

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, February 16, 2021
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

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

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of the Meeting Minutes from the February 1, 2021 PZ Hearing. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Design Review Application by Stephen Kearns, represented by Jay Cone Architecture PC, for a new 728 square feet garage with a 678 square feet Accessory Dwelling Unit (ADU) above. This project is located at 12 West Elm Street (Lot 11 and N 20' of Lot 12, Block 8 and 20 x 120 Elm St) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

PH 2 Consideration of a Preliminary Plat Application by Dennis and Sheree Kavanagh, represented by Galena Engineering, where the existing building located on Lots 1 and 22, Block 43, Woodside (1060 Mountain Ash Dr) are converted into commercial condominiums, which range in size from 784 square feet to 1,596 square feet. This project is located within the Light Industrial (LI) Zoning District. **ACTION ITEM.**

PH 3 Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.05, Official Zoning Map and District Use Matrix, Section 17.05.040, District Use Matrix to amend General Residential Setbacks by adding Note #3 to the Minimum Side and Rear Setbacks. **ACTION ITEM.**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: **March 1, 2021**

- DR: Grays
- DR: Grocery Outlet (Cardboard Bale)
- DR: Wilkinson

Return to Agenda

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, February 1, 2021
Virtual Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://www.gotomeet.me/CityofHaileyPZ>

Via One-touch dial in by phone: [tel:+15713173122,,506287589#](tel:+15713173122,506287589#)

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

Present

Commission: Janet Fugate, Richard Pogue, Owen Scanlon, Dan Smith, Dustin Stone

Staff: Lisa Horowitz, Robyn Davis, Jessica Parker, Chris Simms

[5:30:18 PM](#) Chair Fugate called to order.

[5:30:32 PM](#) Public Comment for items not on the agenda. No Comment.

[5:31:23 PM](#) Consent Agenda

CA 1 Adoption of the Meeting Minutes from the January 19, 2021 PZ Hearing. **ACTION ITEM.**

Chair Fugate noted at 5:56 PM typo, correct to charging stations.

Scanlon requested to pull CA 1. Scanlon noted error, projected units should be 21 not 20.

[5:32:58 PM](#) Pogue motioned to approve CA 1. Smith seconded. All in Favor.

Public Hearing

Scanlon recused himself from the deliberations of this project.

No Ex Parte to report from Smith, Stone, Pogue or Fugate.

Chair Fugate stated will open all three public hearings together and will hold public comment for all three hearings together.

PH 1 [5:35:41 PM](#) Consideration of Zone Change Applications submitted by Silver Creek Property Holdings, LLC, and Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. Proposed changes include amendments from Limited Business (LB) and General Residential (GR) to Business (B) and change from Limited Residential 1 (LR 1) to General Residential (GR) and Downtown Residential Overlay (DRO) Districts. **ACTION ITEM.**

PH 2 [5:36:12 PM](#) Consideration of a Conditional Use Permit Application submitted by Silver Creek Property Holdings, LLC, represented by Bliss Architecture, for an auto dealership and related auto repair/maintenance, to be located at Lot 1, Block 2, Northridge X (21 E McKercher Blvd), and FR SESW TL 7589 SEC 4 2N 18E (910 N Main Street) within the Limited Business (LB), General Residential (GR) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be heard concurrently with a Design Review Pre-Application and Rezone Application. **ACTION ITEM.**

PH 3 [5:36:50 PM](#) *Consideration of a Design Review Pre-Application by Silver Creek Property Holdings, LLC, and Larry Green, L.L. Greens, represented by Bliss Architecture. Three design options are presented. **ACTION ITEM.***

[5:37:12 PM](#) Horowitz explained when get to point of making decisions; will need to take each project sequentially. Simms recommended Horowitz summarize what the applications are about.

[5:39:06 PM](#) Horowitz summarized project location, explaining rezone requests and proposed businesses within each proposed zone change. Horowitz turned floor over to applicant team.

[5:41:04 PM](#) Errin Bliss, Bliss Architecture, explained location of project and current zones for each parcel. Bliss summarized boundary of DRO and most parcels within the DRO are zoned as business. Bliss discussed existing zoning and noting that uncommon to have Commercial use to be adjacent to limited residential use. Bliss provided drawing of proposed rezone changes, explaining how it is consistent with the rest of the zoning within the downtown core. [5:46:51 PM](#) Bliss discussed Version 1, explaining it really was their first stab at the project design going on to discuss how this design was determined not to be viable. Bliss explained project layout, access points off Cobblestone and Main Street for the dealership and access point off McKercher primarily for LL Greens. [5:49:24 PM](#) Bliss moved onto Version 2. Bliss noted changes made to the access points and reason for change. Bliss explained a main issue with a car dealership, is the cars trying to sell. Bliss stated intent behind all versions is to maximize where they can advertise the cars for sell. Bliss continued to discuss changes to access points. Bliss explained intent of residential design. Bliss stated they started out with just one bedroom units. [5:55:55 PM](#) Bliss moved onto Version 3, noting it is the preferred version at this time. Bliss noted access points to each lot, stating Cobblestone access is one-way for service vehicles only. Bliss discussed revised location of dealership building. Bliss explained the display pods designed to help break up the asphalt that still allow for vehicles to be displayed. Bliss continued to discuss access points and noted that the LL Greens was squared up with the dealership, so that LL Greens is not facing McKercher. Bliss explained eight residential buildings, with access off Winterberry and 1st Ave. Bliss explained all parking is covered, only parking spaces visual from 1st Ave will be guest parking. Bliss explained these are conceptual drawings, going on to discuss the proposed park space. Bliss explained landscaping plans to be used as a buffer. Bliss noted that the dealership is a two story structure, showing conceptual renderings of the proposed building and proposed display pods. [6:03:39 PM](#) Bliss provided preliminary renderings of the LL Greens building. Bliss explained idea of landscape buffer. Bliss discussed access points for residential units, noting location of new sidewalks and new street trees. Bliss discussed idea of raised berm separating the residential units from 1st Ave. Bliss discussed design of slope roofs, allowing afternoon sun and not blocking the sunlight from the existing residents on 1st Ave. Bliss proposed rendering of residential units, comparing to Sweetwater design. Bliss will not see any parking for units along 1st Ave if walking or bicycling, that all parking is screened. Bliss explained intent is to have these units be an extension of Northridge homes, just on a multi-family home scale. Bliss described materials used in Northridge and idea of materials to be used for residential buildings.

[6:13:42 PM](#) Ryan Hales, Traffic Engineer from Hales Engineering, provided aerial of project location and introduced himself. Hales explained process of traffic study, and noted locations where collected data at each section. Hales explained adjustments made by adding addition of 14% to account for COVID. Hales stated when analyzed data the McKercher and Main Street intersection was found to be sufficient. Hales stated he would like to focus on Cobblestone and Main Street, explained drops of level service estimated for the future. Hales summarized his discussion with ITD, and their desire to amend intersection at Cobblestone and Main Street. Hales explained recommendations made.

[6:24:02 PM](#) Stone asked if evaluated McKercher and Buttercup intersection. Hales stated they did not. Stone thinks an evaluation of McKercher and Buttercup and Buttercup and Hwy 75 would be good to do.

[6:25:07 PM](#) Smith asked if opportunity to review various scenarios of potential residential impact had. Hales confirmed, explained estimated determined would generate around 928 Trips.

[6:27:20 PM](#) Pogue stated his concern is how this would affect AmericInn on Cobblestone. Pogue asked how many people would use Cobblestone as an egress. Hales confirmed did review that, explaining it is their anticipation that approx. 13 vehicles westbound and 15 eastbound. Hales explained does not believe it will be an issue.

[6:29:48 PM](#) Matt Cook, Owner of Silver Creek Ford in Hailey, stated has been in the Hailey area since 2011. Cook explained project came to be because of necessity and lack of property available that meets their needs. Cook explained how Larry Green and he decided to work together. Cook explained an issue both business owners face, is issue finding employees due to price of housing and how they decided to include residential units as well. Cook explained they are wanting to create a nice development that can operate from years to come. Cook explained they are not doing another car dealership, that just relocating existing dealership.

[6:35:05 PM](#) No comments from Larry Green.

[6:35:22 PM](#) Chair Fugate asked if commissioners have questions.

[6:35:59 PM](#) Stone asked for park space clarification. Horowitz explained they do have park space requirements for residential not commercial. Stone asked if zone changes, relieves the applicant of park space. Horowitz clarified that it only residential uses that are subdivided for sale are required to provide a park. Stone asked what the maximum height allowed in the GR. Horowitz confirmed 35 feet. Stone asked Cook why they have to move. Cook explained under contract, to sell to another business that may or may not happen and current building is not built in a way that serves their customers the best. Cook explained idea of building new while stay in business at current location while building. Stone explained increasing number of housing does not necessarily lower pricing of homes. Stone asked if considered making part of the residential units rent controlled. Cook is open to options and happy to learn more, that not familiar with rent controlled.

[6:42:26 PM](#) Smith asked if applicant if know the current number of service days at the existing facility. Cook stated he believes it is currently 12 with 2 wash days. Smith asked if drive through service day is for oil changes. Cook explained what service days are, and oil changes will continue to be done within the proposed 15 days. Smith noted going from a 14-15 unit zoning and going to absolute max. Smith asked if there is a reason going to absolute max. Cook explained proposed as is to maximize the number of units. Smith asked if more a financial liability on the applicant part, clarify there's a line of break even and maximization. Cook explained financial liability is a factor, going on to discuss reason for increase of residential units and done out of needs for dealership and hardware store. Smith asked if applicant would be amendable to limiting use of Air BnB units. Cook confirmed he is amendable to anything, not their intention to be Air BnB host. Smith asked if all units would be rentals. Cook and Bliss stated still need to do more research. Bliss explained intent is to help solve the housing problem within Hailey. Bliss summarized trying to show big picture.

[6:49:59 PM](#) Pogue asked how much larger this facility will be compared to the current facility to sell cars. Cook explained property size is almost identical. Cook explained intent is to mirror what they currently have. Pogue explained drawing shows a lot of cars. Cook explained number of vehicles visible from the street may be increased compared to what it is now, noting that some vehicles are currently parked behind the existing building. Pogue asked how the applicant felt about moving some vehicles back and adding more landscape. Cook confirmed they are open to that. Pogue complimented applicant team. Pogue stated his issues with proposal is with residential and the buffer, that need to find out if creating buffer or making a bigger problem.

[6:55:22 PM](#) Chair Fugate asked if zoning was different. Horowitz stated does not know date the zone change, but it was permitted in the past and still have some dealerships along Main Street. Chair Fugate confirmed that the ordinance changed, Horowitz confirmed it did at some point in the past. Chair Fugate asked if the park space fits the requirement. Horowitz explained they have not analyzed that yet, will come when get further along. Bliss explained 10% open space under the DRO, factors that affect open space. Bliss added that with the preliminary design, believes can meet the requirements.

[6:59:40 PM](#) Horowitz asked if commission would like to review the Comprehensive Land Use Map.

[7:00:05 PM](#) Smith asked Green how many current employees he has. Green stated he has 7, projects increasing to 12-15 with new building. Smith asked the current square footage. Green explained current and proposed square footage, stating new building would allow for more support area, retail floor space, and storage. Smith asked if plan to continue to do green house that they have down in the past. Green explained reviewing a revised design of that.

[7:02:08 PM](#) Horowitz described Hailey Comprehensive Land Use Map, noting where Main Street. Horowitz stated staff has also put a chart together showing the uses permitted within the zones.

[7:03:31 PM](#) Chair Fugate called 5 minute break.

[7:03:50 PM](#) Stone asked applicant to please address as many public comments as they can.

[7:08:59 PM](#) Chair Fugate called meeting back to order.

[7:09:24 PM](#) **Chair Fugate opened public comment.**

[7:10:50 PM](#) Katie Craig, 392 W Winterberry, backs up to McKercher and 1st Ave. She has problems with noise and traffic as survey, it was done on a Wednesday when school was not in session. She does not know about a bike path on McKercher that someone mentioned. The Hardware store and dealership is not a big deal to her, but the residential units are. Are they rentals, to be owned, need to know more. What are the business hours? What kind of lighting? Craig noted that cannot access Winterberry very easily as it is a loop. How many parking spaces along 1st Street?

[7:12:40 PM](#) Jennifer Ohlman, 402 W Winterberry, backyard is at corner of McKercher and 1st Ave she will be looking at whatever is built. She understands their concerns and desires, does not begrudge them having commercial real-estate on the highway. Her concern is what is going to back up to their houses on Winterberry Loop. They now have houses on Winterberry Loop, that are worth \$800,000 to a million dollars. That this is a high-income area in her opinion, that

North Ridge is one of the nicest areas in Hailey. Her concern, across the street from million-dollar homes is going to be residential units that look like a YMCA. If you want to have taxed income for Hailey, need to put up units to be bought not rented. The units need to look like they are close to value of what is across the street from them. Her concern is going to have residential units for low-income housing or apartments. She stated before she retired and moved here, she drove an hour to work every single day, that there is no reason why workers can't live in other areas and have taxed income coming in for higher end units for the city that is not so industrial.

[7:15:41 PM](#) 442 Winterberry Loop, corner of Winterberry and 1st. He is looking out his window right now and believes max height is 35' and that window would be seeing everything in his yard and house from the first floor. He thinks the second version with two stories would be much more accepted instead of the three stories. He would like to reiterate that what is going right across on 1st Street is going to be a problem.

[7:17:59 PM](#) Breanna Dodd, support all of her neighbors and she has a few more concerns. She has concerns about the right in/right out and does not see how that would work with and not end up driving by the school. She does not think there is sufficient parking and concerned will end up with additional parking on Winterberry Loop. She noticed that the entrance to that section comes in where her house is. She is quite concerned how this would impact her neighborhood and that it would isolate some of her neighbors on 1st. She thinks that is unacceptable.

[7:19:58 PM](#) Elizabeth, 401 N 3rd, concerned about residential not fitting in with the neighborhood. Northridge has a style and this is way more industrial looking and Las Vegas motel looking to her than the neighborhood requires. She remembers when talking about trying to make a more attractive entrance to town, there was not much could do. She feels it is very Blue Lakes look. She likes idea of cars showing but not all. A lot of that should be hidden from the road, give it texture instead of flat-out parking lot. When turn corner and get side view of LL Greens, instead of a nice front it looks into backside of maintenance garage looking on to residential street. She thinks it clashes with the community and right at entrance of town. She appreciates the attempt of buffer, thinks that there has been a sacrifice of too much community units and not enough buffer. She asks that the lack of buffer be addressed by LL Greens dumpster and delivery is closest to unit with least buffer.

[7:23:15 PM](#) Steven Dodd, Winterberry Loop, questions the public good of this development. If the goal is to increase residential units why not develop as these properties are zoned.

[7:23:48 PM](#) Karen Bolhke, lives right on 1st next to Cobblestone, looks directly at the project. She sees absolutely no reason for the city staff to allow a residential area to do that. Limited residential all along first as planned per zoning by the city. If you are planning parking on the outside of the sidewalk, and going to have a lot of cars backing out on first because there is never enough parking. There is no reason cannot leave the residential as is.

[7:25:17 PM](#) Kathy Dell, representing the AmericInn in Hailey as an owner and officer, just takes a little issue with the short timeline but understands this is a process. They have a couple issues and concerns. Dell noted safety concern of lack of sidewalks and as look as diagram especially from west of hotel show very little setback from the road. The sidewalks and site-lines are very important. The setbacks currently exist and strange cutout on Cobblestone that could be described as goofy was done during their construction per city requirements. They were

assured the property in front of them developed would be required to have a setback, curb and gutter, sidewalks as they had too. Other issue is with snow storage of dealership that will block critical site line and block cars going in and out of their lot. Extremely important to them that this is moved back so it does not cause safety issues. The hotel is a place to rest and relax, has concerns about lights, noise and odors.

[7:27:59 PM](#) Stone asked Dell what she sees as a business owner what the impact of this facility on her business is. Dell stated they always knew lot in front of them would be developed, would prefer a restaurant but a car dealership is good as long as they can work together.

[7:29:19 PM](#) Rob Lanning, 201 N 3rd, not directly impacted or a neighbor. He has couple concerns. He wants to be sure about night sky compliance. Second is, have spent a lot of time and trouble worrying about the entrances to Hailey and would like to think could enter the town from the north without feeling like we are all of sudden driving on Blue Lakes.

[7:30:40 PM](#) James Steel, 242 E Winterberry Loop, also submitted written comments. Steel has some serious concerns of this project as a whole. The idea that might have two car lots, on either side of downtown corridor. The current location is better for the car dealership is a much compatible area to have this type of use versus the north end of town is more residential. The statement made earlier about inevitably these lots will be made business, he does not think there is anything inevitable about zoning. Every area is unique, every area is different. He never considered this part of Hailey to be an area where would have uses like car lots, or other high intensity uses or industrial uses. He thinks need to back up and take a look at this issue as a zoning issuing and stop looking at the development as proposed. Talking about rezoning three lots, less acreage dedicated towards housing. There is talk about this increase amount of housing when actuality reducing amount of acreage dedicated towards housing in doing this. He also predicts has enough parking lot on Main Street, having a huge section of Main Street taken up with display cars and storage of cars is not appropriate. He hopes the community as a whole stands up and talks a look at this and thinks about whether or not this is the kind of community we want to live.

[7:32:58 PM](#) Pam Rheinschild, 202 Spruce Way, owns Berkshire Hathaway has an office in Hailey. She has clients in North who have expressed concerns to her. In her 35 years in the Hailey area, she has been proud of Hailey direction in trying to integrate inclusive neighborhoods, walkability, bike ability. In particular how the accomplished adding the townsite. Has a middle school in this immediate area and one of the largest residential neighborhoods. The buffer makes perfect sense, course Main Street is going to be a business application. She does think it is inappropriate that it is a light industrial application. She is concerned with 3 curb cuts on McKercher, that is a walkable transition for people to go grocery shopping, get to the bus stop, go to the middle school and integrate with Main Street. Thinks 3 curb cuts potentially cycled differently, would be more appropriate. She knows LL Greens has always had a hand in this conversation. She thinks the massing of automobile dealership as making the transition to residential area. Tons to discuss about the residential application. She is truly concerned about the transition, lighting. That we have always strived to be very inclusive, thinks this is Hailey's last good opportunity to create something that is live work walkable and green and open that makes sense.

[7:35:02 PM](#) Kim Richards, understands that Main Street should be dedicated to businesses does not think a car dealership there is warranted, appreciated or wanted. It would be very close to residential neighborhood, even though there is a buffer proposed. Also concerned about the test drives through the neighborhood and the lighting. She is in favor of LL Greens building their hardware store on the corner. She has big concerns about the housing, especially the number proposed. Before anything is approved, needs to be specified if going to be apartments or condos or both. 750 sq. ft units are very small, even if have it be a one bedroom and one bath. If have a married couple with two cars, one will be parking on 1st Ave. the aesthetics planned at the dealership and LL Greens is not keeping with the aesthetics, their small-town western feel. Its just not very attractive. She would appreciate the council and planning giving this a lot more thought before allowing this on Main Street.

[7:37:13 PM](#) Tim Richards, Winterberry loop, does welcome all the affordable housing that is coming along in 2021, listing various areas of housing to come. He does appreciate all the housing. He is not sure light industrial is something want as the entrance to Hailey. He would like them to think about it, think about the night sky ordinance, the wildlife, that parking too. They are talking about 400-500 people on 2.5 acres with their cars and living, it's a big decision and hoping they take it seriously and think about it.

[7:38:36 PM](#) Desna Smith, Cranbrook, feels like the car lot would be better in the light industrial and agrees with the comments about the walkability and creating the entrance and how want to function. She thinks of kids walking to the store or bus and having those different cross ways to get through. It's much better where it is at as far as the car dealership. The density for the housing, she thinks the height is a concern and also some of the comments from neighbors having a view of backyards on Winterberry.

[7:40:13 PM](#) Kyle Young, 382 Winterberry Loop, new resident of Hailey, biggest concern is not the commercial application it's going to be the condos/townhomes/apartments. One of the appeals of moving here is the small-town feel. Being able to walk to the grocery store and being comfortable with kids walking to school the real concern is the increased traffic, it is taking away some of the charm.

[7:41:24 PM](#) Dirk Zondag, would like to point out that not one person has said wow that this plan is inspiring. He wonders why can't you do that; it takes four options to make a beautiful thoughtful statement for our town and community even if this area will be changed from residential. We have a chance to make something useful for our community, this is not it. If you give them an inch, they will take a mile. LL Greens originally got the zoning changed by offering to build on the corner with plenty of buffer on 1st. Given the fact that they are throwing a car dealership and pushing themselves back, the buffer is a joke, they care more about buffering the buildings between the commercial buildings and units as opposed to the existing homes. He stated give us a park, retail, restaurants, give them a good 1st St buffer. They do not want to be Twin Falls. This is an identity changer.

[7:43:30 PM](#) Hogan, 232 Winterberry Loop, He wants to start by saying that LL Greens is a wonderful business, he is also a small business and is very pro small business. He shares the concerns, does not think changing the zoning to allow this kind of development is a wise choice in the short and especially not long term. He does not think anyone has taken in consideration the traffic survey, that the apartments face Winterberry Loop. If live on Winterberry now already seeing 15-20 cars

a day that come up McKercher and take a left of Hazelnut to go around the loop so don't have to deal with light on Main Street. If put the residential units there, the natural thing to happen is everyone is going to go through Winterberry to shortcut traffic. He thinks the traffic is a real concern. Like someone said earlier, these are almost million-dollar homes and if put up the 750 sq. ft. micro units, going to devalue every single one of their properties. He does not feel that is fair to them. He thinks there is a much better use of that property.

[7:46:31 PM](#) Katie Craig, Cook stated needed to move because his building is old does not understand why can't redo his own building at the current location. She feels like building the condos so can pay for his dealership up north.

[7:48:10 PM](#) **Chair Fugate closed public comment.**

[7:48:14 PM](#) Chair Fugate asked if staff had response before applicant responds. Horowitz stated they do not but will drill down to what is permitted in the zones. Chair Fugate asked staff to address the dark sky ordinance. Horowitz explained requirements for dark sky ordinance. Chair Fugate added that this ordinance is in place and commission has been stringent in making sure this ordinance is followed. Stone asked if the dark sky ordinance is enforceable in the business district. Horowitz confirmed it is enforceable.

[7:50:27 PM](#) Bliss thanked all for their comments and questions. Bliss stated the intent by this team is not to ignore any. Bliss address comments regarding the industrial use of the dealership and that it should be located somewhere else. Bliss explained the areas dealerships are allowed, noting there are not a lot of options where they can go nor is there a lot of property available. Bliss stated it is allowed as a conditional use in the business zone. Bliss stated lighting is a concern of his as well and that the code will be met. Bliss addressed height, that if lowers the height it would cause more visible parking as the three stories allow for parking under the units. Bliss discussed traffic study report explaining that if build out the property as zoned currently, the proposed zoning would be a reduction in traffic.

[7:55:01 PM](#) Hale addressed concerned of traffic study not done during school. Hale noted that school had begun, that would have caught the traffic of when school was starting but not ending. Hale explained the standard practice traffic study's, that they were trying to capture the peak of the adjacent state highway. Hale explained as reviewed traffic routing, there was some going away from McKercher. Hale explained when people are going on test drive, would typically go to Highway 75, not the residential neighborhoods.

[7:58:00 PM](#) Bliss stated there are 22 parallel parking spaces in the right of way, and would be considered guest parking spaces. Bliss explained if in the DRO, parking is 1 space per unit and if do not get in the DRO it is 1.5 space per unit.

[7:59:36 PM](#) Cook summarized remaining comments made, that want the project to look beautiful and grand and does not want to diminish what others already have. Cook believes all the required sidewalks they are supposed to have are there. Cook noted additional sidewalks added and greenspace. Cook explained just trying to keep their businesses going and be part of the community. Cook stated not trying to diminish or mimic Blue Lakes.

[8:02:27 PM](#) Chair Fugate stated would like to give the applicant input what changes/information would like to see. Chair Fugate stated it will be really important to clarify if these are going to be condos and whether they will be owned or rented. Chair Fugate stated does want to encourage pedestrian traffic, suggesting highlighting those things so it can be clarified better. Chair Fugate does like the idea of the design pods surrounded by the rock.

[8:05:36 PM](#) Stone stated he is not a fan of rezoning in general terms, but it does make sense to him that the strip along Main Street should be business. Stone is not sold on idea that the section closer to Northridge should be changed from LR 1, does not necessarily agree that it is destined to by a higher density zoning. Stone stated if really attempting to look out for people trying to live in the community while they work here, would expect to see us cater to those people. That there are portions of the property that is rent controlled, that it is not a just a large amount of area to get maximum amount of house, that doesn't have issue with maximum house but it's no way to guarantee that rent is affordable. Stone is concerned about water pressure in this area, and is curious if the City has looked at the low water pressure in this area. Horowitz stated would ask the applicant to supply a water analysis. Stone stated if going to place a large amount of housing in this zone, thinks the open space overall is good, suggested looking for way to consolidate it. Stone does not have an issue with the business being there, feels the applicant can generate a building that will look great. Stone stated his only major issue is the residential change on the east side.

[8:12:01 PM](#) Smith stated he is glad to see the existing businesses wanting to expand and update their businesses. Smith agrees with Stone, that it is logical to make Main Street as a business zone. Smith believes there is a decent case in making the 1st block of McKercher a business or limited business zone. Smith thinks it been pointed out that the residential part of this is the major issue. Smith stated that residential portion needs some consideration. Smith stated there's a possible argument to make it GR but not go with the DRO. Smith is pleased to hear the applicant team is flexible. Smith agrees with Stone regarding the water pressure study. Smith prefers version 2, likes idea of LL Greens facing straight and parking would be more separated from the car business. Smith would like to see the improvements on Version 3 and orientation of Version 2. Smith believes need to make Cobblestone straight through. Smith stated there are some real positives, knows there are some concerned about having a car lot as an entrance to the city but already have it. Smith stated given the design has seen here, the conceptual, it would be an improvement of what looking at by the current location by the Airport and it would open up the possibility of additional business to use that space in a way that would benefit the community. Smith thanked the public for their input.

[8:18:06 PM](#) Pogue complimented the public. Pogue is sure those concerns will be addressed. Pogue would like applicant to address the school and the students walking to the bus stop. Pogue agrees with the public comment that the beauty of this town is a because it is a walking town. Pogue believes we can keep it this way, need to make sure there are sidewalks. Pogue's concerns are with the residential, does not think it is a correct buffer. Pogue thinks having 3 story apartments, is not the way to go that need to limit in height and number. Pogue complimented the applicant team.

[8:21:44 PM](#) Horowitz stated this project will provide a sidewalk with this project. Horowitz explained location of bus stop and cross walk for students, and those locations are not changing. Horowitz explained reasoning behind orientation of LL Greens on Version 3. Horowitz noted that the bike path that exists on McKercher would be redone and widened.

[8:24:25 PM](#) Chair Fugate understands why version 3 was preferred. Chair Fugate thought front of LL Greens was attractive but is probably better that is not a buffer building for residential. Chair Fugate asked the applicant to confirm concerns of snow storage and line sight. Chair Fugate asked the applicant team if there was some sort of development agreement if the zoning was changed to DRO would they be in agreement to less than what would be permitted with DRO but more than what is permitted by GR. Chair Fugate thinks if possible, less would be more in this case. Chair Fugate asked applicant if they had any questions.

[8:29:00 PM](#) Cook and Bliss do not have additional questions at this time.

Horowitz confirmed will re-notice the project once the applicant has had time to implement changes requested.

[8:33:41 PM](#) **Smith moved to table the discussion on all three public hearings to a date to be determined by City Staff and Applicant. Pogue seconded. All in Favor.**

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: **February 16, 2021**

- DR: Kearns
- PP: Kavanagh
- District Use Text Amendment to GR setbacks

[8:36:40 PM](#) **Stone motioned to adjourn. Smith seconded. All in Favor.**

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of February 16, 2021

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Design Review Application by Stephen Kearns, represented by Jay Cone Architecture PC, for a new 728 square foot garage with a 678 square foot Accessory Dwelling Unit (ADU) above. This project is located at 12 West Elm Street (Lot 11 and N. 20' of Lot 12, Block 8 and Block 20 x 120 Elm Street) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

Hearing: February 16, 2021

Applicant: Stephen Kearns

Request: 728 square foot garage addition with a 678 square foot ADU above

Location: Lot 11 and N. 20' of Lot 12, Block 8 and Block 20 x 120 Elm St (12 West Elm Street)

Zoning: General Residential (GR) and Townsite Overlay (TO) Zoning Districts


Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 27, 2021 and mailed to property owners within 300 feet on January 26, 2021.

Application: The Applicant is proposing to construct a new 728 square foot garage with a 678 square foot, one (1) bedroom Accessory Dwelling Unit (ADU) above. The ADU incorporates an open floor plan, which includes a bathroom, kitchen and living room. Access to the ADU can be found from an exterior door, at the north elevation of the garage. The garage addition will include two (2) bays.

Current access for the existing residence is located on Elm Street via parking located in the public right-of-way, and from the alley, where the garage/ADU addition is proposed.

Procedural History: The Design Review Application was submitted on December 23, 2020 and certified complete on January 12, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on February 16, 2021, virtually via GoTo Meeting, and in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering/Streets: <i>The Public Works Department recommends the following prior to Building Permit submittal:</i></p> <ul style="list-style-type: none"> - <i>A Right-of-Way Encroachment Permit will be needed for any work done in the right-of-way.</i> - <i>Grading and Drainage Plan for the sidewalk and grading drainage shall be submitted and reviewed prior to final design</i> - <i>As interim to the River Street Redesign, the Applicant will install an asphalt pathway along the property frontage of River Street. Additionally, the Applicant will install a sidewalk along the property frontage of Elm Street. Final design shall be approved by Public Works prior to construction. This has been made a Condition of Approval.</i> <p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer: <i>Water and wastewater services are in place. That said, if pavement occurs around the water meter vault, the Applicant shall install a metal lid frame over the vault. This has been made a Condition of Approval.</i></p> <p>Building: <i>No comments</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		City Arborist: <i>The City Arborist recommends that fruitless Crabapple Trees be planted along Elm Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> <p>Staff Comments <i>N/A, as signage is prohibited in residential zones.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p> <p>17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum</p> <p>17.09.040.01 Accessory Dwelling Units: one (1) space per unit</p> <p>Staff Comments <i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling and one (1) parking space for an Accessory Dwelling Unit that is less than 1,000 square feet in size. The proposed garage/ADU addition includes a two-car garage. Additionally, it appears that approximately three (3) parking spaces are provided in the public right-of-way off of River Street.</i></p> <p><i>Parking requirements for the proposed residence are met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use.

				<p>Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<p><i>Staff Comments</i></p> <p>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut sheets are attached.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>Zoning District: General Residential (GR) and Townsite Overlay (TO) Maximum Height: 30' Setbacks:</p> <ul style="list-style-type: none"> • 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 <p>Lot Coverage: 40%</p>
			<p><i>Staff Comments</i></p>	<p><i>Proposed Building Height:</i></p> <ul style="list-style-type: none"> ○ Proposed Building Height: 27'-6" <p><i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> ○ Front Yard (north): 12' ○ Side Yard (east): 18' ○ Side Yard (west): ~73' ○ Rear Yard (south): ~30'-4" <p><i>Proposed Lot Coverage:</i></p> <ul style="list-style-type: none"> ○ 2,006 square feet (600 Existing Footprint + 1,406 Proposed Footprint) / 8,404 square foot lot = 23% <p>All setback, building height, and lot coverage requirements have been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070(A)1</p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>

			Street Improvements Required	
			Staff Comments	<i>Pursuant Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. Though the proposed project is a garage/ADU addition to the existing single-family residence, Planning Staff finds that installation of a sidewalk along Elm Street and an asphalt pathway, to serve as an interim design to the River Street Redesign, is appropriate given the size and scope of the project. Additionally, Elm Street is a Safe Routes to School, and will greatly benefit children who walk to school from the China Gardens neighborhood. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six 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	<i>This standard shall be met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	1) Site Planning Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions. <i>Staff Comments</i> <i>The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed addition will preserve the grid pattern, keeping visual access to Elm Street and River Street, and garage access via the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units. <i>Staff Comments</i> <ul style="list-style-type: none"> • The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood. • The single-family residence is existing. The garage/ADU addition orientation complements that of the existing residence. As existing, the

				<p><i>front entry of the home faces Elm Street and the garage will be accessible from the alley.</i></p> <ul style="list-style-type: none"> • <i>The proposed garage and driveway will continue to provide space for vehicle storage.</i> • <i>The garage/ADU addition will be located off of the alley. Ample yard and open space exist on all sides of the home.</i> • <i>The residence and proposed garage/ADU addition are located at the northeast end of the block; impact of solar access to adjacent homes will be minimal to non-existent.</i> • <i>Snow storage has been identified on the site plan and is sufficient for the site.</i> • <i>Utilities are existing. Water, sewer and gas are located underground. Any utilities for the proposed addition will be located underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</p> <p><i>Staff Comments</i> <i>The residence is existing. The design intent of the proposed addition was to complement that of the existing residence, while retaining the character of Old Hailey. The proposed design takes advantage of the southern and western exposure: large windows, and a door that leads to the side yard.</i></p> <p><i>The size and shape of the proposed windows are also in scale with the building character of Old Hailey. No solar collectors are proposed at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p> <p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p> <p><i>Staff Comments</i> <i>The use of gables breaks up the roofline and results in a shorter, smaller looking addition. Various sized windows and direction of the siding aid in making the addition appear smaller in scale.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p>3. Architectural Character</p>
			17.06.090(C)3a	<p>a. General</p> <p>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p> <p><i>Staff Comments</i> <i>The architectural style of the proposed addition is consistent with the vernacular style of Old Hailey, but is not an exact replica of any particular building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p>b. Building Orientation</p> <p>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p><i>Staff Comments</i> <i>The single-family residence is existing and is adorned with an entry gable and covered porch. The addition will include a front covered entry door and paver walkway, which will highlight the front entry of the proposed ADU.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</p> <p><i>Staff Comments</i> <i>The single-family residence is existing. The addition has been oriented with respect to the existing grid pattern of Hailey.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p>c. Building Form</p> <p>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</p>

			<i>Staff Comments</i>	<i>The proposed addition sees simple forms. Exterior materials of the proposed addition will complement that of the existing residence. Various windows will highlight the ADU entrance, but will also help to reduce the perceived scale of the building. Clean lines and cool hues (blues and grays) are proposed, which are consistent with styles and forms found in Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Staff Comments</i>	<i>The proposed addition incorporates a simple gable on the east and west elevations. A simple roof and pitch cover the proposed garage/ADU addition, and a small covered entry breaks up the perceived mass of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<i>Asphalt composite shingles will be installed to match that of the existing residence. Snow retention devises and rain gutters are not shown on the plans. The Applicant can further describe, if necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>The proposed addition incorporates a simple gable on the east and west elevations. A simple roof and pitch cover the proposed garage/ADU addition, and a small covered entry breaks up the perceived mass of the building. The proposed roof form, ridge lengths and materials are similar to those traditionally found in the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The proposed roof pitches is 5:12, which is consistent with the surrounding neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<i>The north wall of the proposed addition is parallel to the Elm Street property line.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The addition is proportional to the site. Exterior colors, vertical and horizontal siding, and window variations also reduce the scale of the building to match the surrounding neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<i>The proposed front entry of the ADU creates wall plane variation to the northern elevation, which helps to create a smaller appearance in size and break up the longer wall planes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.

			Staff Comments	<i>With the exception of the west elevation (interior to the lot), high ribbon windows are framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	<i>N/A, as no decks or balconies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			Staff Comments	<i>N/A as no decks or balconies are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	<i>The proposed addition will complement that of the existing residence. All proposed siding is vertical lap siding to in blue, asphalt composite shingles, lap siding in gable ends and vinyl windows in white. All materials proposed will match that of the existing residence (see image below for further detail).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			Staff Comments	<i>The largest wall plane are east and west elevations. These wall planes are broken up by various sized windows, two garage bays, and a horizontal band that breaks up the bottom half of the addition from the top half, further reducing the scale of the proposed addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	<i>Simple detailing is proposed: window and door trim, as well as corner trim. Detail will match that of the existing residence.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Staff Comments</i>	<i>The existing residence has minimal ornamentation. The proposed garage and ADU will also have minimal ornamentation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)3i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<i>Adequate parking has been provided. Pedestrian access is provided with the new paver walkway to the front entry of the existing residence. A new paver walkway is also proposed off of Elm Street, which access the proposed ADU. Snow storage areas are adjacent to the driveway, as well as at the end of the alley-accessed, parking area, which do not restrict pedestrian access.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<i>Onsite parking will be accessed from the alley side of the property and is blocked from the street by the proposed addition and existing residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Staff Comments</i>	<i>The proposed garage addition can be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>The proposed detached garage will be accessed from the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<i>N/A, as the proposed garage bays will be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Staff Comments</i>	<i>The parking area off of River Street can accommodate approximately three (3) vehicles. The proposed garage/ADU addition is accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>Though no seasonal, off-street parking for recreational vehicles is shown, it does appear that the site may have room to accommodate for the parking of recreational vehicles (see seasonal snow storage on Site Plan).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>Alley access is not impacted and will be maintained.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<i>Utilities and vehicular access to the garage are existing and are located off the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within

				Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>The existing alley is gravel. If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>The existing landscaping to be maintained is turf.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>A detached garage/ADU addition is proposed. It appears to be similar in scale, 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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	<i>A detached garage/ADU addition is proposed and will be located to the rear of the parcel, with access from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<i>The site plan proposes approximately 672 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (168 square feet) is required for snow storage. 500 square feet of snow storage is shown.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<i>Snow storage areas are adjacent to the driveway, as well as at the end of the alley-accessed, parking area. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>Existing trees are identified onsite and most are proposed to be retained. That said, it appears that one (1) existing tree will be removed to accommodate for the construction of the garage/ADU addition. Two (2) additional trees along the property line of Elm Street will also be removed. Three (3) flowering Crabapple Trees are proposed (2" caliper) to be added behind the proposed sidewalk along Elm Street. No additional trees or landscaping are proposed to be removed and/or added at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	<i>Please refer to the standard above. Additionally, no significant landscape features will be removed or appear to be impacted by the proposed addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>If noxious weeds are present on the site, the Applicant shall control according to State Law.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	9. Fences and Walls Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates. <i>Staff Comments</i> <i>An existing fence exists on the southern property line. No additional fences are proposed to be added or removed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape. <i>Staff Comments</i> <i>N/A, as none are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure. <i>Staff Comments</i> <i>N/A, as no Historic Structures exist onsite.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions. <i>Staff Comments</i> <i>Please refer to Section 17.06.090(C)10 for further information.</i>

17.06.060 Criteria.

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

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

The following conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
 - i. If pavement occurs around the water meter vault, the Applicant shall install a metal lid frame over the vault.
 - ii. The Applicant will install an 10' asphalt pathway along the property frontage of River Street. Additionally, the Applicant shall install a sidewalk along the property frontage of Elm Street.

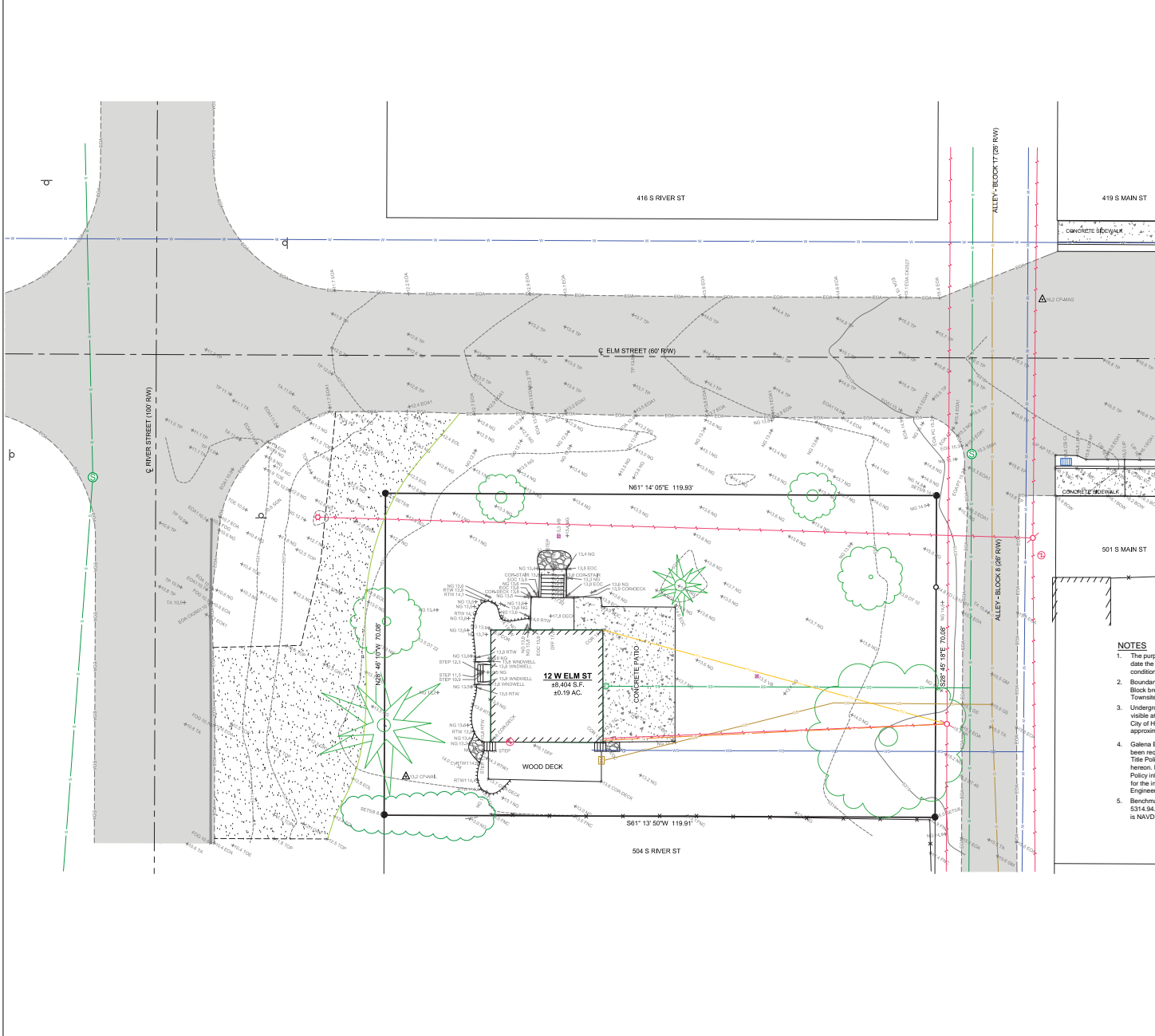
- d) A Lot Line Adjustment Application, a request to eliminate the interior lots lines of the parcel, shall be applied for concurrently with the Building Permit.
- e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.
- j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- k) All utilities shall be located underground, consistent with 17.06.080(A)3h.

Motion Language:

Approval: Motion to approve the Design Review Application by Stephen Kearns, represented by Jay Cone Architecture PC, for a new 728 square feet garage with a 678 square feet Accessory Dwelling Unit (ADU) above, located at 12 West Elm Street (Lot 11 and N 20' of Lot 12, Block 8 and 20 x 120 Elm St), 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 (k) are met.

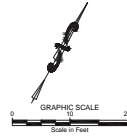
Denial: Motion to deny the Design Review Application Stephen Kearns, represented by Jay Cone Architecture PC, for a new 728 square feet garage with a 678 square feet Accessory Dwelling Unit (ADU) above, located at 12 West Elm Street (Lot 11 and N 20' of Lot 12, Block 8 and 20 x 120 Elm St), finding that _____ [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].



- LEGEND**
- Property Line
 - Adjacent's Lot Line
 - Concrete
 - FD1/2" = Found 1/2" Rebar
 - CNTR = Survey Control
 - SETBACK = Set Back Marker
 - S Contour Interval
 - T Contour Interval
 - EDL = Edge of Lawn
 - APPROXIMATE DITCHES & BUNKERS
 - FOG = Fog Line Road Paint
 - Curb & Gutter
 - INCL = Fence Line
 - Building
 - Asphalt
 - Concrete Sidewalk
 - Gravel/Driv
 - Stone Paver Path
 - RTW = Landscape Retaining Wall
 - CT = Conifer Tree
 - DT = Deciduous Tree
 - SON = Sign
 - GM = Gas Main
 - GS = Gas Service
 - Gas Meter
 - Overhead Phone Line
 - Overhead Cable TV
 - Overhead Power Line
 - Light
 - Power Meter
 - PP = Power Pole
 - Sewer Man
 - SS = Sewer Service
 - SMM = Sewer Manhole
 - Sewer Check-out
 - CS = Catch Basin
 - WM = Water Main
 - WS = Water Service
 - VB = Valve Box
 - COR = Corner
 - CC = Curb Cut
 - CK = Check Shot
 - DF = Deck Finished Floor
 - EA = Edge of Asphalt
 - EOC = Edge of Concrete
 - ELC = Edge of Lawn
 - GRV = Gravel Drive
 - LP = Lip of Gutter
 - NO = No Data
 - NG = Neutral Ground
 - PC = Point of Curvature
 - PT = Point of Tangent
 - TA = Top of Asphalt
 - TC = Top of Concrete
 - TP = Top of Pavement
 - TBC = Top Back of Curb
 - TOE = Top of Slope
 - TOP = Top of Slope
 - WINDWELL = Window Well

- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (08/29/2020).
 - Boundary information is based on Found Right-of-way Monumentation and Hailey Block break down for Block 8. Please refer to the original survey of Hailey Township dated 1936.
 - Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, and underground utility locates performed for the City of Hailey for a previous alley topo performed in 2006. Utility locations are approximate and should be verified before any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect terms shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of Set 1/8" Rebar at the northeast corner of lot, elevation = 5314.84. Point elevations shown are truncated (i.e. 19.2 is 5319.2). Vertical Datum is NAVD 1988.



A TOPOGRAPHIC MAP SHOWING
12 W ELM STREET
 (LOTS 11 & N. 20 OF 12, BLOCK 8, & 20 OF VACATED ELM ST., HAILEY TOWNSHIP)
 WITHIN SECTION 3, T.27, R.3E, B.16N, BLAINE COUNTY, IDAHO
 PREPARED FOR STEVE HERNANDEZ

JAY CONE ARCHITECTURE PC AIA
 208.578.5226
 jcone@jaycconearchitecture.com
 www.jaycconearchitecture.com

Date: 1/21/2021

DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 Hailey, Idaho 83433
 (208) 788-1726

NO.	DATE	BY	REVISIONS

KEARNS
 12 West Elm
 Hailey Idaho

Issue: DESIGN REVIEW

Scale: AS NOTED
 Drawn: JC
 Job: 2019-7

C-001

TOPO



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PRODUCT DETAILS

These energy-efficient LED outdoor wall lights offer Dark Sky friendly design to prevent excess light pollution.

Additional Info:

Inspired by modern industrial and barn light designs, these outdoor wall lights come in durable steel frames, painted black for a classic look. They feature wide shades that direct light downward, resulting in a Dark Sky-friendly design. The built-in LED light sources within offer long-saving, energy-saving technology for a modern world.



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- Each light is 7" wide x 5" high. Extends 8 3/4" from wall. Backplate is 6" high x 4 1/2" wide. Weighs 1.32 lbs..
- Built-in 10 watt non-dimmable LED. 790 lumens, comparable to a 60 watt incandescent. 3000K color temperature. 80 CRI.
- Set of two outdoor wall light from the Danbury collection by John Timberland®. Dark Sky friendly. Wet location outdoor rated.
- Black finish steel construction. White finish interiors. Non-glass design. Wide shade that opens at the bottom.
- LED averages 30,000 hours at 3 hours per day.

Return to Agenda



STAFF REPORT
Hailey Planning and Zoning Commission
Regular Meeting of February 16, 2021

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Dennis and Sheree Kavanagh, represented by Galena Engineering, where an existing building on Lots 1 & 22, Block 43, Woodside Subdivision #10 (1060 Mountain Drive) is converted into a condominium plat/subdivision. The existing building would be converted into six (6) units, ranging in size from 784 sq. ft. to 1,596 sq. ft. The parcel is located within the Light Industrial (LI) Zoning District.

Hearing: February 16, 2021

Applicant: Dennis and Sheree Kavanagh

Project: Kavanagh Condominiums

Request: Preliminary Plat

Location: 1060 Mountain Drive (Lots 1 & 22, Block 43, Wood Subdivision #10)

Size & Zoning: 0.28 acres (12,195 sq. ft.) – Light Industrial (LI) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 27, 2021 and mailed to property owners on January 26, 2021.

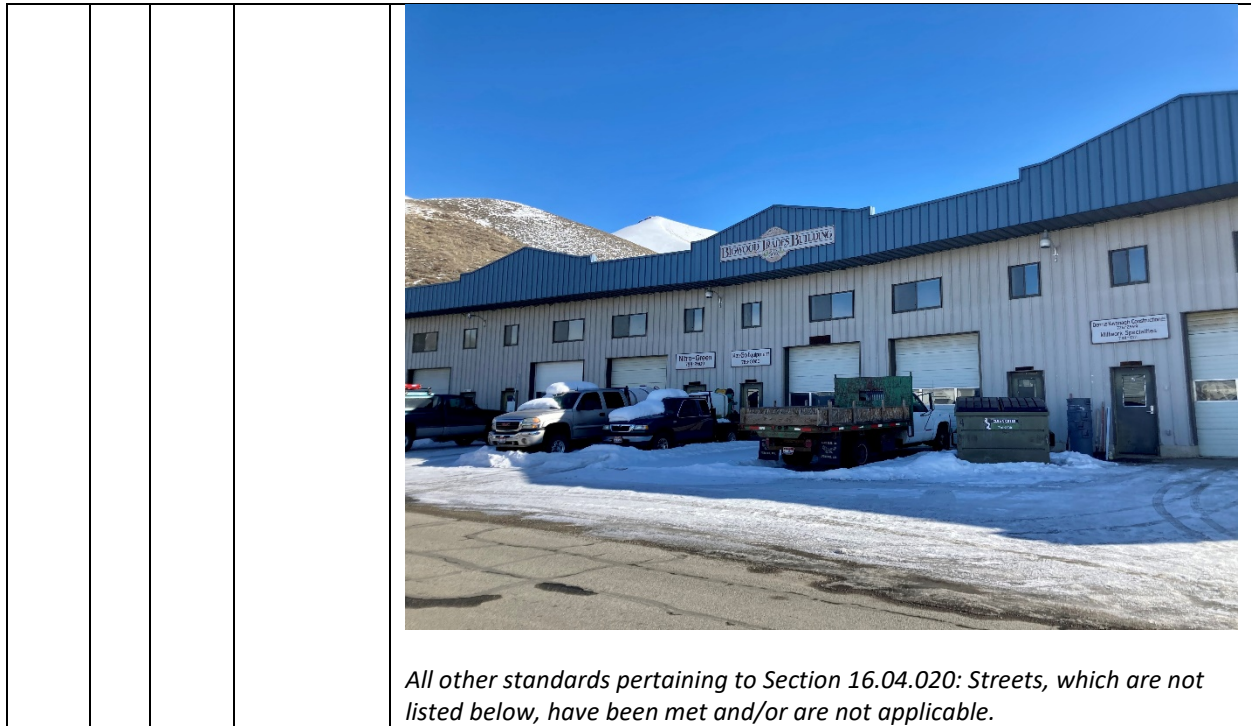
Application: Dennis and Sheree Kavanagh, represented by Sean Flynn of Galena Engineering, has submitted a Preliminary Plat Application for approval of a condominium plat/subdivision to an existing building located on Lots 1 & 22, Block 43, Woodside Subdivision #10 (1060 Mountain Drive).

The existing building is situated on a parcel that is 12,195 square feet (0.28 acres) in size. The Applicant proposes to divide the existing building into six (6) commercial condominium units, ranging in size from 784 sq. ft. to 1,596 sq. ft. Presently, Units 1, 2 and 3 are utilized for the Applicant's cabinet business. Units 4, 5, and 6 are structured separately and are currently being rented. The front area of the building, along Mountain Drive, has been designated as Common Area. A draft Condominium Declaration has been submitted, which addresses all commonly owned areas.

As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to Section 16.04.110 of the Hailey Municipal Code, which addresses parks, pathways, and other green spaces.

Procedural History: The Application was submitted on January 5, 2021 and certified complete on January 12, 2021. A public hearing before the Planning and Zoning Commission will held on February 16, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>The Public Works Department recommends that drainage and grading within the public right-of-way be improved. This has been made a Condition of Approval.</i>
				Life/Safety: <i>The conversion and separation of units shall meet IFC and City Standards.</i>
				Water and Wastewater: <i>No comments</i>
				Planning: <i>It appears that all exterior lighting is Dark Sky compliant; however, any and all exterior lighting that does not meet City Standards shall be replaced with Dark Sky compliant fixtures. This has been made a Condition of Approval.</i>
				Building: <i>No comments</i>
				Streets: <i>No comments</i>
				City Arborist: <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: <i>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.</i>
			<i>Staff Comments</i>	<i>Please refer to the specific standards as noted herein.</i>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: <i>Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Development Standards: <i>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.</i>
			<i>Staff Comments</i>	<i>The parcel is a corner parcel and is surrounded on three (3) sides by public streets: Glenbrook Drive, Mountain Drive and Black Oak Drive. These streets are existing and can safely accommodate existing and anticipated traffic. The building is existing and there are six (6) garage bays that gain access from Mountain Drive.</i>



16.04.030: Sidewalks and Drainage Improvements

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.</p> <p><i>Staff Comments</i> No sidewalks are existing along the property frontage of the existing building nor within the greater area. Staff sees no need for the installation of sidewalks along the property frontage (Mountain Drive, Black Oak and Glenbrook Drive).</p> <p><i>The building was constructed in 1989-1990 and it appears sidewalk in-lieu fees were never collected, as it was not required during that time. That said, Staff finds a sidewalk in-lieu payment for the property frontage appropriate. This fee shall be paid prior to recordation of Final Plat. This has been made a Condition of Approval.</i></p> <p><i>Furthermore, the Public Works Department recommends that the Applicant improve grading and drainage within the public right-of-way. This has been made a Condition of Approval; however, the Commission my way to discuss this further.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p> <p><i>Staff Comments</i> Please refer to Section 16.04.030(A) for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.</p>

			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			<i>Staff Comments</i>	<i>N/A</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>N/A, as the building is existing and no alleys are proposed.</i> <i>All other standards pertaining to Section 16.04.040: Alleys and Easements, which are not listed below, have been met and/or are not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
				<i>An existing 5'-wide power easement runs the length of the property and around the corner to the south of Glenbrook Drive and Black Oak Drive.</i> <i>Additionally, an existing 10'-wide snow storage easement runs the length of the property and around the corner to the south of Glenbrook Drive and Black Oak Drive.</i> <i>The standard noted above has been met.</i>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	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.
			<i>Staff Comments</i>	<i>All proposed blocks are shown on the Preliminary Plat.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.060	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<p>The Applicant is proposing to remove the interior lot line between Lots 1 and 22 of Block 43, as the existing building sits on the lot line. By doing so, the new parcel would be more than double the minimum lot size required for the zoning district (6,000 sq. ft. is lot size the minimum in LI). The new parcel would be 12,196 sq. ft.</p> <p>That said, unless the existing building were demolished, no further subdivision of the parcel is possible.</p> <p>All other standards pertaining to Section 16.04.060: Lots, which are not listed below, have been met and/or are not applicable.</p>

16.04.070: Orderly Development

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	N/A, as the building and subdivision are existing. All other standards pertaining to Section 16.04.070: Orderly Development, which are not listed below, have been met and/or are not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>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:</p> <ol style="list-style-type: none"> 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. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			<i>Staff Comments</i>	N/A, as no contiguous parcel is owned by the Applicant.

16.04.080: Perimeter Walls, Gates and Berms

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	<p>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.</p>
			<i>Staff Comments</i>	<i>N/A, as no perimeter walls, gates or landscape berms are proposed. All other standards pertaining to Section 16.04.080: Perimeter Walls, Gates and Berms, which are not listed below, have been met and/or are not applicable.</i>

16.04.090: Cuts, Fills, Grading and Drainage

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the building and subdivision are existing. The site is relatively flat and free of vegetation. No floodplain exists.</i></p> <p><i>All other standards pertaining to Section 16.04.090: Cuts, Fills, Grading and Drainage, which are not listed below, have been met and/or are not applicable.</i></p>

16.04.100: Overlay Districts

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	<p>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.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the existing parcel is not located within the Flood Hazard Overlay District.</i></p> <p><i>All other standards pertaining to Section 16.04.100: Overlay Districts, which are not listed below, have been met and/or are not applicable.</i></p>

16.04.110: Parks, Pathways and Other Green Spaces

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</p>
			<i>Staff Comments</i>	<p><i>As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to the Parks, Pathways and Other Green Spaces standards noted in Section 16.04.110 of the Hailey Municipal Code.</i></p> <p><i>All other standards pertaining to Section 16.04.110: Parks, Pathways and Other Green Spaces, which are not listed below, have been met and/or are not applicable.</i></p>

16.05: Improvements Required:

Compliant	Standards and Staff Comments
-----------	------------------------------

Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.010	<p>Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the building is existing and all infrastructure is in place.</i></p> <p><i>All other standards pertaining to Section 16.05: Improvements Required, which are not listed below, have been met and/or are not applicable.</i></p>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.020	<p>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.</p>
			<i>Staff Comments</i>	<p><i>N/A, as all public infrastructure is existing.</i></p> <p><i>All other standards pertaining to Section 16.05.020: Streets, Sidewalks, Lighting, and Landscaping, which are not listed below, have been met and/or are not applicable.</i></p>
16.05.030: Sewer Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			<i>Staff Comments</i>	<p><i>N/A, as all sewer connections are existing.</i></p> <p><i>All other standards pertaining to Section 16.05.030: Sewer Connections, which are not listed below, have been met and/or are not applicable.</i></p>
16.05.040: Water Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At</p>

				the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			<i>Staff Comments</i>	<i>N/A, as all water connections are existing.</i> <i>All other standards pertaining to Section 16.05.040: Water Connections, which are not listed below, have been met and/or are not applicable.</i>
16.05.050: Drainage				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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)
			<i>Staff Comments</i>	<i>N/A, as the building, subdivision and streets are existing.</i> <i>All other standards pertaining to Section 16.05.050: Drainage, which are not listed below, have been met and/or are not applicable.</i>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A, as all utilities are in place.</i> <i>All other standards pertaining to Section 16.05.060: Utilities, which are not listed below, have been met and/or are not applicable.</i>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>N/A, as no new construction or improvements are proposed.</i>
16.05.090: Completion; Inspections; Acceptance				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			<i>Staff Comments</i>	<i>N/A, as no new construction or improvements are proposed; however, if infrastructure improvements take place, this standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A, as all major infrastructure is complete.</i>

16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	<p>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)</p> <p><i>Staff Comments</i> If any improvements are installed, as built drawings will be required. This standard will be met.</p>
16.07: Condominiums				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.020	<p>Plat Procedure: The developer of a condominium project shall submit with the preliminary plat application, as required by this title, a copy of the proposed bylaws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing, where applicable, and maintenance of all common utilities, common area, recreational facilities and green space. The developer may submit a final plat application following inspection and approval by the building inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the developer shall submit to the City a copy of the final bylaws and condominium declarations to be recorded with the county recorder, including the instrument number(s) under which each document was recorded. (Ord. 1191, 2015).</p> <p><i>Staff Comments</i> A copy of the Condominium Declarations has been submitted. The City has not and will not in the future determine the enforceability or validity of the Declaration of Covenants, Conditions, and Restrictions or other private agreements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.030	<p>Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> The building is existing and has six (6) garage bays, which all gain access off of Mountain Drive. All garages are located within the principal building. That said, the garage bays are not typical garages. Each bay opens to a larger work area, and though they could be utilized as a traditional garage space, they are utilized as work areas and not for the storage of vehicles.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.040	<p>Storage, Parking Areas: Condominium projects shall provide parking spaces according to the requirements of Title 17, Chapter 17.09 of this code. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i> Per Title 17, Section 17.09.040.01, Condominium units require 1.5 parking spaces per unit. The existing building has six (6) units; therefore, nine (9) onsite parking spaces are required. The existing building has six (6) garage bays or at least one (1) parking space within each bay. Additionally, it is assumed that one (1) onsite space is available in front of each bay. The total onsite parking spaces, based on the information above, is 12 parking spaces.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.050	<p>Construction Standards: All condominium project construction shall be in accordance with the IBC, IRC and IFC. (Ord. 1191, 2015)</p>

			<i>Staff Comments</i>	<i>The building is existing and was constructed in accordance with the IBC, IRC and IFC Requirements in place at that time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.060	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 condominium developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Upon meeting the proposed Conditions of Approval, the proposed Application does not appear to conflict with other provisions.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.070	Conversion: The conversion by subdivision of existing units into condominiums shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further information.</i>

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

The following are suggested Conditions of Approval for Amatopia Subdivision:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required.
 - i. The Applicant shall improve grading and drainage within the public right-of-way. Final plans shall be approved by the Public Works Department prior to construction.
- c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- d) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- e) Any Subdivision Inspection fees due shall be paid prior to recording the Final Plat.
- f) Any Application Development fees shall be paid prior to recording the Final Plat.
- g) The Applicant shall pay sidewalk in-lieu fees for the property frontage (Mountain Drive, Black Oak and Glenbrook Drive) which shall be paid prior to recordation of Final Plat.
- h) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- i) Billing and utility payment information shall be addressed in the Condominium Declarations.
- j) Commonly owned areas shall be addressed in the Condominium Declarations.
- k) All provisions of the Hailey Municipal Code, including but not limited to use regulations and parking requirements shall continue to be met. 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.
- l) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a Phasing Agreement.

Motion Language:

Approval: Motion to approve the Preliminary Plat Application by Dennis and Sheree Kavanagh, represented by Galena Engineering, where an existing building on Lots 1 & 22, Block 43, Woodside Subdivision #10 (1060 Mountain Drive) is converted into a condominium plat/subdivision. The existing building would be converted into six (6) units, ranging in size from 784 sq. ft. to 1,596 sq. ft., finding that the application meets all City Standards, and that Conditions (a) through (l) are met.

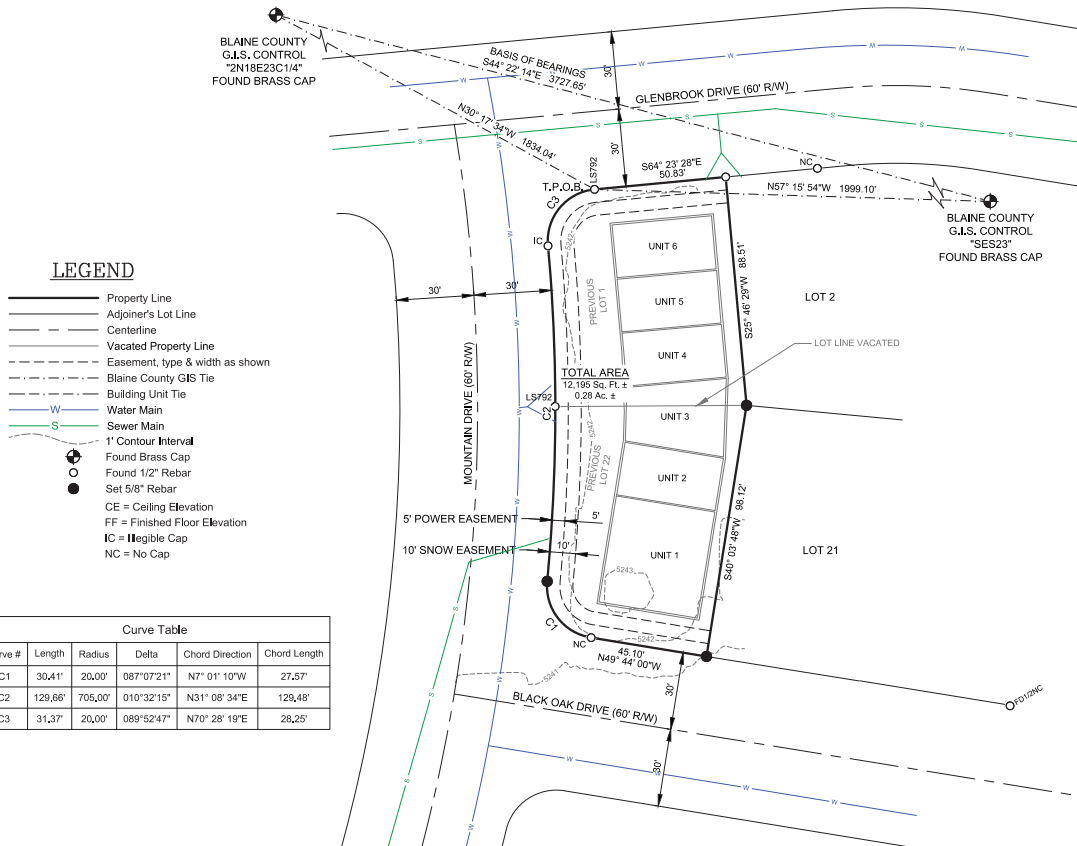
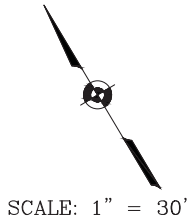
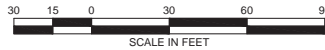
Denial: Motion to deny the Preliminary Plat Application by Dennis and Sheree Kavanagh, represented by Galena Engineering, where an existing building on Lots 1 & 22, Block 43, Woodside Subdivision #10 (1060 Mountain Drive) is converted into a condominium plat/subdivision, finding that _____ [Commission 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 KAVANAGH CONDOMINIUMS

WHEREIN THE BUILDING ON LOTS 1 & 22, BLOCK 43, WOODSIDE SUBD. NO. 10 IS CONVERTED INTO CONDOMINIUMS
LOCATED WITHIN SECTION 23, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

JANUARY 2021



LEGEND

- Property Line
- - - Adjoiner's Lot Line
- Centerline
- - - Vacated Property Line
- - - Easement, type & width as shown
- - - Blaine County GIS Tie
- - - Building Unit Tie
- W — Water Main
- S — Sewer Main
- 1' Contour Interval
- ⊕ Found Brass Cap
- Found 1/2" Rebar
- Set 5/8" Rebar
- CE = Ceiling Elevation
- FF = Finished Floor Elevation
- IC = Irregular Cap
- NC = No Cap

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.41'	20.00'	087°07'21"	N7°01'10"W	27.57'
C2	129.66'	705.00'	010°32'15"	N31°08'34"E	129.48'
C3	31.37'	20.00'	089°52'47"	N70°28'19"E	28.25'

SURVEY NARRATIVE & NOTES

1. The purpose of this map is to show the monuments found and set during the boundary retracement of Lots 1 & 22, Block 43, Woodside Subdivision Final Plat No. 10. The boundary shown is based on found monuments and the plat of Woodside Subdivision Final Plat No. 10, Instrument Number 152505, records of Blaine County, Idaho. The missing monuments were reset by proportioning record chord data between found monuments. Vertical Datum is NAVD 1988.
2. In interpreting the Declaration, Plat or Plats, and Deeds, the existing physical boundaries of the unit as originally constructed, or reconstructed in lieu thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the declaration, plat or plats, and/or deeds, regardless of setting or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plat or plats, and/or deeds, and the actual boundaries of the units in the buildings.
3. Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
4. Horizontal or sloping planes shown hereon are top of finished floor and bottom of finished ceiling; vertical planes are finished surfaces of interior walls. Some structural members extend into units, limited common areas and parking spaces.
5. Property shown hereon is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided by applicable Condominium Law or the Condominium Declaration recorded under Instrument Number _____, records of Blaine County, Idaho. Consult the Condominium Declarations for the definition of common and limited common area.
6. All area outside of units that is not designated as limited common is common area. Areas of "common" or "limited common" are shown by diagram.
7. Building ties are to the interior corners of unit walls.
8. Utility easements necessary to allow for access and maintenance of utilities serving units other than the unit they are located in are hereby granted by this plat.
9. The current zoning is LI. Refer to the City of Hailey Zoning Ordinance for specific information about this zone.
10. The owner is Dennis Kavanagh. The surveyor/representation is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



KAVANAGH CONDOMINIUMS
GALENA ENGINEERING, INC.
HAILEY, IDAHO

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

SHEET 1 OF 3
Job No. 8023

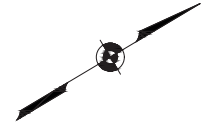
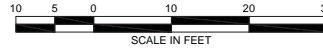
HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

SEE PAGE 2 FOR UNIT DIMENSIONS

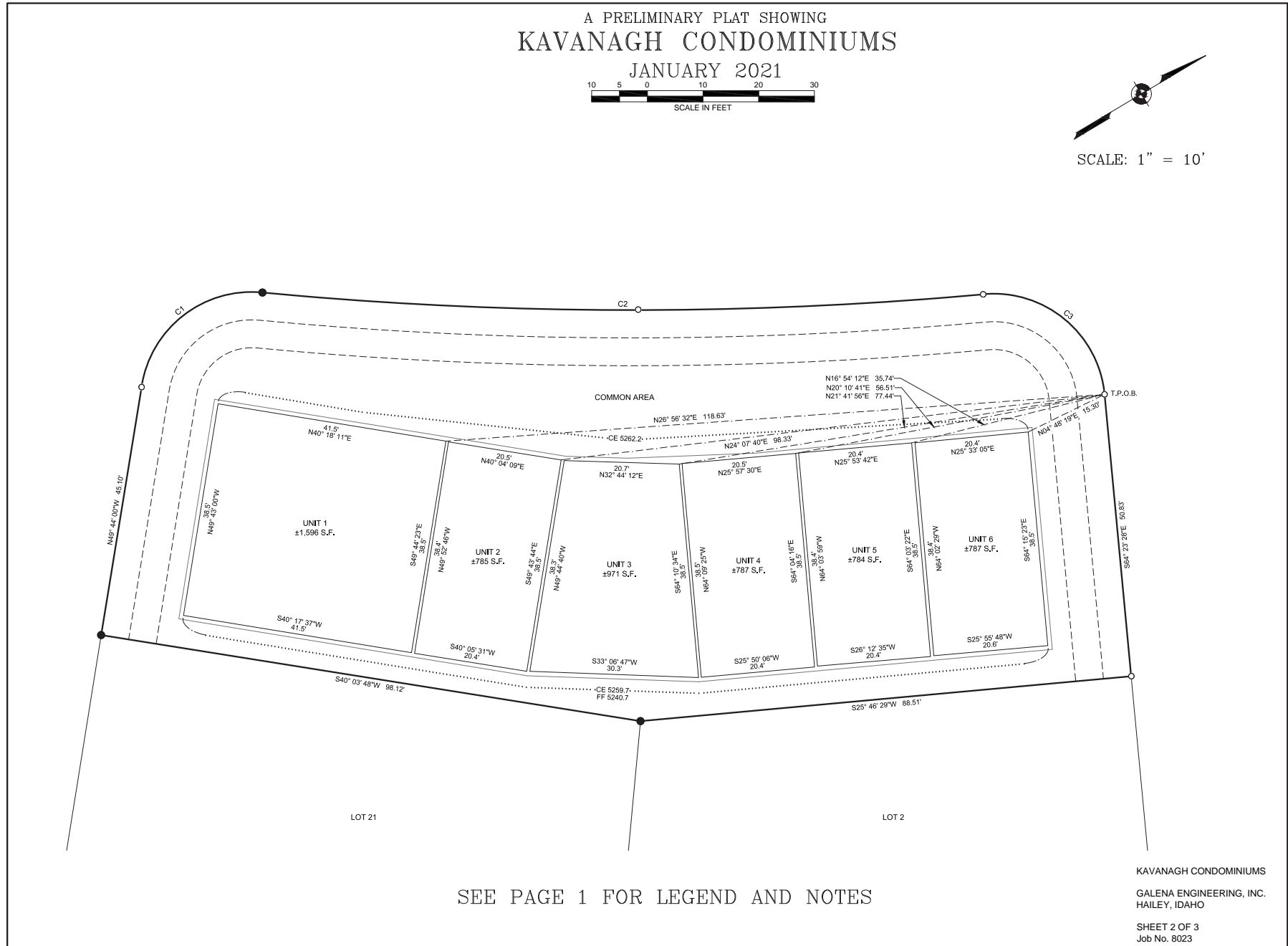
Date _____ South Central District Health Dept., EHS

A PRELIMINARY PLAT SHOWING
KAVANAGH CONDOMINIUMS

JANUARY 2021



SCALE: 1" = 10'



SEE PAGE 1 FOR LEGEND AND NOTES

KAVANAGH CONDOMINIUMS
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 2 OF 3
 Job No. 8023

BIGWOOD TRADES BUILDING

Nitro-Green
788-2609

Kav/Go Equipment
788-0080

Dennis Kawonagh Construction
726-2599
Millwork Specialties
788-0111

CLEAR CREEK
728-9600



Return to Agenda



STAFF REPORT
Hailey City Council
Regular Meeting of February 16, 2021

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to amend the General Residential (GR) Zoning District setbacks by adding Note #3 to the Minimum Side and Rear Setbacks, and by the addition of the figure located in Section 17.04B.050 to Section 17.04C.050(A).

Hearing: February 16, 2021

Applicant: City of Hailey

Location: General Residential (GR) Zoning District

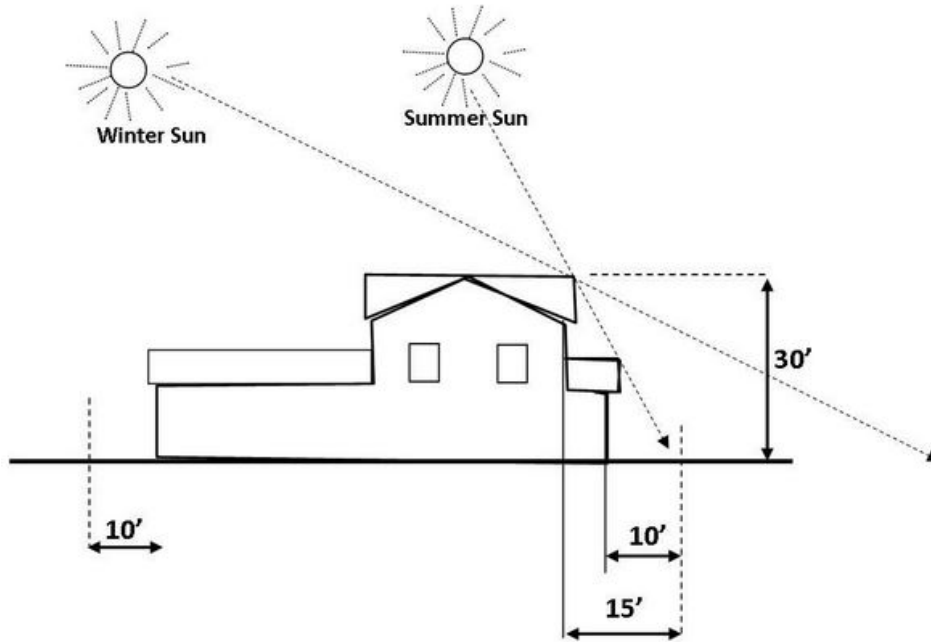
Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 27, 2021 and mailed to public agencies on January 26, 2021.

Background: City Planning Staff has listed minor code amendments as a priority for 2021. As such, Staff is proposing to amend the General Residential (GR) Zoning District setbacks to include existing Note #3:

The setback from the adjacent property shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding twenty (20) feet in height, provided; however, no side or rear yard shall be less than ten (10) feet. See the figure located at Section 17.04B.050 of this title for more explanation.

Staff is also proposing to add the figure below (found in Section 17.04B.050) to Section 17.04C.050(A): Bulk Requirements of the General Residential (GR) Zoning District:

A. General: The bulk requirements for the GR District are described in the District Use Matrix, Section 17.05.040 of this title. For other supplementary location and bulk regulations, see Chapter 17.07 of this title.



(Ord. 1191, 2015)

Note #3 and the figure above apply to all residential zoning districts within the City, except the GR Zoning District. With various housing opportunities available in Hailey, including Accessory Dwelling Units (ADUs) now permitted City-wide, Staff finds it appropriate to amend and update the Municipal Code to reflect the above provision in all residential zones, including the GR Zoning District.

Furthermore, by applying Note #3 and the figure above to the GR Zoning District, further consistency in code language and bulk requirements can be found across residential zoning districts.

The suggested amendments would be applied as follows (changes shown in underline):

Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix:

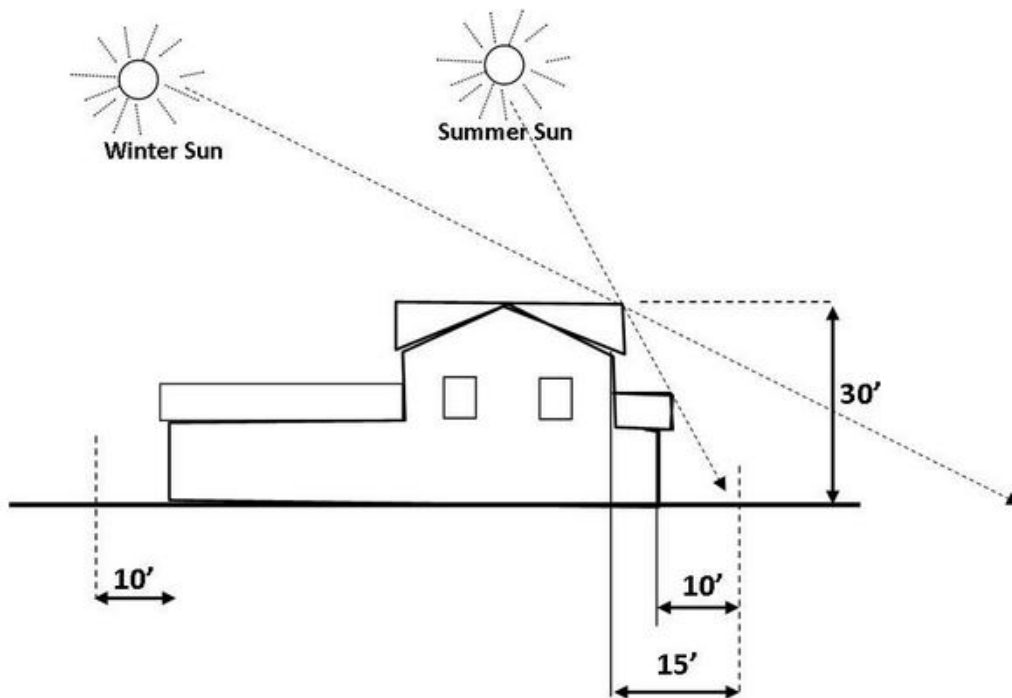
Category	Description	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SC O	SCI-I
Setbacks	Minimum Front Yard Setback (feet)	20	25	25	20	10	20	20	0 ⁷	10	20	See note 12	10	10
	Minimum Side Yard Setback (feet)	10	10 ^{3, 19, 20}	10 ^{3, 19, 20}	10 ^{3, 7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	0 ^{7, 19, 20}	10 ^{11, 19, 20}	10 ^{11, 19, 20}	See note 12	10	10
	Minimum Rear Yard Setback (feet)	10	10 ^{3, 19, 20}	10 ^{3, 19, 20}	10 ^{3, 7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	0 ^{7, 19, 20}	10 ^{11, 19, 20}	10 ^{11, 19, 20}	See note 12	10	10

Notes	<p>3. The setback from the adjacent property (<u>excluding sublots within a development</u>) shall be 1 foot for every 2 feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than 10 feet. See the figure located at section 17.04B.050 of this title for more explanation.</p> <p>7. Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.</p> <p>19. See also subsections 17.07.010F and G of this title.</p> <p>20. See also subsections 17.07.010F and G of this title.</p>
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Staff would like to further amend Note #3 to include, “...excluding sublots within a development...” to existing Note #3, as shown above. For those parcels where sublots can be created and utilized for townhome and cottage developments, Staff finds that by excluding the interior setbacks of the development from this standard, more flexibility is given to those parcels that allow for cottage-style developments and the likes. Additionally, this note shall apply to perimeter setbacks from adjacent properties within this same development.

Chapter 17.04: Establishment, Purposes and Uses within the Zoning Districts, Article C: General Residential (GR) District, Section 17.04C.050: Bulk Requirements:

- A. General: The bulk requirements for the GR District are described in the District Use Matrix, Section 17.05.040 of this title. For other supplementary location and bulk regulations, see Chapter 17.07 of this title.



(Ord. 1191, 2015)

Standards of Review:

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

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

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

The Comprehensive Plan does not go in to the specificity that this code section contemplates. That said, the Comprehensive Plan articulates the merits of diverse housing and population growth management through a balanced combination of infill and redevelopment. With such growth, the Comprehensive Plan also aims to retain the small-town character of Hailey:

“Land Use Implications of Population Growth Scenarios: Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small-town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth”.

The City is seeing growth and building construction at unprecedented rates. By increasing the side and rear yard setbacks once a dwelling exceeds twenty (20) feet in height in the GR Zoning District, the proposed amendments help mitigate negative impacts often associated with unrestricted growth: obstruction of mountain views or sunshine, not enough space between dwellings, shedding of snow onto neighboring properties, and impacts to privacy, to name a few.

Staff finds that the proposed amendments encourage smart growth, infill and redevelopment, assist in retaining the small-town charm of Hailey, and are in accordance with the Comprehensive Plan.

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

The propose amendments will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services. The amendments are intended to clarify regulations, to simplify administration of the requirements, and to implement best practices.

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

The proposed text amendments will no result in a change in allowed uses.

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

The amendments recommended are consistent with the Hailey Comprehensive Plan. The proposed code revisions will not result in a change in allowed uses. Staff recommends that the amendments will promote the public health, safety and general welfare.

Motion Language:

Approval: I move to recommend approval to the Hailey City Council an Ordinance amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to amend the General Residential (GR) Zoning District setbacks by adding Note #3 to the Minimum Side and Rear Setbacks, and by the addition of the figure located in Section 17.04B.050 to Section 17.04C.050(A), that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Denial: Motion to deny recommendation of the attached revisions to Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, and to Section 17.04C.050(A), finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

HAILEY ORDINANCE NO. __

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17: ZONING REGULATIONS, CHAPTER 17.05: OFFICIAL ZONING MAP AND THE DISTRICT USE MATRIX, SECTION 17.05.050: DISTRICT USE MATRIX, OF THE HAILEY MUNICIPAL CODE, BY ADDING A NEW NOTE TO THE GENERAL RESIDENTIAL (GR) ZONING DISTRICT SETBACKS, WHICH ESTABLISHES THAT THE SETBACK FROM THE ADJACENT PROPERTY SHALL BE ONE (1) FOOT FOR EVERY TWO (2) FEET OF BUILDING HEIGHT FOR ALL PORTIONS OF THE BUILDING EXCEEDING TWENTY (20) FEET IN HEIGHT, PROVIDED; HOWEVER, NO SIDE OR REAR YARD SHALL BE LESS THAN TEN (10) FEET; AND BY AMENDING CHAPTER 17.04: ESTABLISHMENT, PURPOSES AND USES WITHIN THE ZONING DISTRICTS, ARTICLE C: GENERAL RESIDENTIAL (GR) DISTRICT, SECTION 17.04C.050: BULK REQUIREMENTS, BY ADDING THE FIGURE FOUND IN SECTION 17.04B.050 TO ITEM (A) OF SECTION 17.04C.050; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Municipal Code, Title 17, conforms to the Hailey Comprehensive Plan; and

WHEREAS, The General Residential (GR) Zoning District within Title 17, Chapter 17.05, Section 17.05.040: District Use Matrix, does not reference or contain footnotes for side and rear yard setbacks once all portions of a building exceed twenty (20) feet in height, and such reference would clarify these requirements; and

WHEREAS, the Hailey City Council has determined that the above-mentioned requirements are appropriate requirements, and should be referenced; and

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

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

Section 1. Title 17, Section 17.05 of the Hailey Municipal Code, is hereby amended by the addition of the underlined language, as follows:

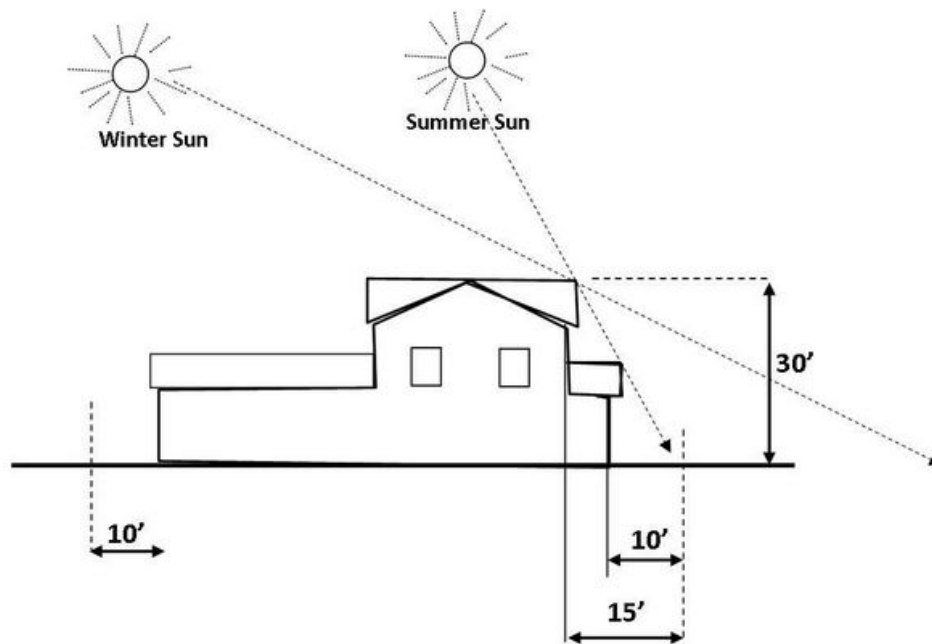
BULK REQUIRMENTS

Category	Description	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SCO	SCI-I
Setbacks	Minimum Front Yard Setback (feet)	20	25	25	20	10	20	20	0 ⁷	10	20	See note 12	10	10
	Minimum Side Yard Setback (feet)	10	10 ³ , 19, 20	10 ³ , 19, 20	10 ³ , 7, 19, 20	10 ⁷ , 19, 20	10 ⁷ , 19, 20	10 ⁷ , 19, 20	0 ⁷ , 19, 20	10 ¹¹ , 19, 20	10 ¹¹ , 19, 20	See note 12	10	10
	Minimum Rear Yard Setback (feet)	10	10 ³ , 19, 20	10 ³ , 19, 20	10 ³ , 7, 19, 20	10 ⁷ , 19, 20	10 ⁷ , 19, 20	10 ⁷ , 19, 20	0 ⁷ , 19, 20	10 ¹¹ , 19, 20	10 ¹¹ , 19, 20	See note 12	10	10

³. The setback from the adjacent property, excluding sublots within a development, shall be 1 foot for every 2 feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard shall be less than 10 feet. See the figure located at section 17.04B.050 of this title for more explanation.

Section 2. Title 17, Section 17.04 of the Hailey Municipal Code, is hereby amended by the addition of the underlined language, as follows:

- A. General: The bulk requirements for the GR District are described in the District Use Matrix, Section 17.05.040 of this title. For other supplementary location and bulk regulations, see Chapter 17.07 of this title.



(Ord. 1191, 2015)

Section 3. Severability Clause. Should any section or provision of this Ordinance be declared by the

courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2021.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Return to Agenda