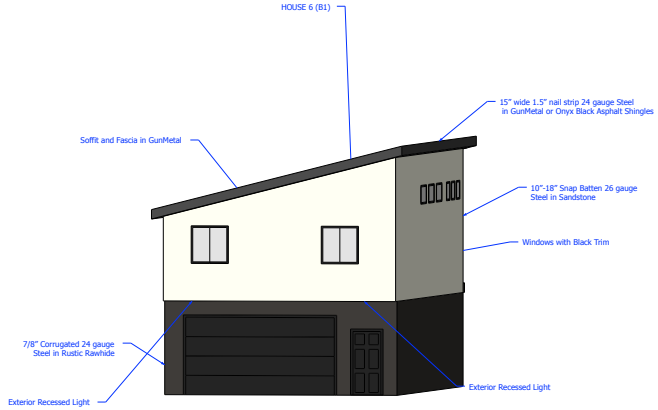
HOUSE PLAN B1

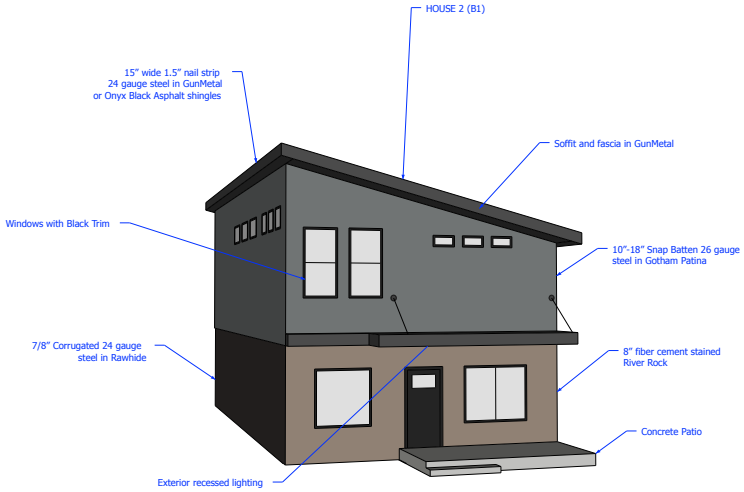
House 2 on Sublot 2

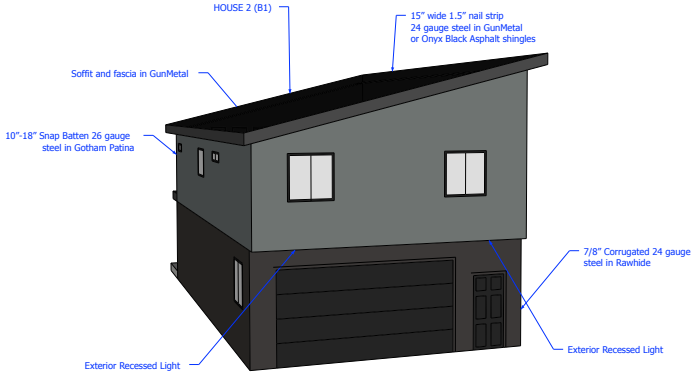
House 6 on Sublot 6









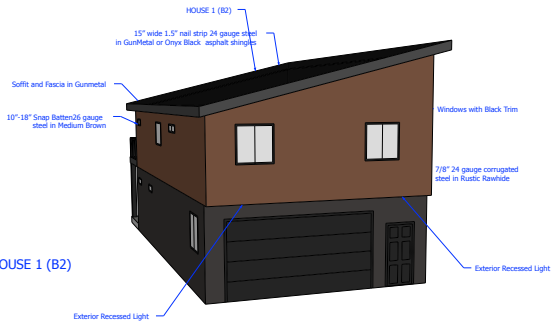


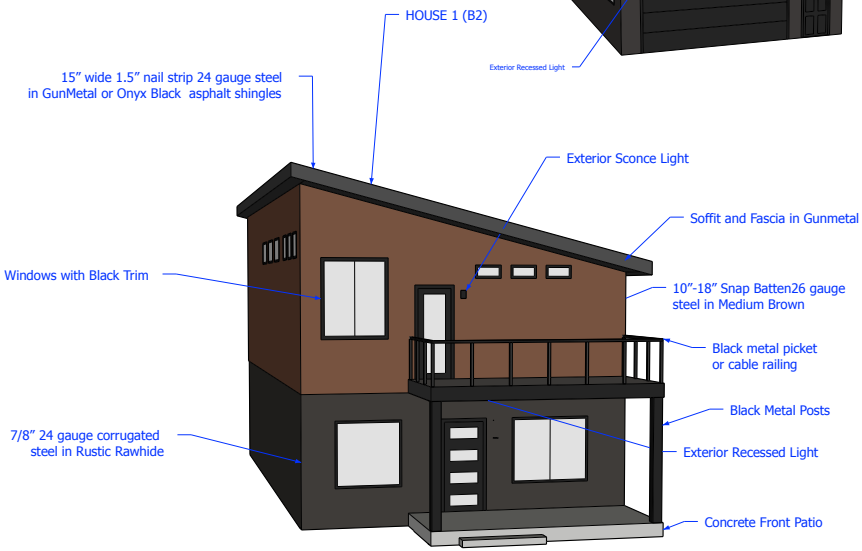
PANORAMA POINT SUBDIVISION
HAILEY, IDAHO

Exterior Lighting for all Plans

HOUSE PLAN B2

House 1 on Sublot 1





Exterior Sconce Lighting
- ✓ Full Cutoff Lighting
- ✓ Fully Shielded
- ✓ Down Facing
- ✓ Less than horizontal Beam
- ✓ 700 Lumens

Exterior Recessed Lighting
- ✓ Full Cutoff Lighting
- ✓ Fully Shielded
- ✓ Down Facing
- ✓ Less than horizontal Beam
- ✓ 766 Lumens

OSTWiN — LED OUTDOOR WALL LIGHT CYLINDER SQUARE LCL-02SW series

LED Outdoor Wall Light Cylinder Square offers a superior option for lighting building exteriors. This energy efficient fixture made of Die-casting Aluminum body with protecting Glass lens, creates a clear and bright lighting. The direction of lights perfectly illuminates the around area. Suitable for patio, porch, backyard, garage, walkway outdoor lighting. Easy and fast installation, no bulb replacement required.

Finish: Black | White

ORDERING MATRIX:

Family	Light Direction	Standard Dimming	Watts	CCT	Finish
OW-LCL-02SW	X	N	XX	XX	XX
LED Outdoor Wall Light Cylinder Square LCL-02SW series	1/2	Non-dimmable	9 = 9 W 18 = 18 W	30 = 3,000 K 50 = 5,000 K	BK = Black WH = White

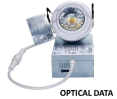
ORDERING INFORMATION:

Model	Light Direction	Watts	Lumens	CCT	Dimensions (L,W,H,H1)
OW-0LCL-02SW-9W30-BK	1	9 W	780 lm	3,000 K	6 3/16"x6 5/16"x7 3/4"
Construction & Materials					
Diffuser	Glass				
Housing	Die-casting Aluminum				
Finish	White, Black				
Weight	2.31 lbs (1.05 kg)			3.24 lbs (1.48 kg)	
Environmental System					
Work Environment	Suitable for Wet Location				
Operating Temperature	-0.4°F to 113°F (-18°C to 45°C)				
L-70 Life	50,000 hrs				
Optical System					
Luminous Flux	3,000 K 5,000 K	780 lm		1,580 lm	
Color Temperature	3,000 K, 5,000 K				
CRI	80				
Electrical System					
Input Voltage	120V AC 60 Hz				
Max input current	0.075 A			0.15 A	
Off State Power	0 W				
Power Consumption	9 W			18 W	
Power Factor	≥ 0.9				
Max output current	290 mA			450 mA	
Regular and Voluntary Certifications					
5-year limited warranty cETLus listed					

OSTWIN LIGHTING, LLC
E-mail: info@ostwin.com | Website: www.ostwin.com

5 CCT In One Light
LED Gimbal Downlight
40° Beam Angle | 30° Tilt | 360°rotation

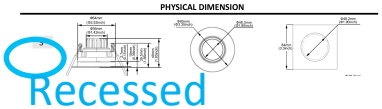
SPECIFICATION



Product Name	5-CCT 3"/4" 8W LED Gimbal Light
Model No.	EW34CG

OPTICAL DATA		ELECTRICAL DATA	
LED Chip	COB	Input Voltage	110 - 130VAC
Color Temp.	27/30/35/40/50K	Output Voltage	28 - 42VDC
Lumen @ 3000K	766lm	Amper	180mA
Rotation Angel	360°	Power	8Watt
Beam Angle	24° 40° 60°	Power Factor	>0.94
CRI	>80	Operating Temp.	-20 - 40℃
Dimming	Triac base dimmable	Gimbal Engine Dia	2 1/2" (63mm)
IC Rated	Type IC Rated	Gimbal Engine Height	1 3/4" (45mm)
Location Approved	Wet Location	Cut out Size	2 3/4" (70mm)
Certification	cETLus	Junction Box Length	4 1/4" (108mm)
Lifespan	50,000hrs	Junction Box Width	2 3/8" (60mm)
Warranty	5 years	Junction Box Height	1 3/8" (35mm)

PHYSICAL DIMENSION



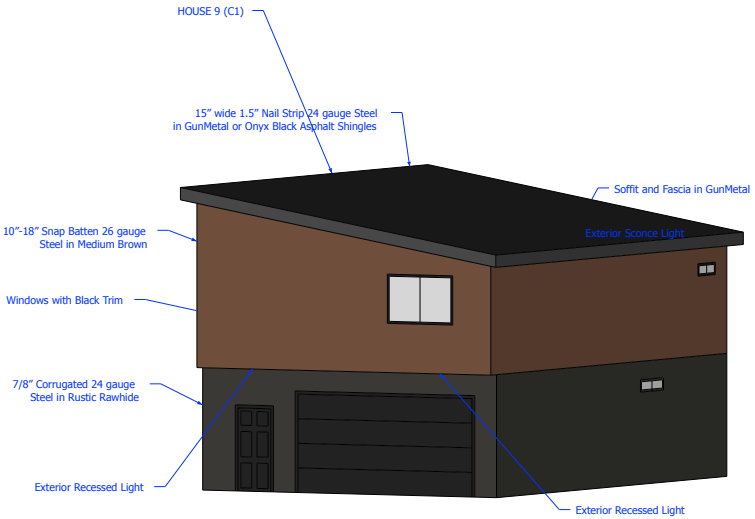
Recessed

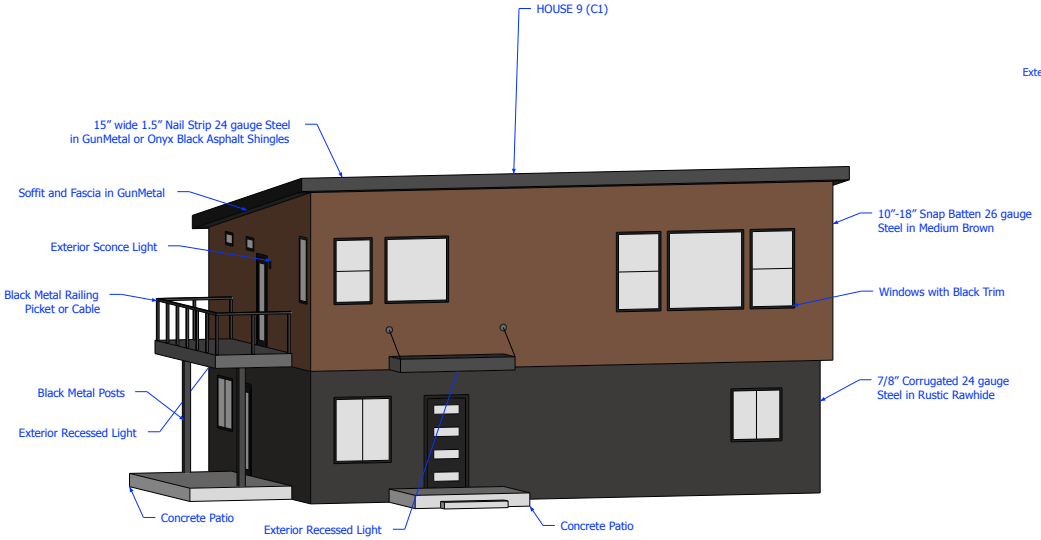
PANORAMA POINT SUBDIVISION

HAILEY, IDAHO

HOUSE PLAN C1

House 9 on Sublot 9

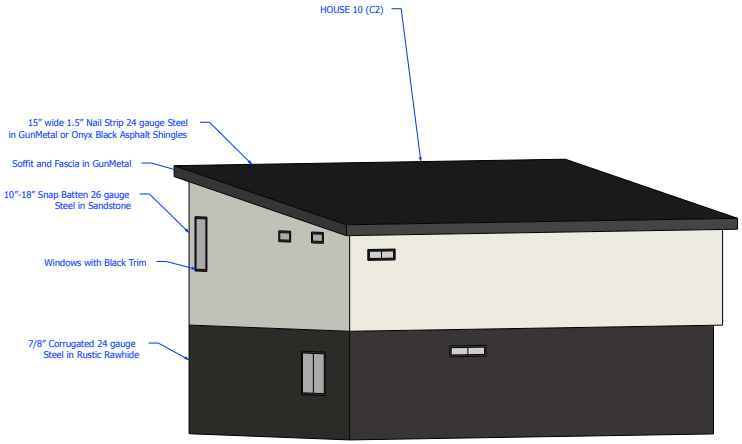


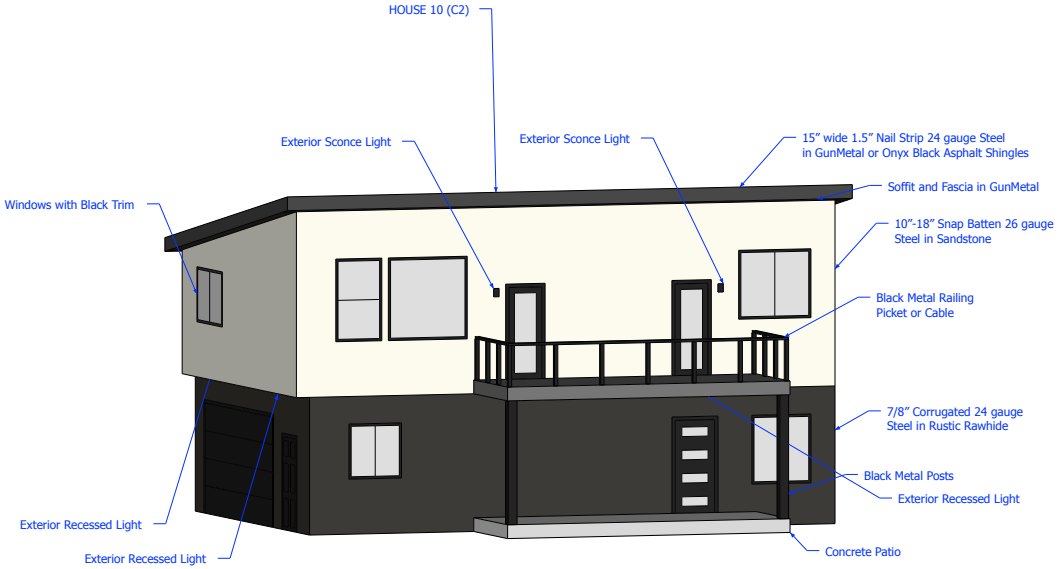


PANORAMA POINT SUBDIVISION
HAILEY, IDAHO

HOUSE PLAN C2

House 10 on Sublot 10



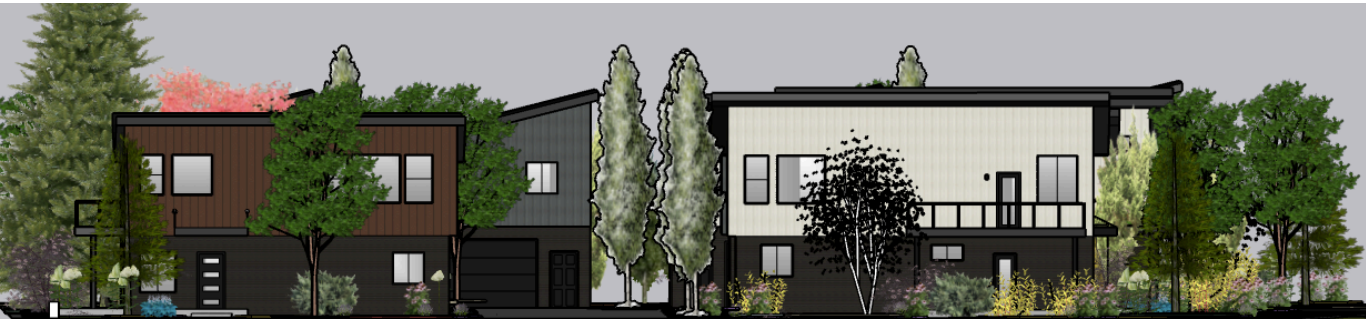


PANORAMA POINT SUBDIVISION

HAILEY, IDAHO

San Badger Drive

Eclipse Street



Sunbeam Street

View from South

PILLING SUNBEAM
HOUSE A1

HAILEY, ID

GENERAL NOTES

1. ALL WORK SHALL MEET STATE, LOCAL CODES, ORDINANCES, AND 2018 IBC.
2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED AND LOCATED BEFORE WORK BEGINS ON THE PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY DESIGNER OF ANY DIMENSIONAL ERRORS, OMMISIONS, OR DISCREPANCIES BEFORE BEGINING ANY WORK.
5. SCALE ON DRAWINGS AS INDICATED ON DRAWINGS, WHEN PRINTED FULL SIZE ON TABLOID (11" X 17") PAPER.

CODE REVIEW

TYPE OF CONSTRUCTION -	V
OCCUPANCY CLASSIFICATION -	RESIDENTIAL (R-1)
ALLOWABLE HEIGHT -	30' - 0"
ACTUAL HEIGHT -	21' - 6"
GROSS BUILDING SF -	2,196 SF

1 3D View 1

Sheet List

Sheet Number	Sheet Name
100	Cover Sheet
101	Main Level Layout
102	Upstairs Layout
103	Elevations

Gross Area Schedule

Name	Area
Balcony	144 SF
Garage	523 SF
Level 2	1111 SF
Main Level	562 SF
Porch	141 SF

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House A1

No.	Description	Date

Cover Sheet

Project number	Project Number	100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

7/5/2023 12:07:48 PM

GENERAL NOTES

1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
2. WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC.
3. SMOKE ALARMS AS LOCATED SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS PER 2018 IRC AND BE HARD WIRED WITH BATTERY BACKUP.
4. BATH AND RANGE HOOD FANS INDICATED SHALL VENT TO OUTSIDE AND MEET ALL REQUIREMENTS OF THE 2018 IRC. SMOOTH PIPING AND MIN 50 CFM.
5. VENT DRYER EXHAUST TO DUCT IN WALL AND VENT OUTSIDE.
6. PROVIDE SHELF AND ROD IN CLOSETS AS INDICATED.
7. ALL WINDOWS AND EXTERIOR DOOR HEADERS ARE DOUBLE 2X10'S OR EQUIVALENT.
8. DIMENSIONS ARE FROM FACE OF STRUCTURAL MEMBER (CONCRETE, SHEATHING, OR STUD WALL

SYMBOL LEGEND

SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

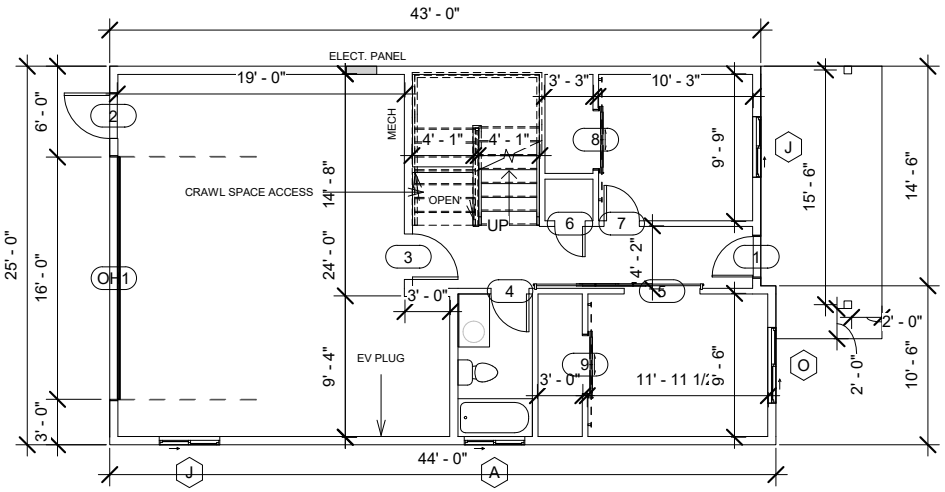
FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

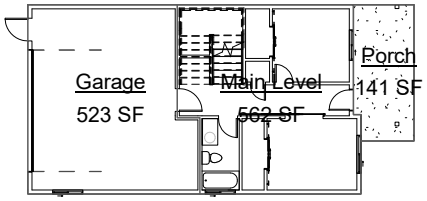
Mark	Width	Height	Comments
1	2' - 8"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 6"	6' - 8"	
5	5' - 0"	6' - 8"	
6	2' - 0"	6' - 8"	
7	2' - 4"	6' - 8"	
8	4' - 0"	6' - 8"	
9	4' - 0"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
13	2' - 6"	6' - 8"	
14	2' - 6"	6' - 8"	
15	2' - 4"	6' - 8"	
16	2' - 8"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
A	4' - 0"	2' - 0"	1	
B	6' - 0"	5' - 0"	1	
D	2' - 0"	2' - 0"	2	
E	3' - 0"	2' - 0"	4	
F	3' - 0"	4' - 0"	2	
G	4' - 0"	4' - 0"	1	
J	4' - 0"	4' - 0"	2	
K	2' - 0"	1' - 0"	2	
L	3' - 0"	1' - 6"	2	
M	4' - 0"	6' - 0"	1	
N	3' - 0"	4' - 0"	1	
O	5' - 0"	5' - 0"	1	



1 Level 1
1/8" = 1'-0"



2 Level 1
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House A1

No.	Description	Date

Main Level Layout

Project number	Project Number	101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

7/5/2023 12:07:49 PM

GENERAL NOTES

1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
2. WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC.
3. SMOKE ALARMS AS LOCATED SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS PER 2018 IRC AND BE HARD WIRED WITH BATTERY BACKUP.
4. BATH AND RANGE HOOD FANS INDICATED SHALL VENT TO OUTSIDE AND MEET ALL REQUIREMENTS OF THE 2018 IRC. SMOOTH PIPING AND MIN 50 CFM.
5. VENT DRYER EXHAUST TO DUCT IN WALL AND VENT OUTSIDE.
6. PROVIDE SHELF AND ROD IN CLOSETS AS INDICATED.
7. ALL WINDOWS AND EXTERIOR DOOR HEADERS ARE DOUBLE 2X10'S OR EQUIVALENT.
8. DIMENSIONS ARE FROM FACE OF STRUCTURAL MEMBER (CONCRETE, SHEATHING, OR STUD WALL

SYMBOL LEGEND

SD CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

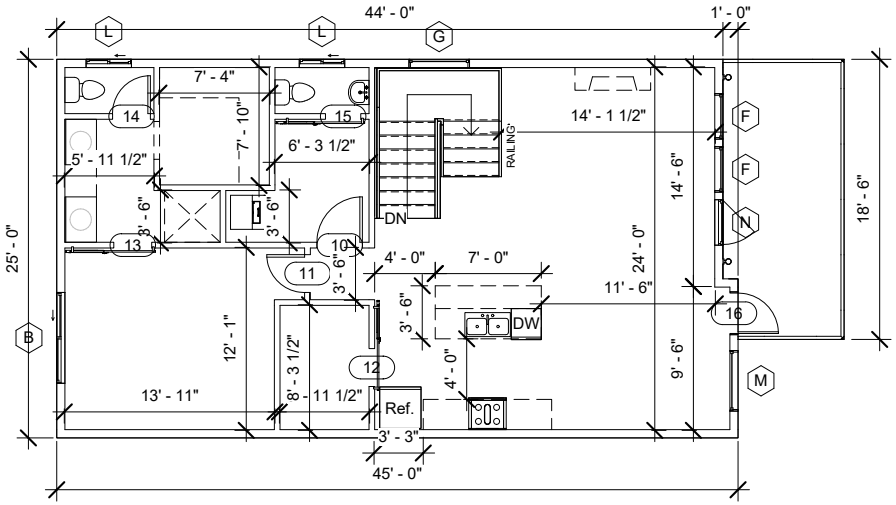
FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

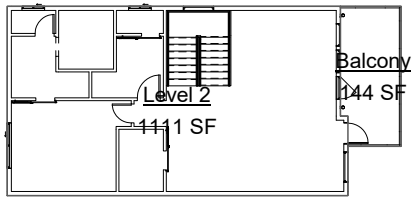
Mark	Width	Height	Comments
1	2' - 8"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 6"	6' - 8"	
5	5' - 0"	6' - 8"	
6	2' - 0"	6' - 8"	
7	2' - 4"	6' - 8"	
8	4' - 0"	6' - 8"	
9	4' - 0"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
13	2' - 6"	6' - 8"	
14	2' - 6"	6' - 8"	
15	2' - 4"	6' - 8"	
16	2' - 8"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
A	4' - 0"	2' - 0"	1	
B	6' - 0"	5' - 0"	1	
D	2' - 0"	2' - 0"	2	
E	3' - 0"	2' - 0"	4	
F	3' - 0"	4' - 0"	2	
G	4' - 0"	4' - 0"	1	
J	4' - 0"	4' - 0"	2	
K	2' - 0"	1' - 0"	2	
L	3' - 0"	1' - 6"	2	
M	4' - 0"	6' - 0"	1	
N	3' - 0"	4' - 0"	1	
O	5' - 0"	5' - 0"	1	



1 Level 2
1/8" = 1'-0"



2 Level 2
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

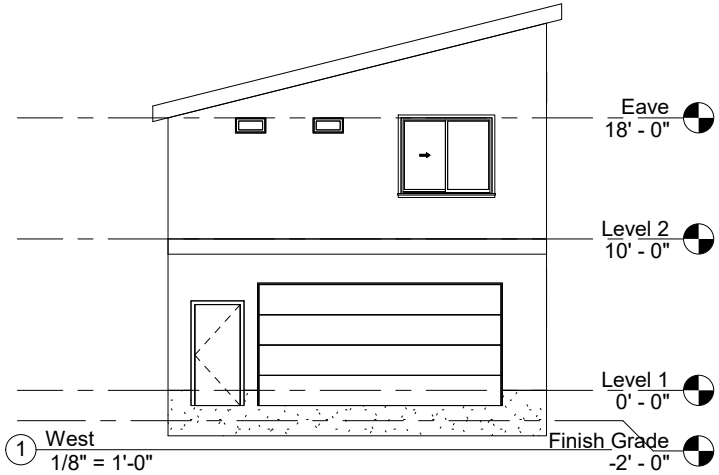
Sunbeam House A1

No.	Description	Date

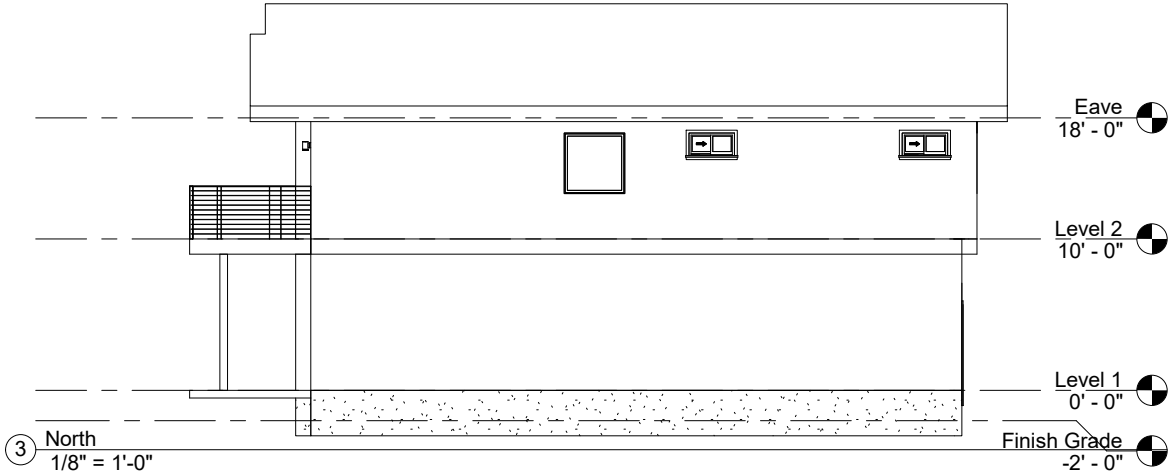
Upstairs Layout

Project number	Project Number	102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

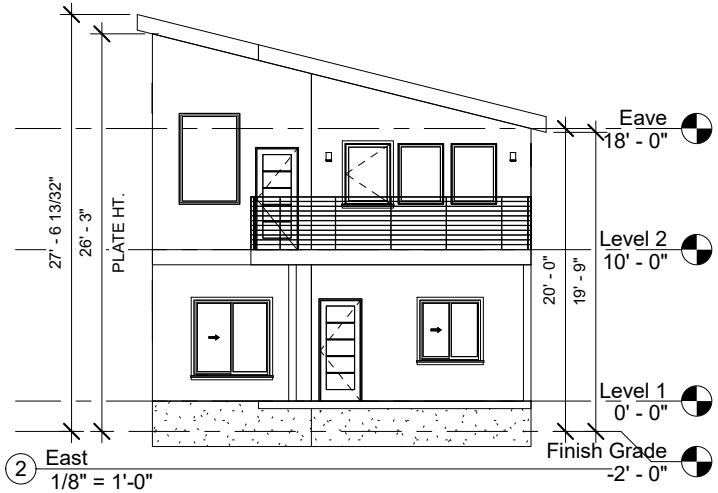
7/5/2023 12:07:49 PM



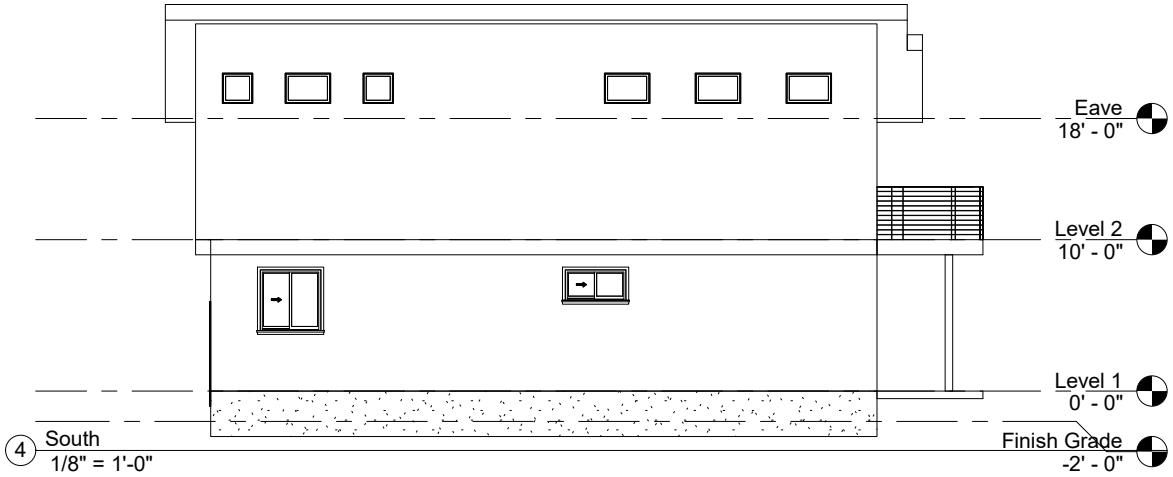
1 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"



4 South
1/8" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House A1

No.	Description	Date

Elevations

Project number	Project Number	103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

7/5/2023 12:07:50 PM

PILLING SUNBEAM HOUSE A2

HAILEY, ID

GENERAL NOTES

1. ALL WORK SHALL MEET STATE, LOCAL CODES, ORDINANCES, AND 2018 IBC.
2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED AND LOCATED BEFORE WORK BEGINS ON THE PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY DESIGNER OF ANY DIMENSIONAL ERRORS, OMMISIONS, OR DISCREPANCIES BEFORE BEGINING ANY WORK.
5. SCALE ON DRAWINGS AS INDICATED ON DRAWINGS, WHEN PRINTED FULL SIZE ON TABLOID (11" X 17") PAPER.

CODE REVIEW

TYPE OF CONSTRUCTION -	V
OCCUPANCY CLASSIFICATION -	RESIDENTIAL (R-1)
ALLOWABLE HEIGHT -	30' - 0"
ACTUAL HEIGHT -	21' - 6"
GROSS BUILDING SF -	2,196 SF

1 3D View 1

Sheet List

Sheet Number	Sheet Name
100	Cover Sheet
101	Main Level Layout
102	Upstairs Layout
103	Elevations

Gross Area Schedule

Name	Area
Balcony	176 SF
Garage	523 SF
Level 2	1111 SF
Main Level	562 SF
Porch	176 SF

LEVEL -DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House A2

No.	Description	Date

Cover Sheet

Project number	Project Number	100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

7/5/2023 12:11:02 PM

GENERAL NOTES

1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
2. WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC.
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8. DIMENSIONS ARE FROM FACE OF STRUCTURAL MEMBER (CONCRETE, SHEATHING, OR STUD WALL

SYMBOL LEGEND

SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

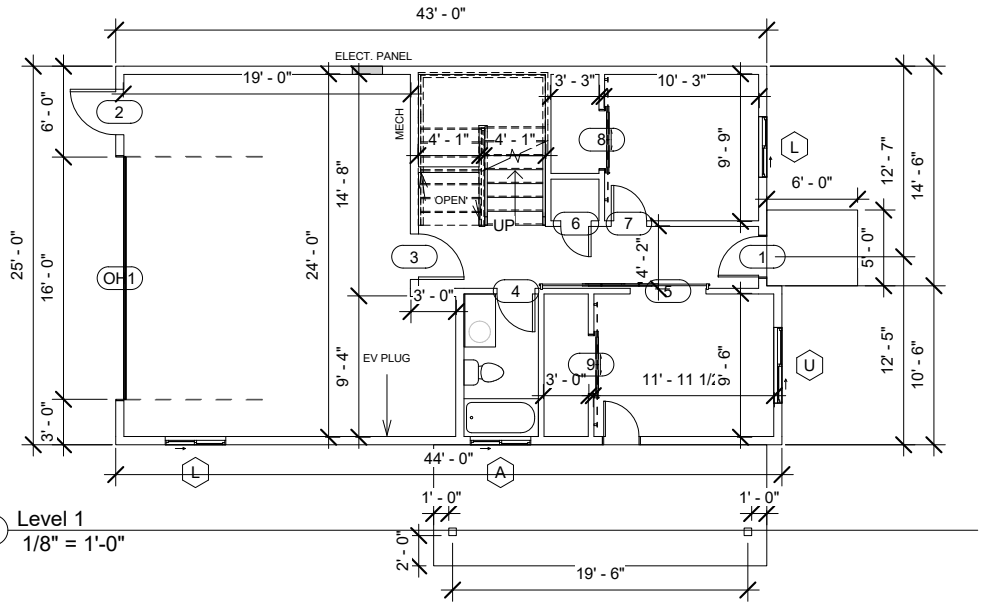
FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

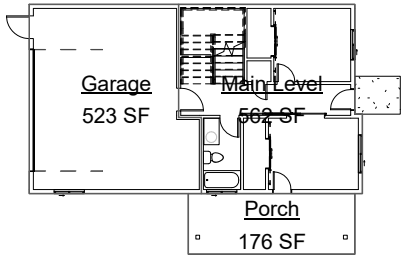
Mark	Width	Height	Comments
1	2' - 8"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 6"	6' - 8"	
5	5' - 0"	6' - 8"	
6	2' - 0"	6' - 8"	
7	2' - 4"	6' - 8"	
8	4' - 0"	6' - 8"	
9	4' - 0"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
13	2' - 6"	6' - 8"	
14	2' - 6"	6' - 8"	
15	2' - 4"	6' - 8"	
16	2' - 4"	6' - 8"	
17	2' - 4"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
A	4' - 0"	2' - 0"	1	
G	4' - 0"	4' - 0"	1	
L	4' - 0"	4' - 0"	2	
M	2' - 0"	1' - 0"	2	
N	3' - 0"	1' - 6"	2	
P	6' - 0"	6' - 0"	2	
Q	6' - 0"	5' - 0"	1	
R	2' - 0"	5' - 0"	1	
S	3' - 0"	6' - 0"	1	
T	5' - 0"	6' - 0"	1	
U	5' - 0"	5' - 0"	1	



1 Level 1
1/8" = 1'-0"



2 Level 1
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-

131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House A2

No.	Description	Date

Main Level Layout

Project number	Project Number	101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

7/5/2023 12:11:02 PM

GENERAL NOTES

1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
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SYMBOL LEGEND

SD CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

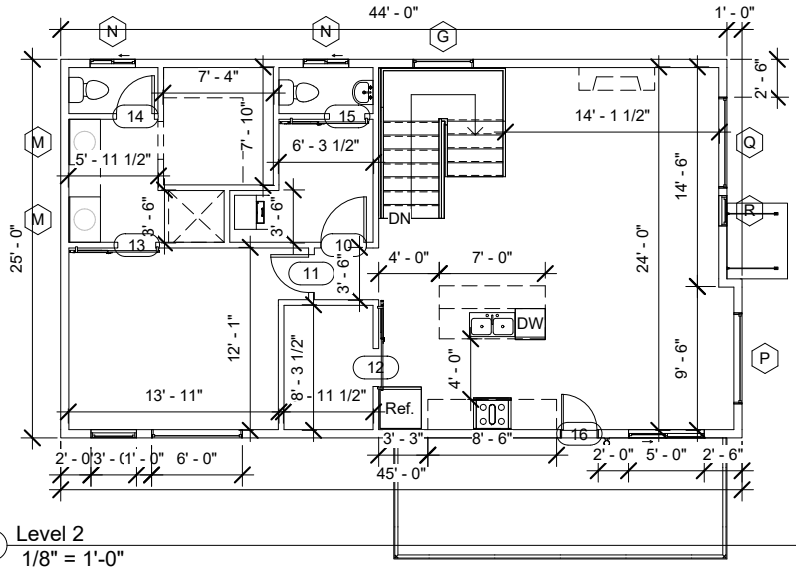
FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

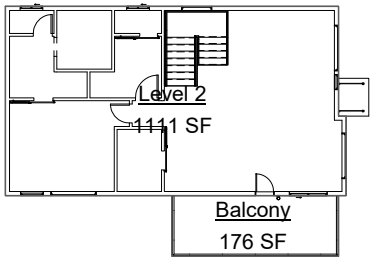
Mark	Width	Height	Comments
1	2' - 8"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 6"	6' - 8"	
5	5' - 0"	6' - 8"	
6	2' - 0"	6' - 8"	
7	2' - 4"	6' - 8"	
8	4' - 0"	6' - 8"	
9	4' - 0"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
13	2' - 6"	6' - 8"	
14	2' - 6"	6' - 8"	
15	2' - 4"	6' - 8"	
16	2' - 4"	6' - 8"	
17	2' - 4"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
A	4' - 0"	2' - 0"	1	
G	4' - 0"	4' - 0"	1	
L	4' - 0"	4' - 0"	2	
M	2' - 0"	1' - 0"	2	
N	3' - 0"	1' - 6"	2	
P	6' - 0"	6' - 0"	2	
Q	6' - 0"	5' - 0"	1	
R	2' - 0"	5' - 0"	1	
S	3' - 0"	6' - 0"	1	
T	5' - 0"	6' - 0"	1	
U	5' - 0"	5' - 0"	1	



1 Level 2
1/8" = 1'-0"



2 Level 2
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

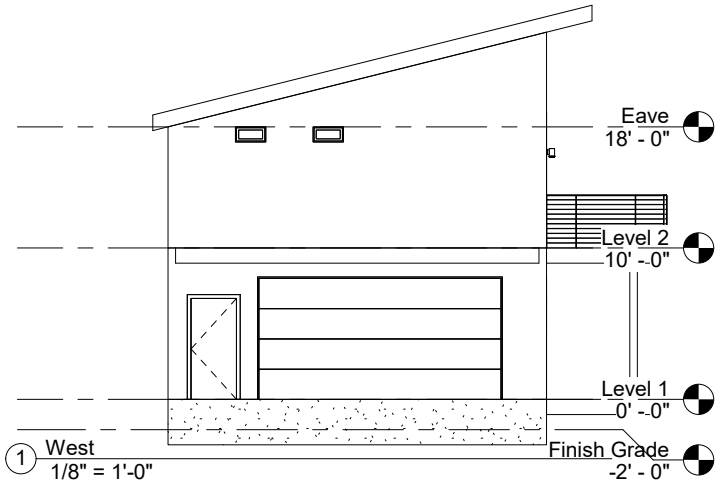
Sunbeam House A2

No.	Description	Date

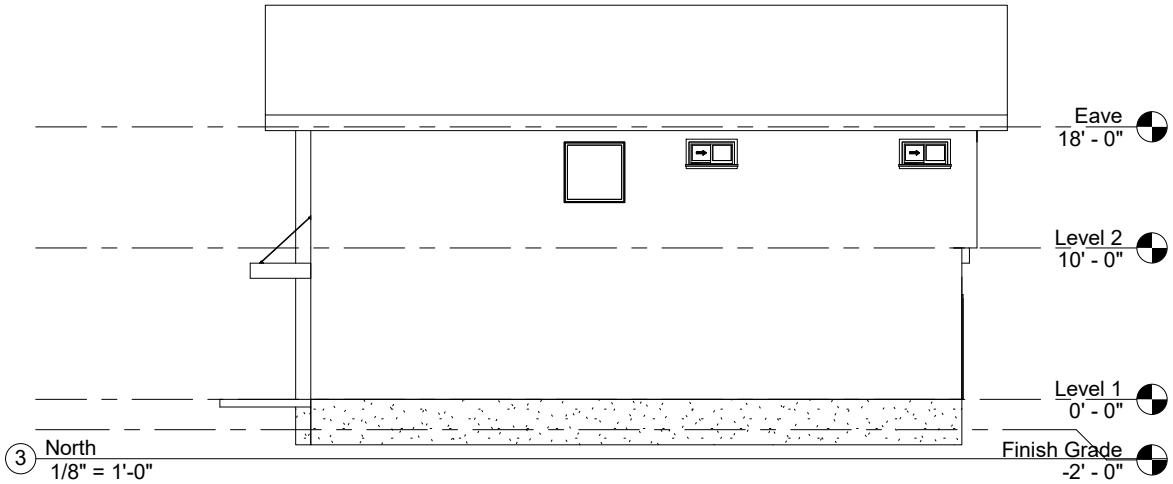
Upstairs Layout

Project number	Project Number	102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

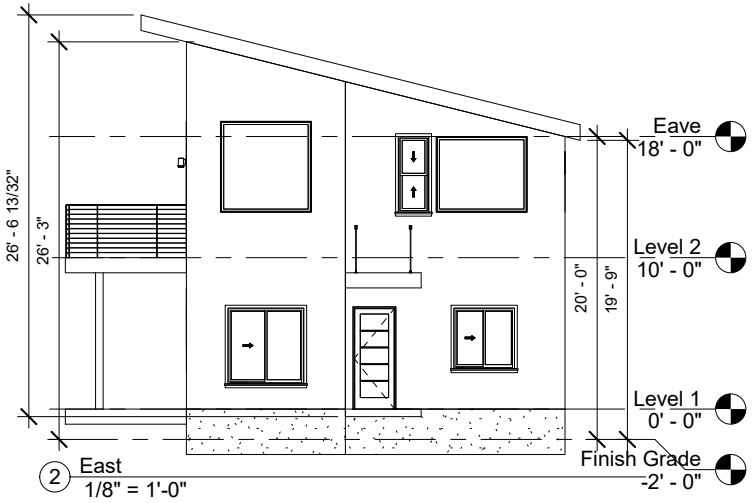
7/5/2023 12:11:03 PM



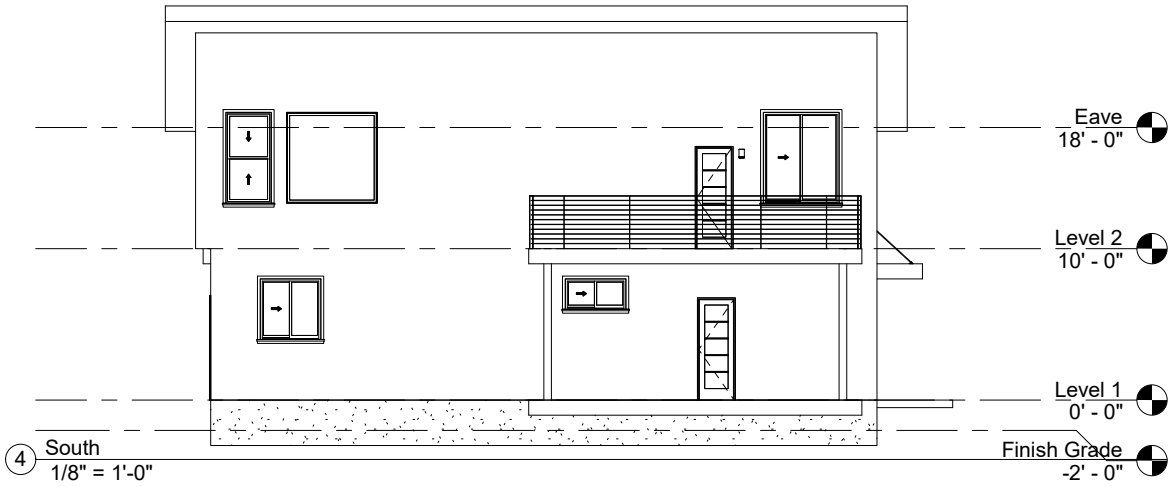
1 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"



4 South
1/8" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House A2

No.	Description	Date

Elevations

Project number	Project Number	103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

7/5/2023 12:11:03 PM

PILLING SUNBEAM
HOUSE B1

HAILEY, ID

GENERAL NOTES

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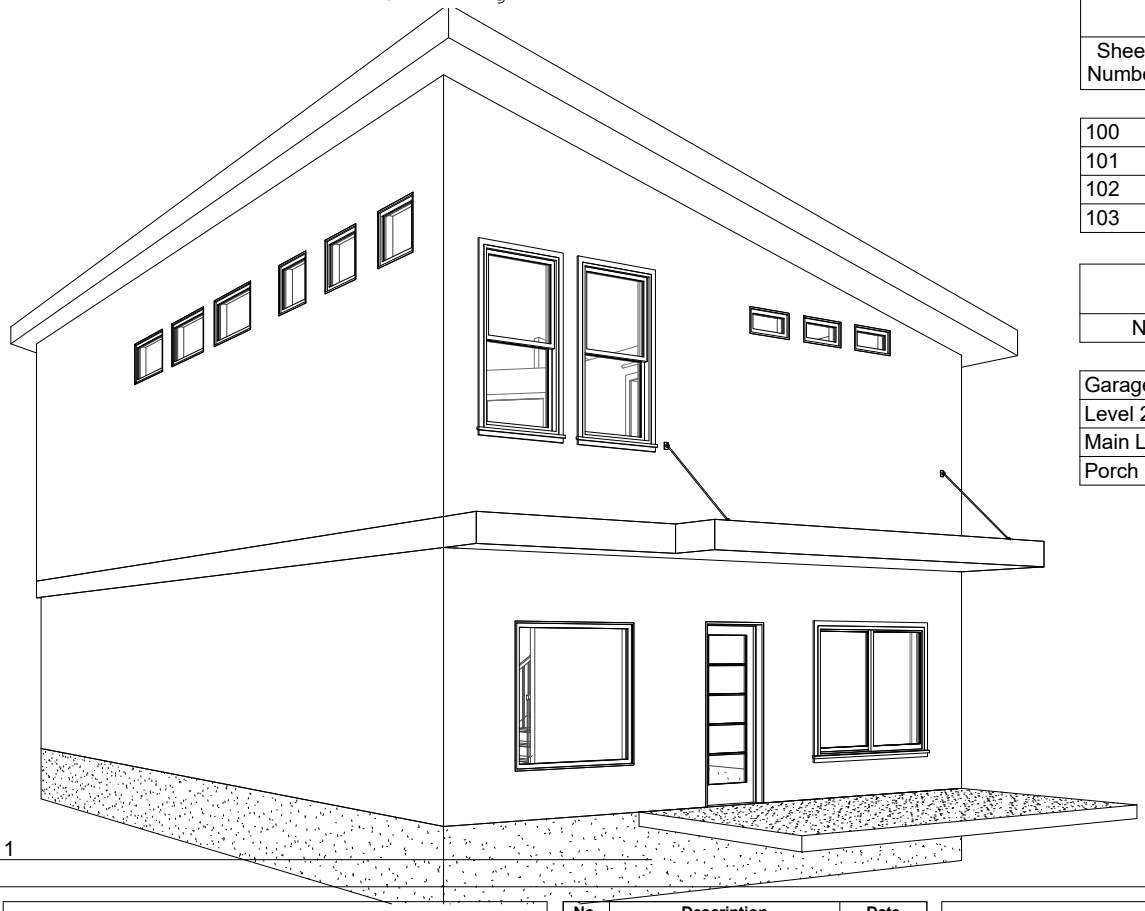
CODE REVIEW

TYPE OF CONSTRUCTION -	V
OCCUPANCY CLASSIFICATION -	RESIDENTIAL (R-1)
ALLOWABLE HEIGHT -	30' - 0"
ACTUAL HEIGHT -	27' - 6"
GROSS BUILDING SF -	2,375 SF



1 3D View 1

Sheet List

Sheet Number	Sheet Name
100	Cover Sheet
101	Main Level Layout
102	Upstairs Layout
103	Elevations

Gross Area Schedule

Name	Area
Garage	525 SF
Level 2	1200 SF
Main Level	650 SF
Porch	136 SF

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House B1

No.	Description	Date

Cover Sheet

Project number	Project Number	100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

7/5/2023 12:11:58 PM

GENERAL NOTES

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SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

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R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

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3	3' - 0"	6' - 8"	
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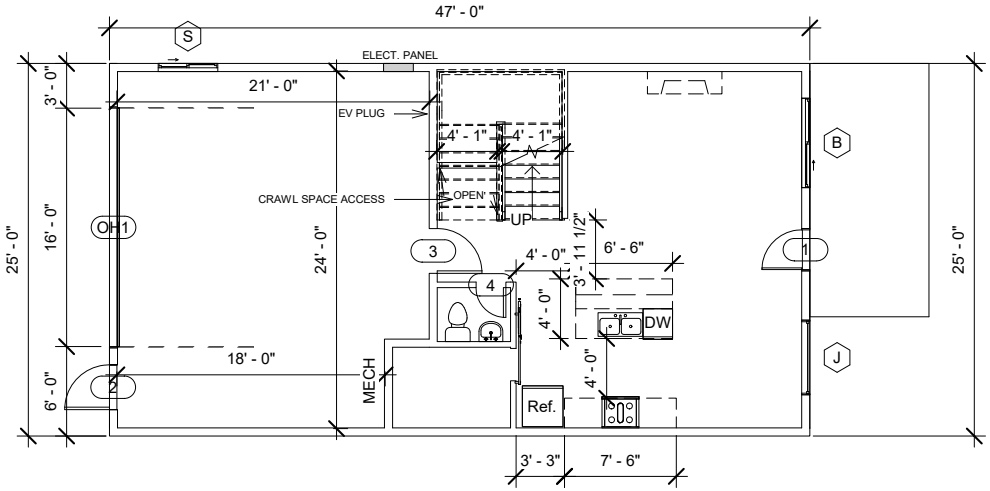
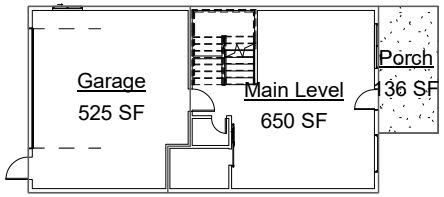
7	2' - 6"	6' - 8"	
8	2' - 6"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
16	5' - 0"	6' - 7"	
17	2' - 6"	6' - 8"	
18	2' - 0"	6' - 8"	
19	4' - 0"	6' - 8"	
20	2' - 0"	6' - 8"	
21	3' - 6"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
B	6' - 0"	5' - 0"	1	
J	5' - 0"	5' - 0"	1	
K	5' - 0"	4' - 0"	2	
L	4' - 0"	2' - 0"	3	
M	2' - 6"	2' - 0"	3	
N	3' - 0"	6' - 0"	2	
O	4' - 0"	3' - 0"	1	
P	4' - 0"	1' - 6"	1	
Q	3' - 0"	1' - 6"	1	
R	2' - 0"	1' - 0"	3	
S	4' - 0"	4' - 0"	1	



1 Level 1
1/8" = 1'-0"



2 Level 1
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House B1

No.	Description	Date

Main Level Layout

Project number	Project Number	101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

7/5/2023 12:11:58 PM

GENERAL NOTES

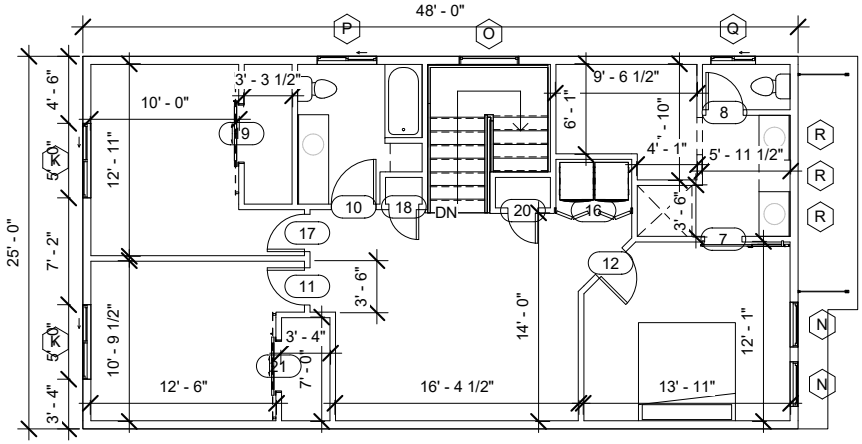
1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
2. WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC.
3. SMOKE ALARMS AS LOCATED SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS PER 2018 IRC AND BE HARD WIRED WITH BATTERY BACKUP.
4. BATH AND RANGE HOOD FANS INDICATED SHALL VENT TO OUTSIDE AND MEET ALL REQUIREMENTS OF THE 2018 IRC. SMOOTH PIPING AND MIN 50 CFM.
5. VENT DRYER EXHAUST TO DUCT IN WALL AND VENT OUTSIDE.
6. PROVIDE SHELF AND ROD IN CLOSETS AS INDICATED.
7. ALL WINDOWS AND EXTERIOR DOOR HEADERS ARE DOUBLE 2X10'S OR EQUIVALENT.
8. DIMENSIONS ARE FROM FACE OF STRUCTURAL MEMBER (CONCRETE, SHEATHING, OR STUD WALL

SYMBOL LEGEND

SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

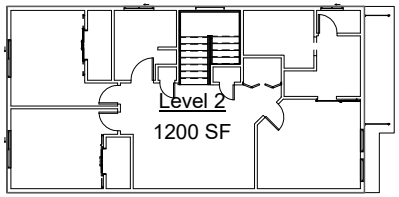
FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS



1 Level 2
1/8" = 1'-0"

Door Schedule			
Mark	Width	Height	Comments
1	2' - 8"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 0"	6' - 8"	
5	2' - 2"	7' - 0"	
7	2' - 6"	6' - 8"	
8	2' - 6"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
16	5' - 0"	6' - 7"	
17	2' - 6"	6' - 8"	
18	2' - 0"	6' - 8"	
19	4' - 0"	6' - 8"	
20	2' - 0"	6' - 8"	
21	3' - 6"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule				
Type Mark	Width	Height	Count	Comments
B	6' - 0"	5' - 0"	1	
J	5' - 0"	5' - 0"	1	
K	5' - 0"	4' - 0"	2	
L	4' - 0"	2' - 0"	3	
M	2' - 6"	2' - 0"	3	
N	3' - 0"	6' - 0"	2	
O	4' - 0"	3' - 0"	1	
P	4' - 0"	1' - 6"	1	
Q	3' - 0"	1' - 6"	1	
R	2' - 0"	1' - 0"	3	
S	4' - 0"	4' - 0"	1	



2 Level 2
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

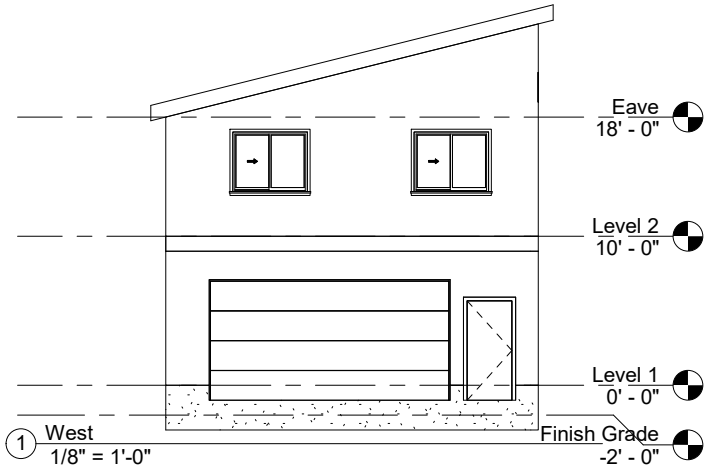
Sunbeam House B1

No.	Description	Date

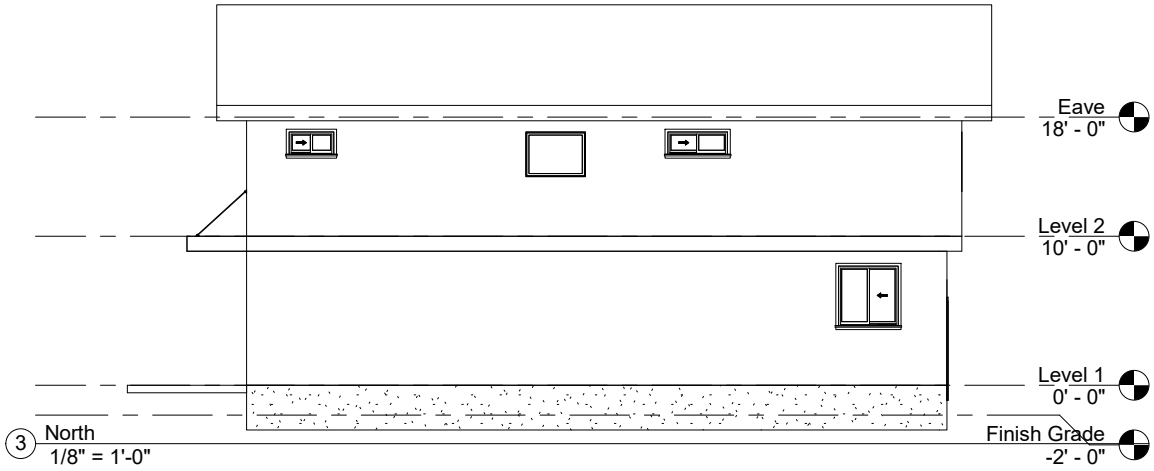
Upstairs Layout

Project number	Project Number	102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

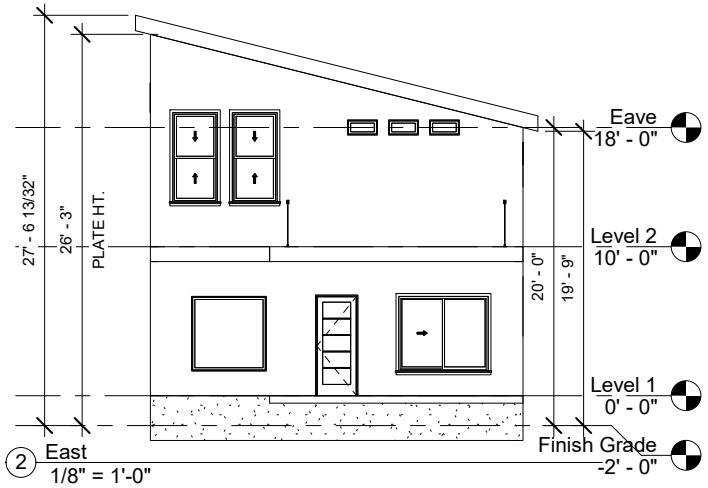
7/5/2023 12:11:59 PM



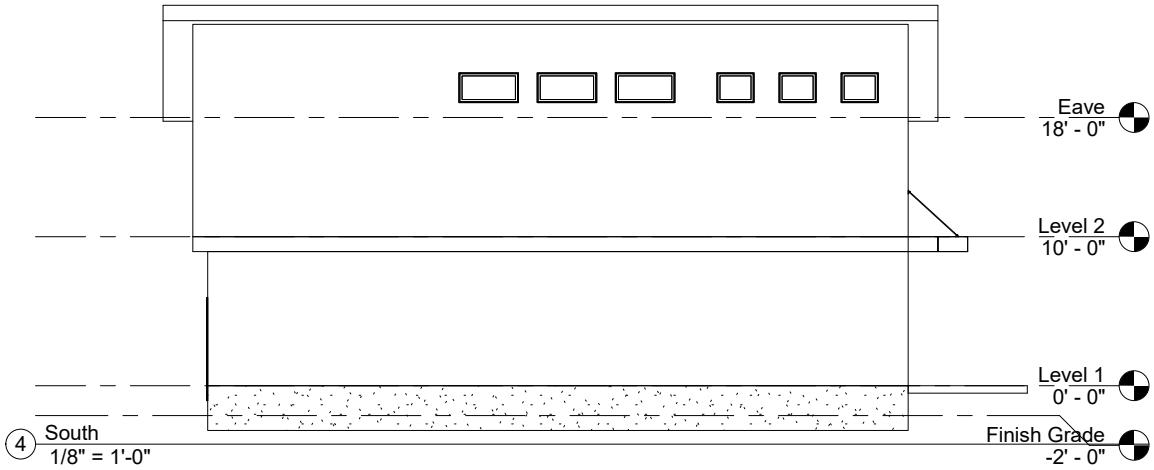
1 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"



4 South
1/8" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House B1

No.	Description	Date

Elevations

Project number	Project Number	103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

7/5/2023 12:11:59 PM

PILLING SUNBEAM
HOUSE B2

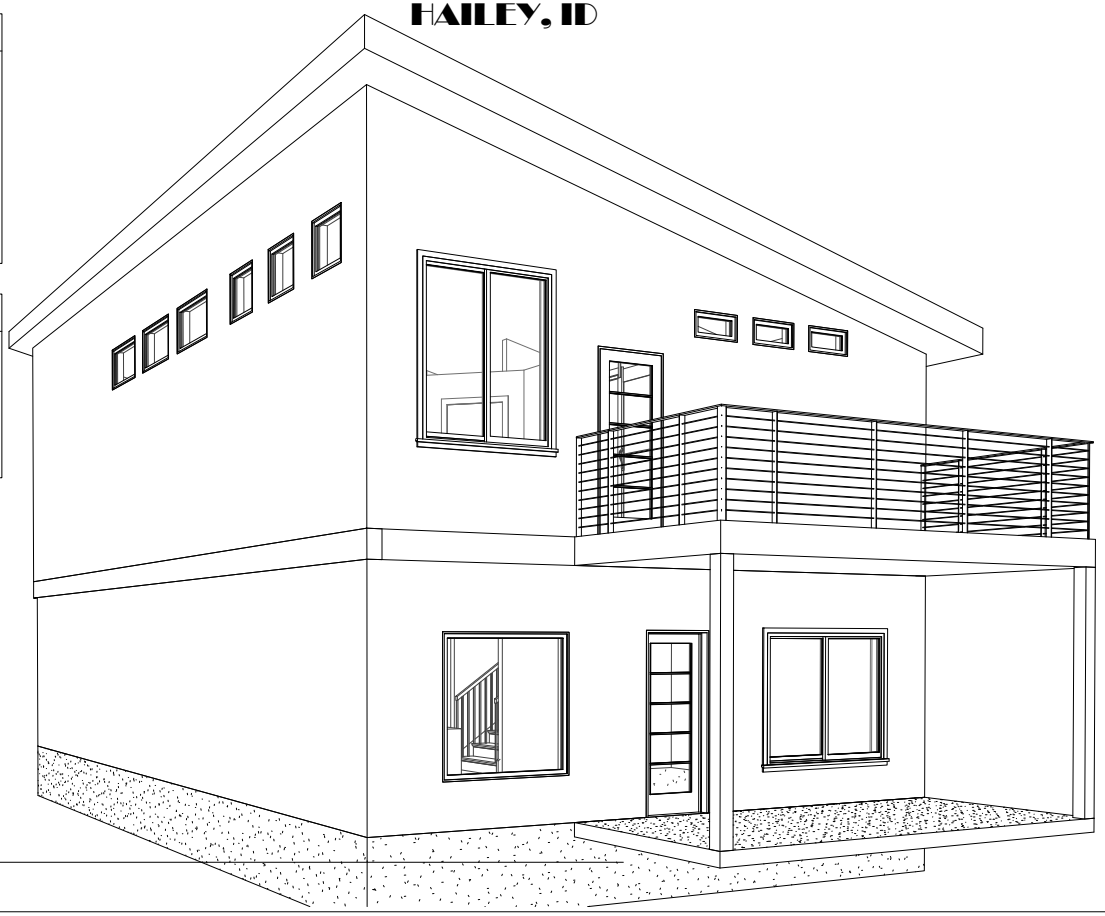
HAILEY, ID

GENERAL NOTES

1. ALL WORK SHALL MEET STATE, LOCAL CODES, ORDINANCES, AND 2018 IBC.
2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED AND LOCATED BEFORE WORK BEGINS ON THE PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY DESIGNER OF ANY DIMENSIONAL ERRORS, OMMISIONS, OR DISCREPANCIES BEFORE BEGINING ANY WORK.
5. SCALE ON DRAWINGS AS INDICATED ON DRAWINGS, WHEN PRINTED FULL SIZE ON TABLOID (11" X 17") PAPER.

CODE REVIEW

TYPE OF CONSTRUCTION -	V
OCCUPANCY CLASSIFICATION -	RESIDENTIAL (R-1)
ALLOWABLE HEIGHT -	30' - 0"
ACTUAL HEIGHT -	27" - 6"
GROSS BUILDING SF -	2,375 SF



1 3D View 1

Sheet List

Sheet Number	Sheet Name
100	Cover Sheet
101	Main Level Layout
102	Upstairs Layout
103	Elevations

Gross Area Schedule

Name	Area
Balcony	136 SF
Garage	525 SF
Level 2	1200 SF
Main Level	650 SF
Porch	136 SF

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House B2

No.	Description	Date

Cover Sheet

Project number	Project Number	100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

7/5/2023 12:12:56 PM

GENERAL NOTES

1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
2. WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC.
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7. ALL WINDOWS AND EXTERIOR DOOR HEADERS ARE DOUBLE 2X10'S OR EQUIVALENT.
8. DIMENSIONS ARE FROM FACE OF STRUCTURAL MEMBER (CONCRETE, SHEATHING, OR STUD WALL

SYMBOL LEGEND

SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

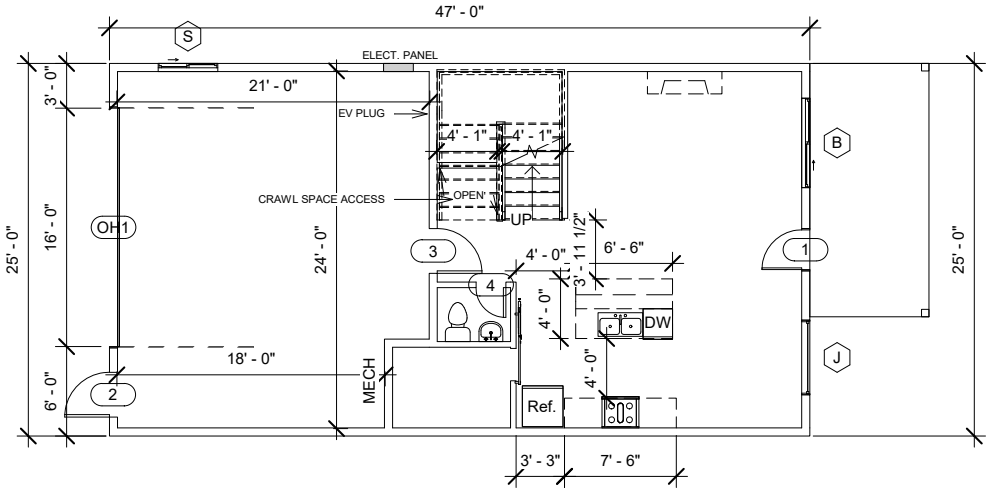
FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

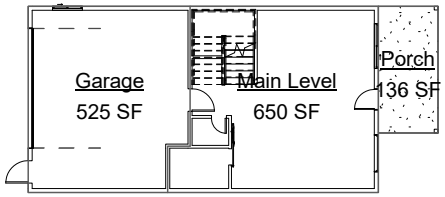
Mark	Width	Height	Comments
1	2' - 8"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 0"	6' - 8"	
5	2' - 2"	7' - 0"	
7	2' - 6"	6' - 8"	
8	2' - 6"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
16	5' - 0"	6' - 7"	
17	2' - 6"	6' - 8"	
18	2' - 0"	6' - 8"	
19	4' - 0"	6' - 8"	
20	2' - 0"	6' - 8"	
21	3' - 6"	6' - 8"	
22	2' - 8"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
B	6' - 0"	5' - 0"	1	
J	5' - 0"	5' - 0"	1	
K	5' - 0"	4' - 0"	2	
L	4' - 0"	2' - 0"	3	
M	2' - 6"	2' - 0"	3	
O	4' - 0"	3' - 0"	1	
P	4' - 0"	1' - 6"	1	
Q	3' - 0"	1' - 6"	1	
R	2' - 0"	1' - 0"	3	
S	4' - 0"	4' - 0"	1	
T	5' - 0"	6' - 0"	1	
U	3' - 0"	1' - 0"	2	



1 Level 1
1/8" = 1'-0"



2 Level 1
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House B2

No.	Description	Date

Main Level Layout

Project number	Project Number	101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

7/5/2023 12:12:57 PM

GENERAL NOTES

1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
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SYMBOL LEGEND

SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

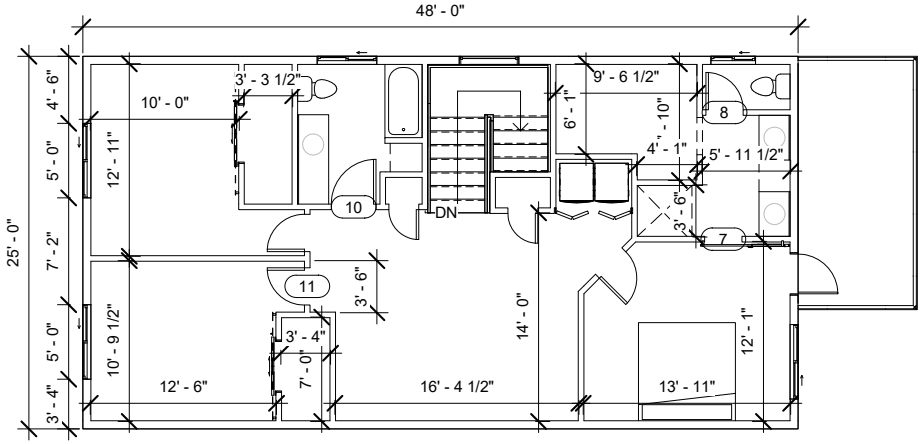
FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

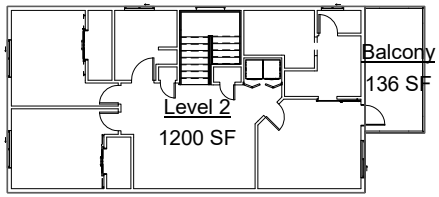
Mark	Width	Height	Comments
1	2' - 8"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 0"	6' - 8"	
5	2' - 2"	7' - 0"	
7	2' - 6"	6' - 8"	
8	2' - 6"	6' - 8"	
10	3' - 0"	6' - 8"	
11	2' - 6"	6' - 8"	
12	2' - 6"	6' - 8"	
16	5' - 0"	6' - 7"	
17	2' - 6"	6' - 8"	
18	2' - 0"	6' - 8"	
19	4' - 0"	6' - 8"	
20	2' - 0"	6' - 8"	
21	3' - 6"	6' - 8"	
22	2' - 8"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
B	6' - 0"	5' - 0"	1	
J	5' - 0"	5' - 0"	1	
K	5' - 0"	4' - 0"	2	
L	4' - 0"	2' - 0"	3	
M	2' - 6"	2' - 0"	3	
O	4' - 0"	3' - 0"	1	
P	4' - 0"	1' - 6"	1	
Q	3' - 0"	1' - 6"	1	
R	2' - 0"	1' - 0"	3	
S	4' - 0"	4' - 0"	1	
T	5' - 0"	6' - 0"	1	
U	3' - 0"	1' - 0"	2	



1 Level 2
1/8" = 1'-0"



2 Level 2
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

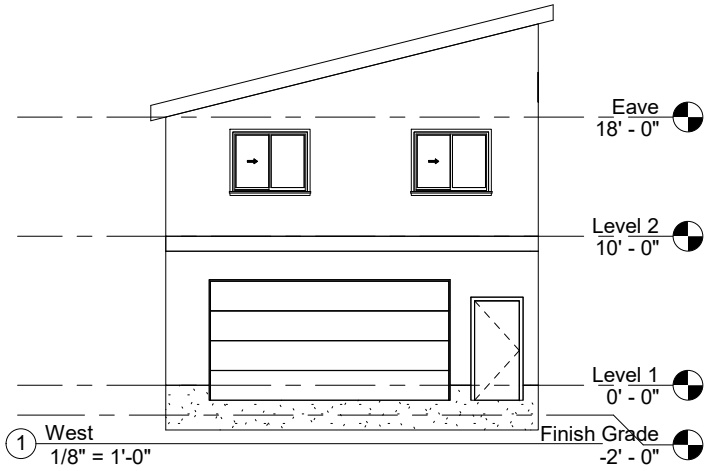
Sunbeam House B2

No.	Description	Date

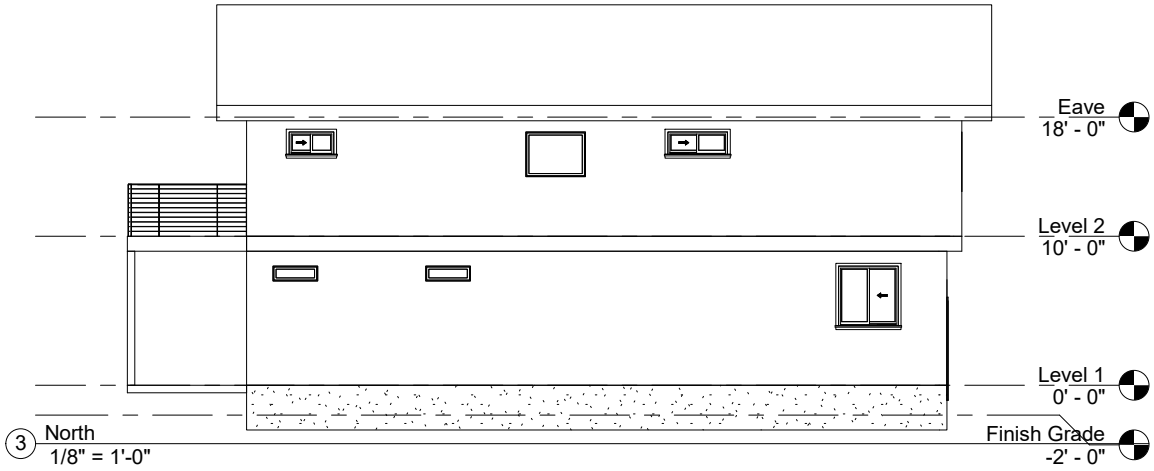
Upstairs Layout

Project number	Project Number	102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

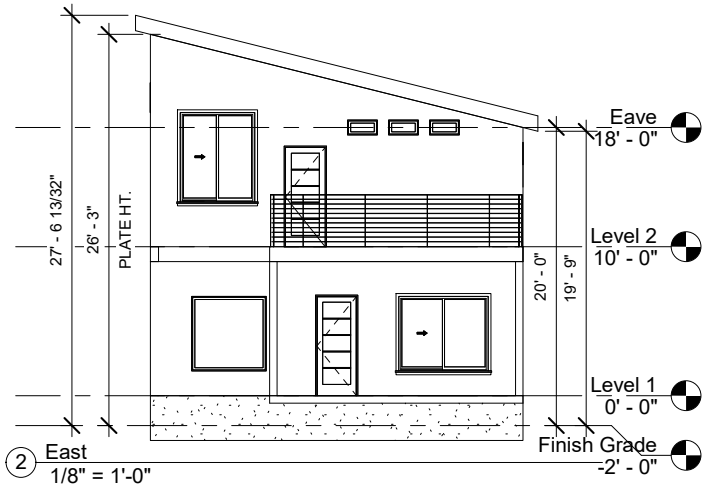
7/5/2023 12:12:57 PM



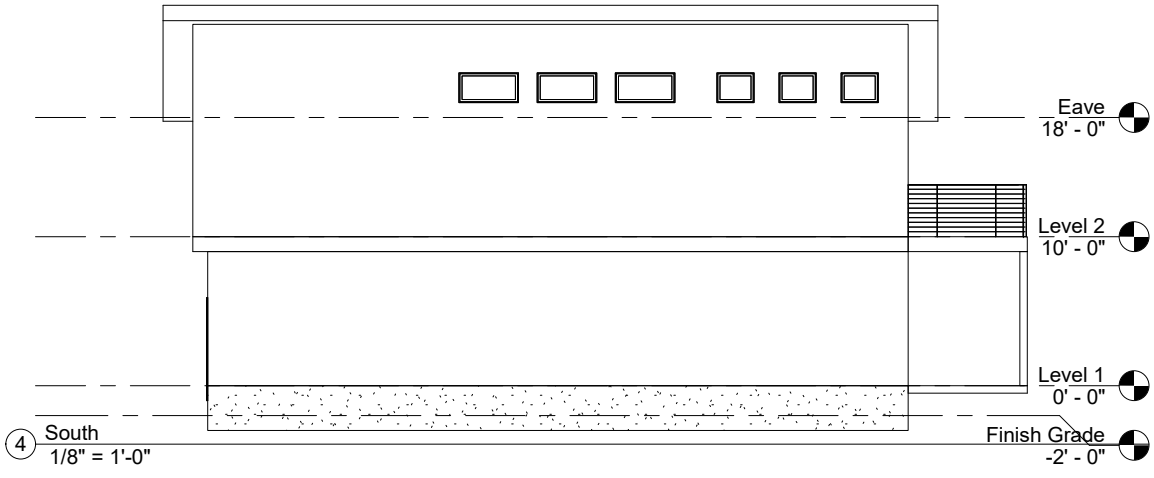
1 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"



4 South
1/8" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House B2

No.	Description	Date

Elevations

Project number	Project Number	103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

7/5/2023 12:12:58 PM

PILLING SUNBEAM
HOUSE C1

HAILEY, ID

GENERAL NOTES

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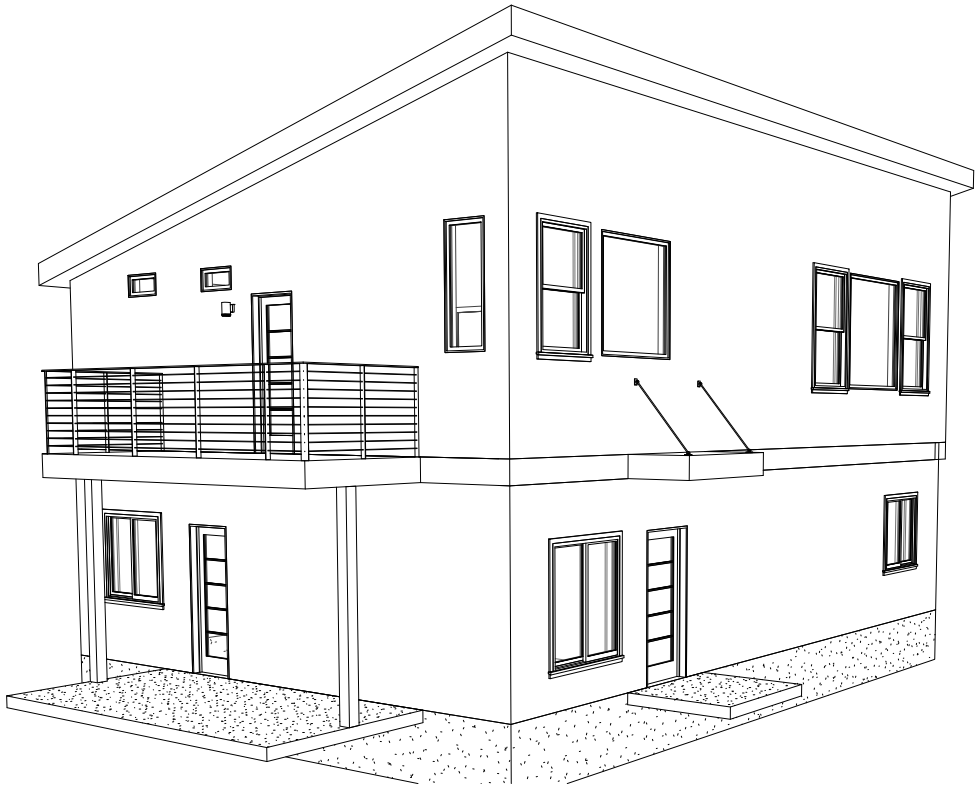
CODE REVIEW

TYPE OF CONSTRUCTION -	V
OCCUPANCY CLASSIFICATION -	RESIDENTIAL (R-1)
ALLOWABLE HEIGHT -	30' - 0"
ACTUAL HEIGHT -	28' - 0"
GROSS BUILDING SF -	2,187 SF



1 3D View 1

Sheet List

Sheet Number	Sheet Name
100	Cover Sheet
101	Main Level Layout
102	Upstairs Layout
103	Elevations

Gross Area Schedule

Name	Area
Balcony	94 SF
Garage	585 SF
Level 2	1107 SF
Main Level	495 SF
Porch	128 SF

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House C1

No.	Description	Date

Cover Sheet

Project number	Project Number	100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

7/5/2023 12:17:20 PM

GENERAL NOTES

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SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
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E	EGRESS WINDOW/ DOOR

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R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

Mark	Width	Height	Comments
1	3' - 0"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 4"	6' - 8"	
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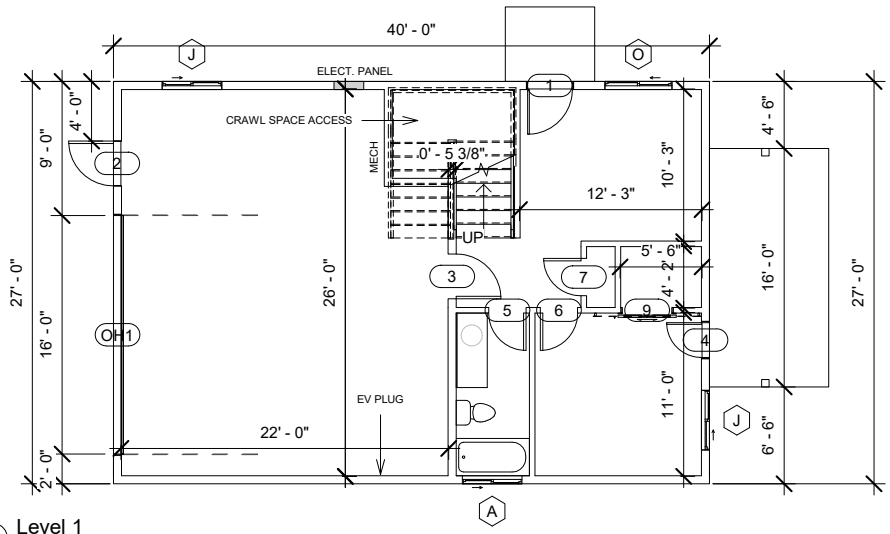
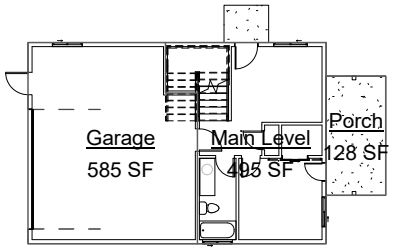
6	2' - 6"	6' - 8"	
7	2' - 6"	6' - 8"	
9	3' - 6"	6' - 8"	
21	2' - 6"	6' - 8"	
24	2' - 6"	6' - 8"	
25	2' - 6"	6' - 8"	
26	2' - 6"	6' - 8"	
27	2' - 6"	6' - 8"	
28	2' - 6"	6' - 8"	
29	2' - 4"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
A	4' - 0"	2' - 0"	1	
J	4' - 0"	4' - 0"	2	
K	2' - 0"	1' - 0"	2	
L	3' - 0"	1' - 6"	2	
O	4' - 6"	5' - 0"	1	
P	6' - 0"	4' - 0"	1	
R	6' - 0"	6' - 0"	1	
S	5' - 0"	5' - 0"	1	
T	3' - 0"	5' - 0"	1	
U	2' - 0"	5' - 0"	1	
V	3' - 6"	6' - 0"	2	



1 Level 1
1/8" = 1'-0"



2 Level 1
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House C1

No.	Description	Date

Main Level Layout

Project number	Project Number	101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

7/5/2023 12:17:21 PM

GENERAL NOTES

1. COORDINATE KITCHEN AND BATHROOM DESIGN AND LAYOUT WITH OWNER.
2. WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC.
3. SMOKE ALARMS AS LOCATED SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS PER 2018 IRC AND BE HARD WIRED WITH BATTERY BACKUP.
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7. ALL WINDOWS AND EXTERIOR DOOR HEADERS ARE DOUBLE 2X10'S OR EQUIVALENT.
8. DIMENSIONS ARE FROM FACE OF STRUCTURAL MEMBER (CONCRETE, SHEATHING, OR STUD WALL

SYMBOL LEGEND

SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

Mark	Width	Height	Comments
1	3' - 0"	6' - 8"	
2	3' - 0"	6' - 8"	
3	3' - 0"	6' - 8"	
4	2' - 4"	6' - 8"	
5	2' - 6"	6' - 8"	
6	2' - 6"	6' - 8"	
7	2' - 6"	6' - 8"	
9	3' - 6"	6' - 8"	
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25	2' - 6"	6' - 8"	
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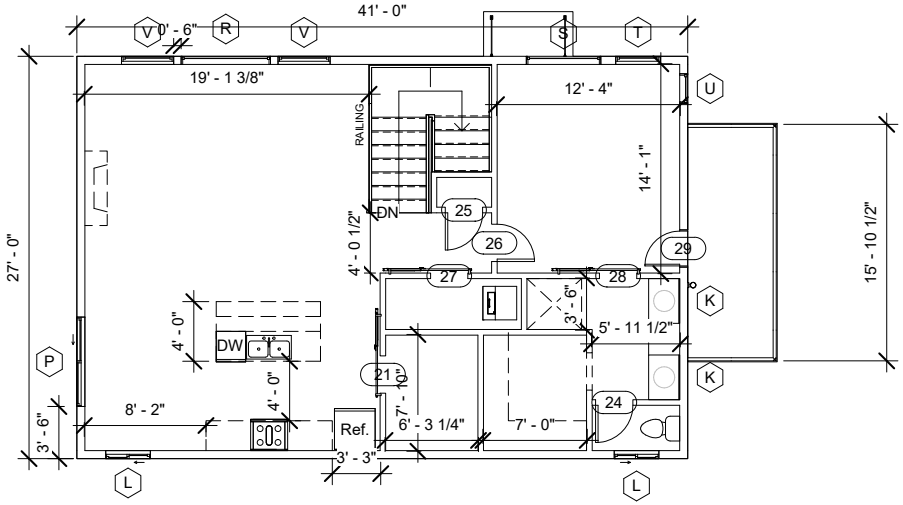
27	2' - 6"	6' - 8"	
28	2' - 6"	6' - 8"	
29	2' - 4"	6' - 8"	
OH1	16' - 0"	8' - 0"	

Window Schedule

Type Mark	Width	Height	Count	Comments
A	4' - 0"	2' - 0"	1	
J	4' - 0"	4' - 0"	2	
K	2' - 0"	1' - 0"	2	
L	3' - 0"	1' - 6"	2	
O	4' - 6"	5' - 0"	1	
P	6' - 0"	4' - 0"	1	
R	6' - 0"	6' - 0"	1	
S	5' - 0"	5' - 0"	1	
T	3' - 0"	5' - 0"	1	
U	2' - 0"	5' - 0"	1	
V	3' - 6"	6' - 0"	2	



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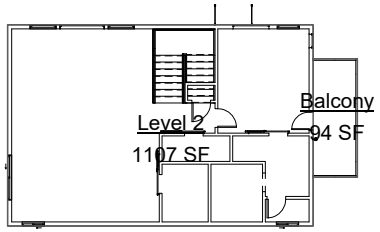
1/8" = 1'-0"



2 Level 2
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

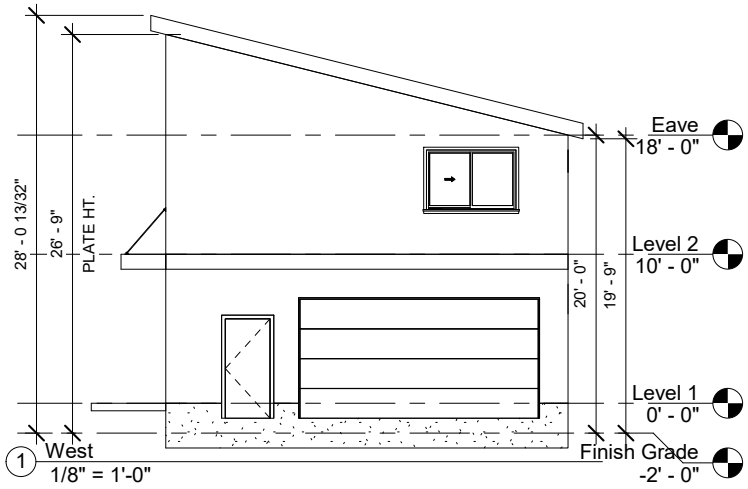
Sunbeam House C1

No.	Description	Date

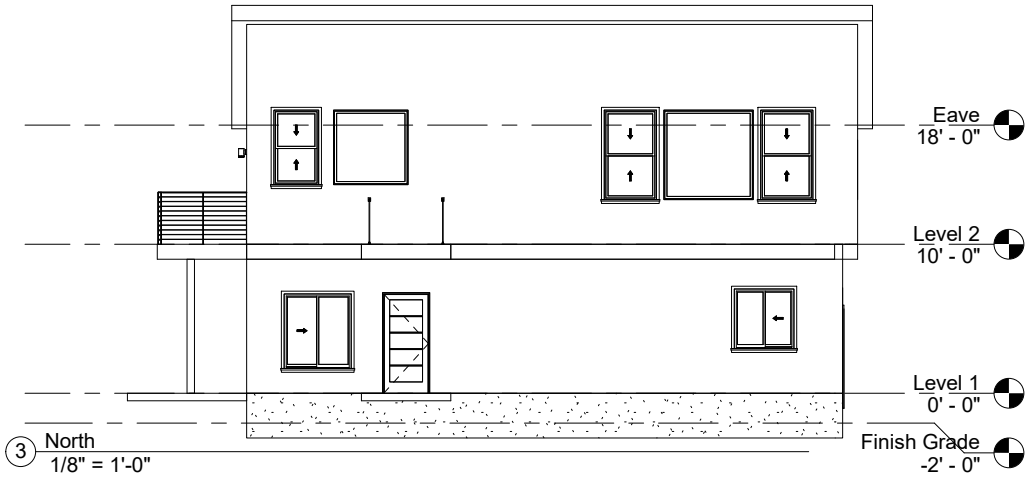
Upstairs Layout

Project number	Project Number	102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

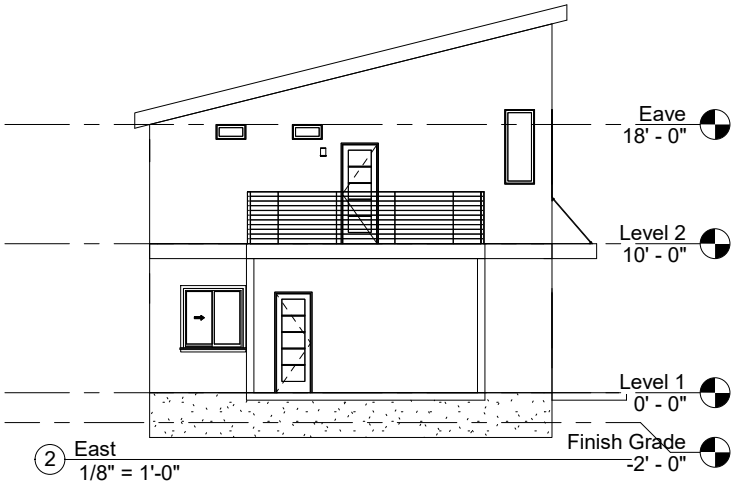
7/5/2023 12:17:21 PM



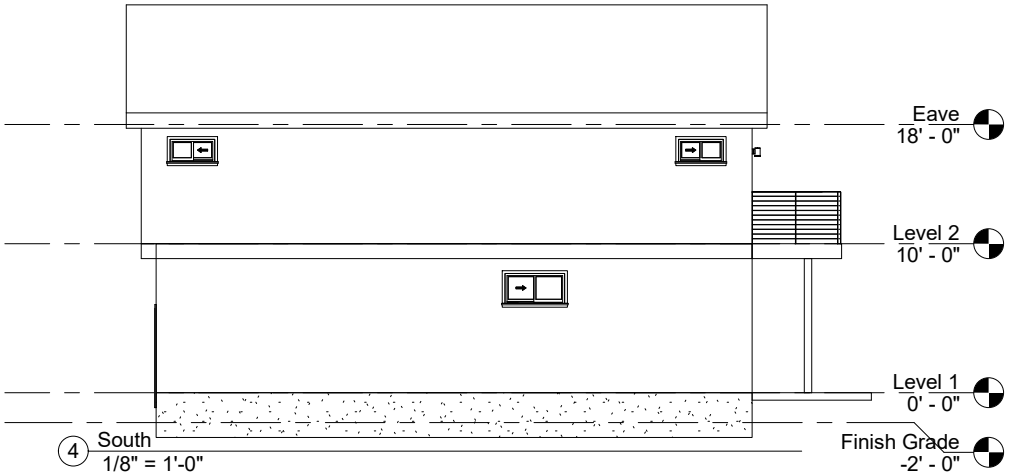
1 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"



4 South
1/8" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House C1

No.	Description	Date

Elevations

Project number	Project Number	103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

7/5/2023 12:17:22 PM

PILLING SUNBEAM
HOUSE C2

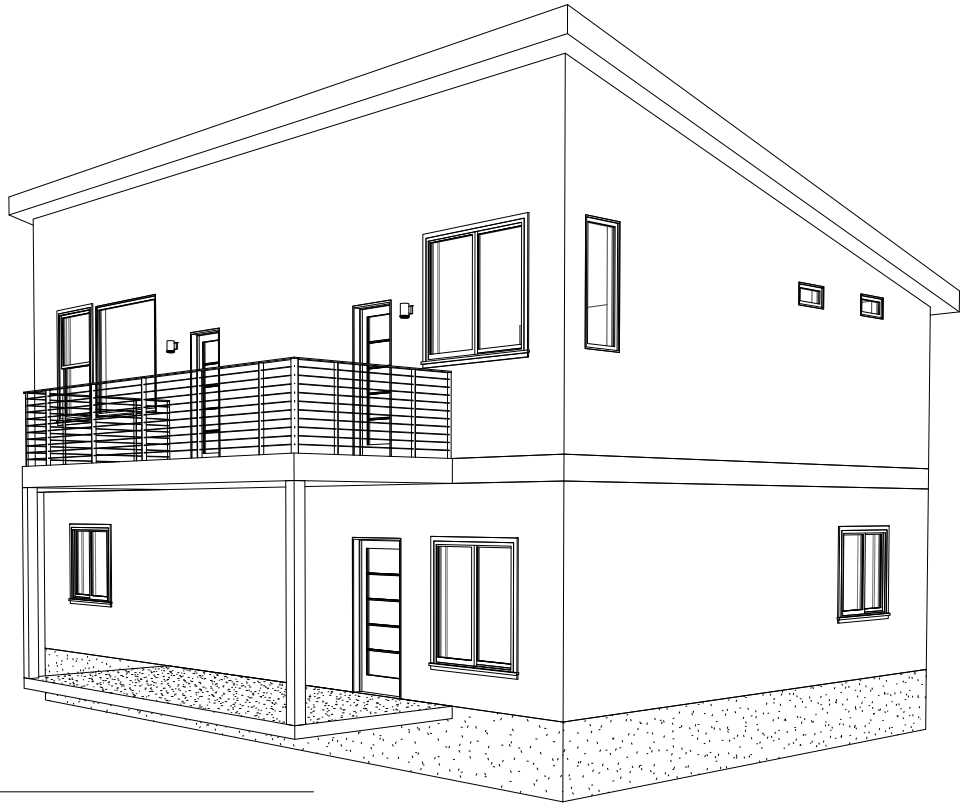
HAILEY, ID

GENERAL NOTES

1. ALL WORK SHALL MEET STATE, LOCAL CODES, ORDINANCES, AND 2018 IBC.
2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED AND LOCATED BEFORE WORK BEGINS ON THE PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY DESIGNER OF ANY DIMENSIONAL ERRORS, OMMISIONS, OR DISCREPANCIES BEFORE BEGINING ANY WORK.
5. SCALE ON DRAWINGS AS INDICATED ON DRAWINGS, WHEN PRINTED FULL SIZE ON TABLOID (11" X 17") PAPER.

CODE REVIEW

TYPE OF CONSTRUCTION -	V
OCCUPANCY CLASSIFICATION -	RESIDENTIAL (R-1)
ALLOWABLE HEIGHT -	30' - 0"
ACTUAL HEIGHT -	28' - 0"
GROSS BUILDING SF -	2,187 SF



1 3D View 1

Sheet List

Sheet Number	Sheet Name
100	Cover Sheet
101	Main Level Layout
102	Upstairs Layout
103	Elevations

Gross Area Schedule

Name	Area
Balcony	168 SF
Garage	585 SF
Level 2	1107 SF
Main Level	495 SF
Porch	168 SF

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House C2

No.	Description	Date

Cover Sheet

Project number	Project Number	100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

7/5/2023 12:18:43 PM

GENERAL NOTES

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SYMBOL LEGEND

SD CMD	SMOKE/ CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
EX	EXHAUST FAN
E	EGRESS WINDOW/ DOOR

ENERGY NOTE:

FOR ENERGY COMPLIANCE USE PERSCRIPTIVE METHODS:
R-13 BASEMENT WALLS
R-30 IN FLOORS
R-21 IN WALLS
R-38 IN CEILING
.35 MIN LOW-E WINDOWS

Door Schedule

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Window Schedule

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L	3' - 0"	1' - 6"	2	
O	4' - 6"	5' - 0"	1	
P	6' - 0"	4' - 0"	1	
R	6' - 0"	6' - 0"	1	
U	2' - 0"	5' - 0"	1	
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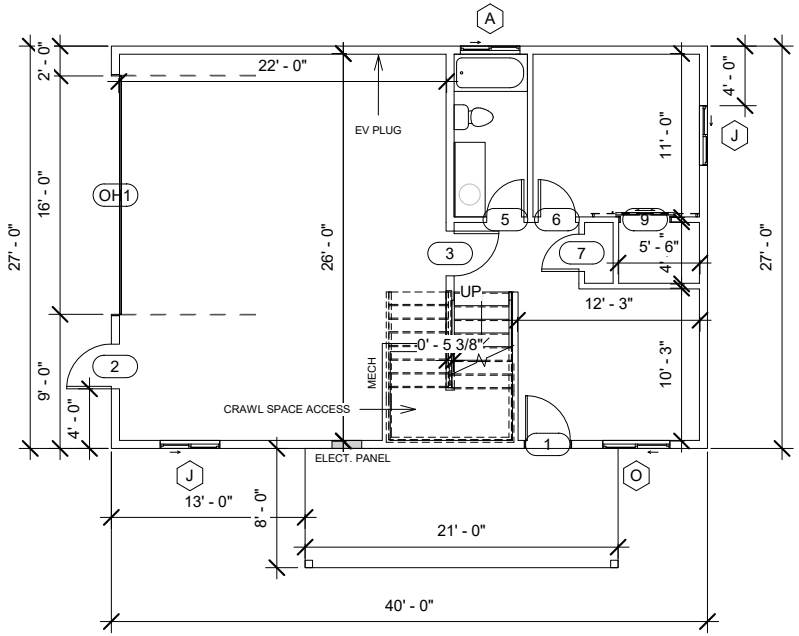
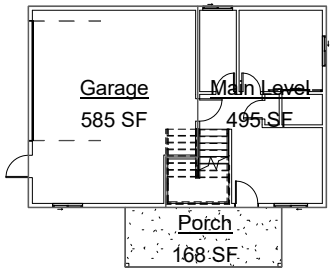


1 Level 1
1/8" = 1'-0"



2 Level 1
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House C2

No.	Description	Date

Main Level Layout

Project number	Project Number	101
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

7/5/2023 12:18:43 PM

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Window Schedule

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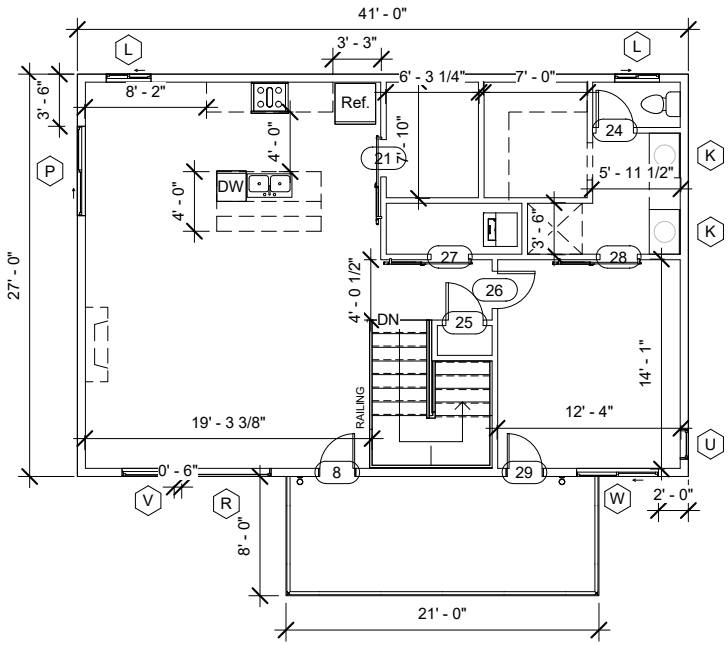
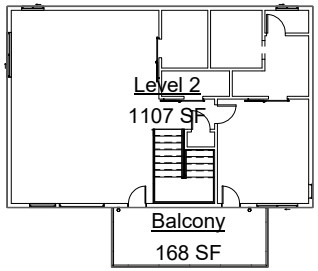
O	4' - 6"	5' - 0"	1	
P	6' - 0"	4' - 0"	1	
R	6' - 0"	6' - 0"	1	
U	2' - 0"	5' - 0"	1	
V	3' - 6"	6' - 0"	1	
W	5' - 6"	5' - 0"	1	



1 Level 2
1/8" = 1'-0"



2 Level 2
1/16" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House C2

No.	Description	Date

Upstairs Layout

Project number	Project Number	102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale As indicated

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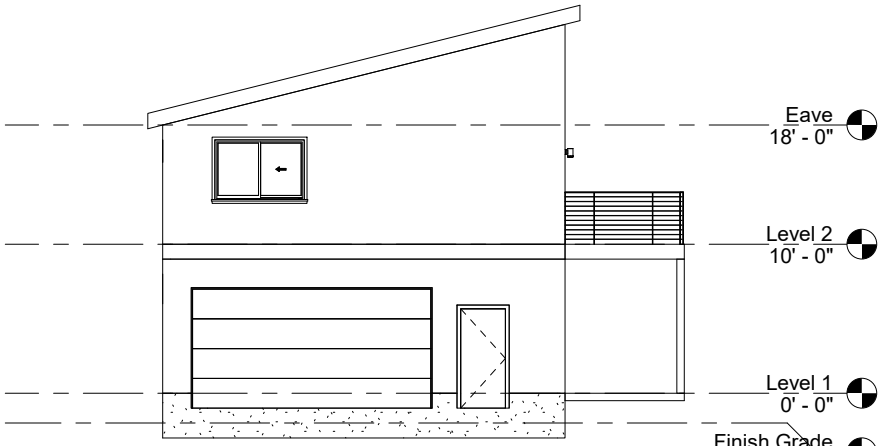

1 West
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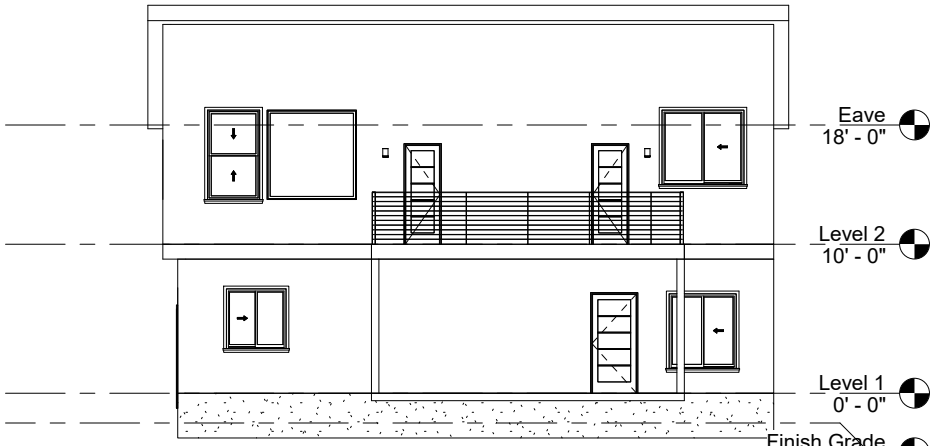

3 North
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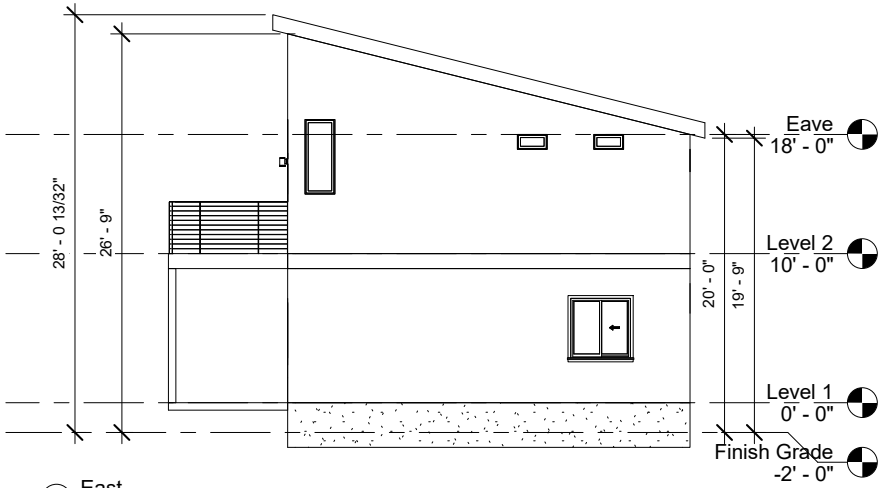

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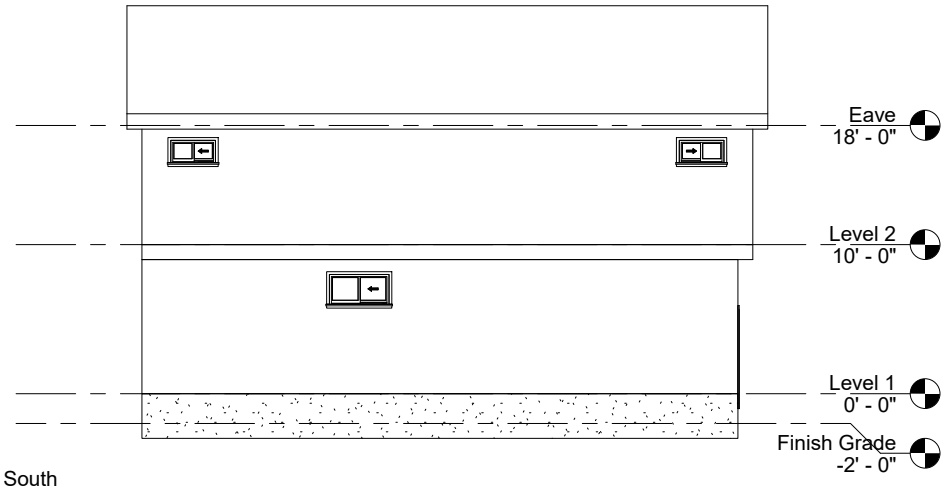


4 South
1/8" = 1'-0"

LEVEL
-DRAFTING & DESIGN-
131 S 600 E
BURLEY, ID 83318
P: 208-300-0040

Brek Pilling

Sunbeam House C2

No.	Description	Date

Elevations

Project number	Project Number	103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

7/5/2023 12:18:45 PM

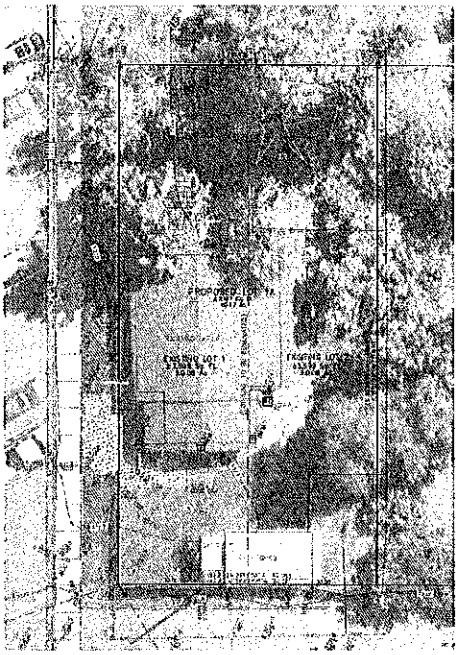
Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 17, 2023, the Hailey Planning and Zoning Administrator considered the Application for a Lot Line Adjustment, submitted by Benson Property, LLC, wherein Lots 1 and 2, Block 9, Hailey Townsite are reconfigured to form one (1) lot, Lot 1A, compromising of 7,179 square feet. The parcel is located at 14 E Elm Street within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts.

The Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT



Notice: Notice was published in the Idaho Mountain Express and mailed to property owners within 300 feet on June 28, 2023. The notice informed adjacent property owners they may comment on the application during a period of fifteen (15) days after the post mark of the notice. During this time, no public comment was received. The notice comment period ended on July 13, 2023.

Application: Application for a Lot Line Adjustment, submitted by Benson Property, LLC, wherein the interior lot lines of Lots 1 and 2 on Block 9 in Hailey Townsite, are eliminated. The reconfiguration of the lots would from one (1) lot, Lot 1A, compromising of 7,179 square feet. The Applicant's business, Benson Dental, is located in the building that spans both lots. This Lot Line Adjustment Application is concurrent with a Design Review Application for an addition that exceeds 50% of the gross floor area of the original structure.

Procedure: Following expiration of the comment period, and upon the Administrator's finding that the plat is compliant with the provisions of the Hailey Municipal Code, the Administrator may approve, or conditionally approve, the Preliminary Plat.

The Lot Line Adjustment Application was submitted on June 21, 2023 and certified complete on June 22, 2023. The public comment period was open from June 28, 2023 to July 13, 2023. During this time, no public comment was received. Staff recommends that the Administrator move forward and approve the Lot Line Adjustment application.

Standards: Each of the pertinent standards of the Hailey Municipal Code have been met.

CONCLUSIONS OF LAW

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

1. Adequate notice for Preliminary Plat of a Lot Line Adjustment, pursuant to Section 16.06 of the Hailey Municipal Code, was given.
2. The Application conforms to the definition of a Lot Line Adjustment.
3. Upon compliance with the conditions noted below, the application substantially meets the standards

of approval set forth in the Hailey Municipal Code.

DECISION

Application for a Lot Line Adjustment, submitted by Benson Property, LLC, wherein the interior lot lines between Lots 1 and 2, Block 9, Hailey Townsite, are eliminated, is approved by the Administrator with the following conditions:

1. Upon any further development, any applicable provisions of the Hailey Municipal Code are in effect on the date of the Application for Development shall apply. City infrastructure requirements, as outlined in Chapter 16.05 of the Hailey Municipal Code, shall be met. Detailed plans for any required infrastructure to be installed or improved at or adjacent to the site shall meet City Standards and shall be submitted for City approval.
2. Issuance of permits for the construction of buildings shall be subject to Chapter 16.02.080 of the Hailey Municipal Code.
3. The Final Plat must be submitted within two (2) calendar years from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
4. If substantial redevelopment occurs to the existing outbuilding, it shall comply with all setbacks and bulk requirements of the zoning district.

Findings approved this 17th day of July, 2023.

Robyn Davis, Community Development Director

Attest:

Cece Osborn, Community Development City Planner

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 17, 2023, the Hailey Planning and Zoning Administrator considered the Application for a Lot Line Adjustment, submitted by Lyn Holt, represented by Bruce Smith, PLS, wherein the interior lot lines of Hailey Lots S 23' of 9, all of 10, Block 7, and 20 feet adjacent to the vacated portion of Chestnut Street, Hailey Townsite (519 S River Street) are eliminated. The reconfiguration of the lots would form one (1) lot, Lot 10A, Block 7, comprising of 8,734 square feet.

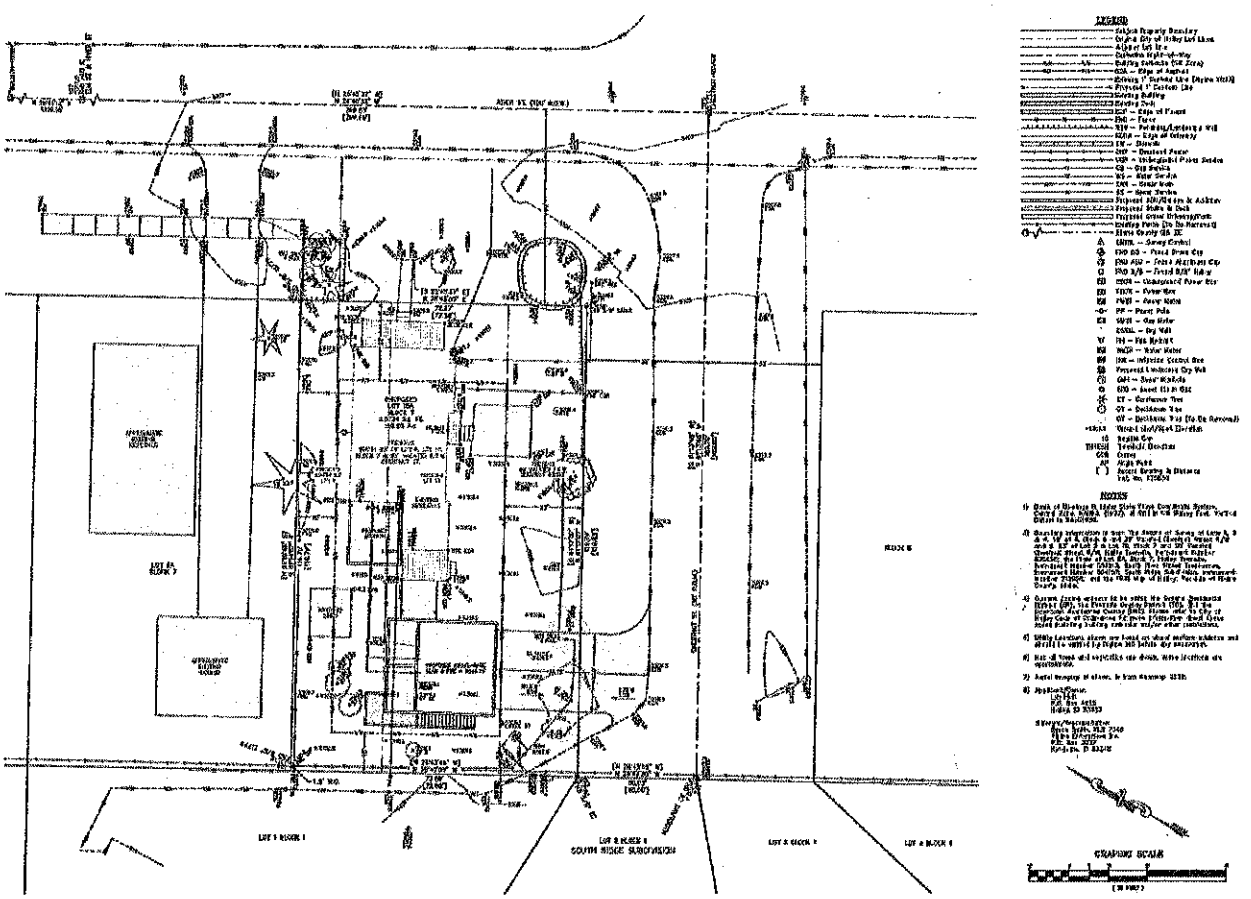
The Lot Line Adjustment is located within Section 9, T.2N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, in the Townsite Overlay and General Residential (GR) Zoning District.

The Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

Notice: Notice was mailed to property owners within 300 feet on June 28, 2023. The notice informed adjacent property owners they may comment on the application during a period of fifteen (15) days, beginning July 12, 2023 and ending July 27, 2023. No public comments were received during this time.

Application: Application for a Lot Line Adjustment, submitted by Lyn Holt, wherein the interior lot lines of Hailey Lots S 23' of 9, all of 10, Block 7, and 20 feet adjacent to the vacated portion of Chestnut Street, Hailey Townsite (519 S River Street) are eliminated. The reconfiguration of the lots would form one (1) lot, Lot 10A, Block 7, comprising of 8,734 square feet.



Procedure: Following expiration of the comment period, and upon a finding by the Administrator that the plat is in compliance with the provisions of the Hailey Municipal Code, the Administrator may approve, or conditionally approve, the Preliminary Plat. The Lot Line Adjustment Application was submitted on June 30, 2023, and certified complete on June 30, 2023. The public comment period was open from July 12, 2023 to July 27, 2023. During this time, no public comments were received.

Standards: Each of the pertinent standards of the Hailey Municipal Code have been met.

CONCLUSIONS OF LAW

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

1. Adequate notice for Preliminary Plat of a Lot Line Adjustment, pursuant to Section 16.06 of the Hailey Subdivision Ordinance, was given.
2. The Application conforms to the definition of a Lot Line Adjustment.
3. Upon compliance with the conditions noted below, the application substantially meets the standards of approval set forth in the Hailey Municipal Code.
4.

DECISION

The Application for a Lot Line Adjustment, submitted by Lyn Holt, wherein the interior lot lines of Hailey Lots S 23' of 9, all of 10, Block 7, and 20 feet adjacent to the vacated portion of Chestnut Street, Hailey Townsite (519 S River Street) are eliminated, is approved by the Administrator with the following conditions:

1. Upon any further development, any applicable provisions of the Hailey Municipal Code are in effect on the date of the Application for Development shall apply. City infrastructure requirements, as outlined in Chapter 16.05 of the Hailey Municipal Code, shall be met. Detailed plans for any required infrastructure to be installed or improved at or adjacent to the site shall meet City Standards and shall be submitted for City approval.
2. Issuance of permits for the construction of buildings shall be subject to Chapter 16.02.080 of the Hailey Municipal Code.
3. The Final Plat must be submitted within two (2) calendar years from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.

Findings approved this 7th day of August, 2023.

Robyn Davis, Community Development Director

Attest:

Cece Osborn, Community Development City Planner

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

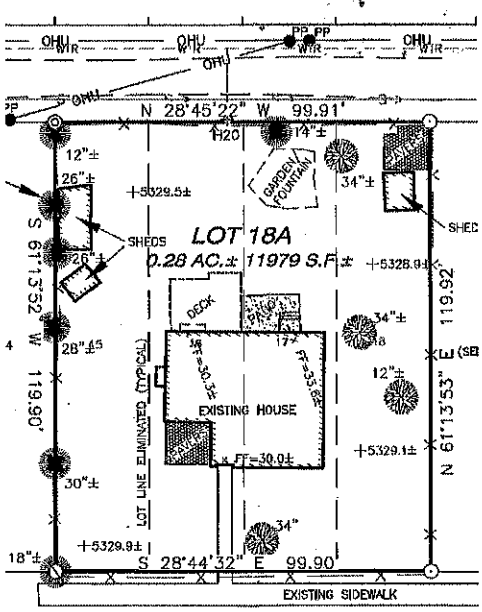
On July 17, 2023, the Hailey Planning and Zoning Administrator considered the Application for a Lot Line Adjustment, submitted by Trent and Kristy Heitzman, wherein the interior lot lines of Lots 15-18, Block 47, Hailey Townsite, are eliminated. The reconfiguration of the lots would form one (1) lot, Lot 18A, comprising of 11,979 square feet. The Lot Line Adjustment is located within Section 9, T2N., R18E., B.M., City of Hailey, Blaine County, Idaho. The parcel is located at 214 North 2nd Avenue, in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

The Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

Notice: Notice was published in the Idaho Mountain Express and mailed to property owners within 300 feet on June 28, 2023. The notice informed adjacent property owners they may comment on the application during a period of fifteen (15) days after the post mark of the notice. During this time, no public comment was received. The notice comment period ended on July 13, 2023.

Application: Application for a Lot Line Adjustment, submitted by Michael W. McKenna, wherein the interior lot lines of Lots 15 through 18 on Block 47 in Hailey Townsite, are eliminated. The reconfiguration of the lots would from one (1) lot, Lot 18A, comprising of 11,979 square feet. The Applicant's residence and yard spans the aforementioned lots.



Procedure: Following expiration of the comment period, and upon the Administrator's finding that the plat is compliant with the provisions of the Hailey Municipal Code, the Administrator may approve, or conditionally approve, the Preliminary Plat.

The Lot Line Adjustment Application was submitted on June 14, 2023 and certified complete on June 22, 2023. The public comment period was open from June 28, 2023 to July 13, 2023. During this time, no public comment was received. Staff recommends that the Administrator move forward and approve the Lot Line Adjustment application.

Standards: Each of the pertinent standards of the Hailey Municipal Code have been met.

CONCLUSIONS OF LAW

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

1. Adequate notice for Preliminary Plat of a Lot Line Adjustment, pursuant to Section 16.06 of the Hailey Municipal Code, was given.
2. The Application conforms to the definition of a Lot Line Adjustment.
3. Upon compliance with the conditions noted below, the application substantially meets the standards

of approval set forth in the Hailey Municipal Code.

DECISION

Application for a Lot Line Adjustment, submitted by Trent and Kristy Heitzman, wherein the interior lot lines between Lots 15-18, Block 47, Hailey Townsite, are eliminated, is approved by the Administrator with the following conditions:

1. Upon any further development, any applicable provisions of the Hailey Municipal Code are in effect on the date of the Application for Development shall apply. City infrastructure requirements, as outlined in Chapter 16.05 of the Hailey Municipal Code, shall be met. Detailed plans for any required infrastructure to be installed or improved at or adjacent to the site shall meet City Standards and shall be submitted for City approval.
2. Issuance of permits for the construction of buildings shall be subject to Chapter 16.02.080 of the Hailey Municipal Code.
3. The Final Plat must be submitted within two (2) calendar years from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
4. If substantial redevelopment occurs to the existing outbuilding, it shall comply with all setbacks and bulk requirements of the zoning district.

Findings approved this 17th day of July, 2023.

Robyn Davis, Community Development Director

Attest:

Cece Osborn, Community Development City Planner

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 10, 2023, the Planning and Zoning Chair and Administrator considered an Accessory Dwelling Unit (ADU) Application by Robert and Amy Lawrence for an internal 863 square foot Accessory Dwelling Unit within the new construction of a single-family residence at 711 2nd Avenue N (Lot 11, Block 32, Northridge IX Subdivision) within the General Residential (GR) Zoning District.

The Chair and Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice: Notice for the ADU Application was mailed to property owners within 300 feet on June 12, 2023. The public comment period took place between June 12-22, 2023. During that time, two public comments were received; see attached.

Application: The Owners are proposing to include an internal 863 square foot Accessory Dwelling Unit (ADU) on the second floor of a new structure with a gross floor area of 3,263 square feet. The remaining 1,494 square feet of the structure entails the first floor with a single-family residence and two garages—one (1) double car garage for the single-family residence, and one (1) single car garage for the ADU. The owners intend to utilize the single-family residence as their primary residence, and the ADU as a long-term rental. Access for the proposed ADU includes a garage door on 2nd Avenue N, as well as a side door on the north side of the property and structure. The side door and garage connect to an interior staircase, providing exclusive access to the ADU. There is no internal access between the primary residence and ADU.

Design Elements and Exterior Materials: The proposed exterior materials include a mix of cedar siding and gray board and batten siding. Homes in the Northridge IX Subdivision are designed with primary frontages along the internal alley and vehicular access off the public street frontages.

Primary frontage on internal subdivision alley

Procedural History: The Accessory Dwelling Unit Application was submitted on May 26, 2023 and certified complete on June 10, 2023. The public comment period was open from June 12 to June 22, 2023. During this time, two (2) public comment letters were received. The letters, both received on June 20, 2023, expressed concern regarding the use of ADU's on the subdivision's narrow lots, as well as parking. Staff communicated the ways in which the proposed design and ADU applications complied with City standards— for parking, as well as the right to an ADU. The Chair and Administrator find the design of the proposed ADU compatible with other residential projects located in the subdivision and throughout Hailey.

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

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

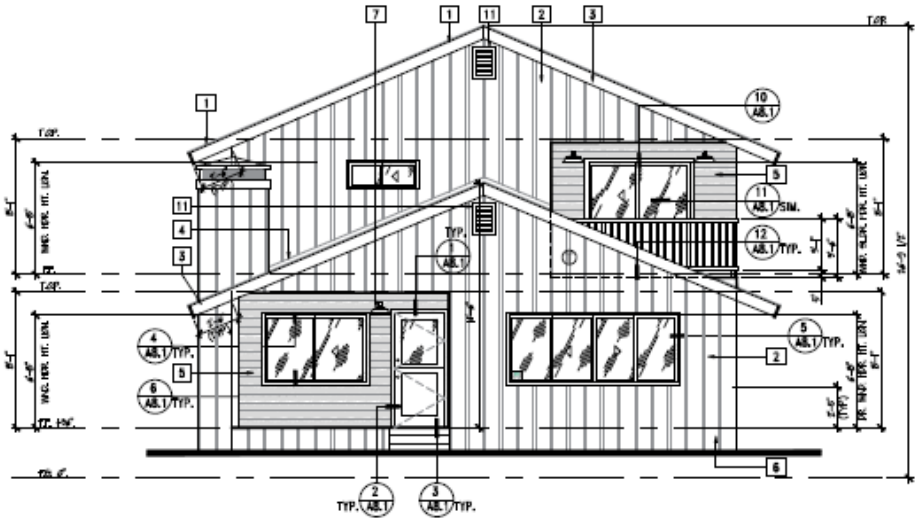
Type of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential of 3 or more units			X
All zones: Accessory Dwelling Units and Tiny Homes on Wheels	X		
Townsite Overlay District: New single-family or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

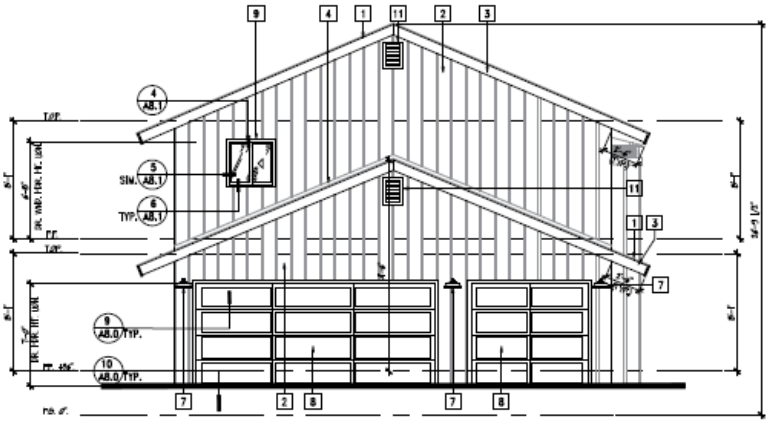
The proposed Application is for the incorporation of an internal ADU in the new construction of single-family residence at 711 2nd Avenue N (Lot 11, Block 32, Northridge IX Subdivision), located within the General Residential (GR) Zoning District and outside of the Townsite Overlay (TO) Zoning District.

As such, this project is exempt from the Design Review approval requirements; however, it shall comply with the requirements noted herein. Should the Administrator and the Chair determine that the proposal does not meet all the evaluation criteria outlined herein, the project shall be subject to the provisions of Title 17.06: Design Review, of the Hailey Municipal Code, prior to issuance of a Building Permit.

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 863 square foot ADU comprises the second floor of the structure; the first floor includes the single-family residence, plus two (2) separate garages for the residences. While the ADU is attached to the primary residence and internal to the primary structure, there is no internal access between the two (2) dwelling units.*
☒	☐	☐		**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, and both are located within the General Residential (GR) Zone District.*
☐	☐	☒		**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.*
☒	☐	☐	**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 plan to reside in the primary residence and rent the ADU on a long-term basis. 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	*The Owners plan to reside in the primary residence and rent the ADU on a long-term basis. 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 3,263 square feet and includes the internal, attached ADU. The ADU comprises of 26% of the gross floor area of the principal building.* *The lot size is 6,098 square feet, which would allow for a maximum gross floor area of 900 square feet. The proposed ADU complies with this standard, being designed at 863 square feet.*
☒	☐	☐		**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.*
☒	☐	☐	**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 proposes ADU includes an upper-level outdoor deck of about 63 square feet.* 
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 proposed structure includes a single-car garage for the ADU, as well as a double-car garage for the primary residence. While they are structurally attached, there is no internal connection between the garages; they maintain separate external entrances. The site plan proposes a joint driveway to the garages.*
☒	☐	☐	**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 ADU parking stall is an enclosed garage, light trespass is not a concern.*
☒	☐	☐	**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 structure includes a single-car garage for the ADU, as well as a double-car garage for the primary residence. Three (3) spaces are proposed between the two (2) garages, this standard has been met.* 

CONCLUSIONS OF LAW AND DECISION

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

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

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

a) All applicable Fire Department and Building Department requirements shall be met.
b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
c) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
d) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term occupancy, the other unit shall be owner-occupied or utilized as a long-term rental (31 days or longer).

Signed this _____ day of _____, 2023.

_____
Robyn Davis, Community Development Director

_____
Cece Osborn, Community Development City Planner

Cece Osborn

From: Gary Ehrlich <garyehrlichssa@gmail.com>
Sent: Tuesday, June 20, 2023 12:24 PM
To: planning
Subject: Proposed project concerns of ADU at 711 2nd Ave lot 11, block 32

June 20, 2023

Attn: City Planning Office,

My comments on the ADU presented in your letter dated 12June, 2023 are as follows:

A) My understanding when purchasing my lot was that Northridge IX (known as Northridge Village per the CC&Rs) was to be comprised of single family homes and that the only 2 lots that could consider having ADUs were those at the end of the blocks because they also faced Cobblestone (Lot 1 of Blocks 31 &32). The end lots are bigger and can provide access from Cobblestone as well as 1st & 2nd Ave respectively. All other lots are narrow with parking access only from the street side.

B) I am not seeing how this proposed property at 711 N 2nd Ave is accommodating the parking for the extra ADU unit? Looking around at the various neighborhoods in the City, it's almost universal that they have 2 cars or trucks (photos can be provided).

C) In designing my house I really wanted a 3 car garage, but after trying multiple configurations came to the conclusion it was not practical on the narrow Northridge IX Lots and therefore settled for a 2 car garage. The larger garage would have been unsightly to the neighborhood and would have also made access to the residence from the 2nd Ave side difficult.

D) After going through the lengthy design process, I just don't see how the property at 711 N 2nd Ave can accommodate the 2 additional vehicles that will be associated with the ADU?

E) Being a Village concept, the alley between Blocks 31 & 32 is rightfully off limits to parking, and besides its very narrow.

F) 2nd Ave along the Block 32 side is posted "No Parking", and even if it wasn't posted no parking the lots and street are two narrow to allow parking between lots.Room for driveway access and snow removal needs to be provided.

As an owner / resident I would like to see Northridge IX maintain its Village concept of single family homes without further densification and related parking issues. Hopefully my comments will be taken into consideration.

Thank-you,

Gary Ehrlich, 20 June, 2023
(714) 724-5310
771 N 2nd Ave, Hailey

Cece Osborn

From: Bill Becktel <billbecktel@gmail.com>
Sent: Tuesday, June 20, 2023 10:14 AM
To: planning
Cc: Bill Becktel; Frazer Virginia
Subject: Comments on Proposed ADU at 711 N 2nd Ave (Lot 11, Block 32, Northridge IX Subdivision)
Attachments: No Parking Sign - N 2nd Ave .JPG

June 20, 2023

Dear City of Hailey Planning Department,

This rendition of the property looks very similar to the one we were asked to comment on over a year ago per your letter dated May 16, 2022. Our comments were submitted on May 26, 2022 and therefore still apply.

The rendering and floor plan received vis a letter dated June 12, 2023 do not show the following which are necessary in order to evaluate:

- Where is parking for the primary unit located?
- Where (and most importantly) is parking for the Accessory Dwelling Unit (ADU) is located and whether it is sufficient?
- Are the 20ft minimum front (Alley side) and 20ft minimum rear (2nd Ave side) setbacks being adhered to?
- What is the overall height of the building as it is the one that will be directly in front of our property and view of the mountains?

The alley between 1st and 2nd Ave is narrow and is Off Limits to Parking - not only would it be visually unsightly it is "Not Allowed" per the CC&Rs.

There is a "No Parking" Sign on the south-west (SW) side of the 700 Block of N 2nd Ave (photo attached). The street and the width of the Northridge IX lots does not provide for parallel parking along this SW side of the road due to the close lot spacings and narrow shoulder. It would also not be possible during the snow season as it would impede snow removal/storage.

The Northridge IX lots are only 50ft wide, which leaves a narrow 30ft wide building envelope. This in itself makes it hard to design a home that has a standard size double car garage and also covered access to the primary residence. There is realistically no room remaining for off street ADU parking. You can't count the driveway as ADU parking as that would block access to the primary residence's garage.

Last week the television news reported that based on 2020 Census data only 25% of Idaho residents have One Vehicle or less, while 75% have Two Vehicles or more. The rents that these new ADU units will require will be well above that affordable by those that would typically use public transportation. They will likely be occupied by a couple who will have two vehicles as a minimum (more if you align with the above census data). This means there will be at least 4 vehicles associated with the street side of this narrow lot.

Extra recreational vehicles (motorcycles, side by side ATVs, tent trailers, etc) and/or the use of the garage for excess stuff/junk storage will just add to this quandary. The adjacent lot at 701 N 2nd Ave is owned by Boise developer Solano Homes who will without question want to build a home with an ADU (too much profit in it to not). This doubles the before-mentioned quandary, as you would then have 8 vehicles to contend with (not counting any recreational vehicles).

As residents of a single family home we don't want to become the policer's of the parking regulations. We, and I am sure you are, aware that the renters certainly won't be. We would like to keep Northridge IX the "Village" of single family homes it was conceived to be, and not have it turn into a high density rental community with cars/trucks/ORV strewn everywhere.

As stated in prior correspondence, we understand the need for affordable workforce housing. We also understand the financial power and sway of developers who cite solutions to workforce housing, but will leave with money in their pockets prior to having to deal with the aftermath of the lack of parking explosion; that plain doesn't have a solution with the "narrow lot" configuration of this community (Northridge IX).

There is also a high density apartment complex on the north-east side of 2nd Ave, that in turn uses the north-east side of 2nd for their end of work day and evening overflow parking. Reality is that there is an inverse relationship between the size of a residence and the number of vehicles. Smaller properties just seem to have more. One only needs to drive by any trailer park to validate this.

Workforce housing solutions involving higher densification, and/or ADU's, Tiny Homes, and occupied parked RVs all come with vehicles. These added vehicles are likely to be work trucks, older SUVs and the like, and there is a good probability their appearance and running condition is marginal. It would appear that a City wide parking crisis will arise if "realistic vehicle quantities'' (not antiquated design guidelines) are not taken into consideration during the planning process.

Thanks for taking these comments into consideration. Getting answers to the bullet points in item 2 above would also be appreciated. Please get in touch by email or phone with any questions.

Bill & Virginia
700 N 1st Ave, Hailey
(208) 721-4987

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