

AGENDA
Hailey Planning and Zoning Commission
Monday, February 6, 2023
5:30 p.m.

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

From your computer, tablet, or smartphone: <https://meet.goto.com/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

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- [CA 1](#) Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application submitted by Pilling Family Trust, to subdivide Lots 41 & 49, Block 3, Sunbeam Subdivision Phase I into ten (10) sublots. This project is located within the Limited Residential (LR 1) Zoning District. This project is known as Panorama Point.
ACTION ITEM.
- [CA 2](#) Adoption of Findings of Fact, Conclusions of Law and Decision of a Zone Change Application by Silver Creek Living, LLC c/o Mark Caplow, for an amendment to the City of Hailey Zoning District Map, Title 17, Chapter 17.05, Section 17.05.020. The proposed change includes amending 31 East McKercher Boulevard (Northridge X Subdivision, Lot 1, Block 1) from Limited Residential (LR-1) to Limited Business (LB). **ACTION ITEM.**
- [CA 3](#) Adoption of Findings of Fact, Conclusions of Law and Decision of a Text Amendment to the Hailey Municipal Code, submitted by Silver Creek Living, LLC, c/o West of First, LLC, to amend Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.0.02.020: Meaning of Terms or Words, to define Residence Hall, as well as amend Section 17.05.040: District Use Matrix, to include Residence Hall as a permitted use within the Limited Business (LB) Zoning District only, to allow for a maximum density of 20 units per acre within the district, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new use.
ACTION ITEM.
- [CA 4](#) Adoption of Meeting Minutes dated April 4, 2022. **ACTION ITEM.**
- [CA 5](#) Adoption of Meeting Minutes dated June 21, 2022. **ACTION ITEM.**
- [CA 6](#) Adoption of Meeting Minutes dated September 6, 2022. **ACTION ITEM.**
- [CA 7](#) Adoption of Meeting Minutes dated September 19, 2022. **ACTION ITEM.**
- [CA 8](#) Adoption of Meeting Minutes dated November 7, 2022. **ACTION ITEM.**
- [CA 9](#) Adoption of Meeting Minutes dated January 17, 2023. **ACTION ITEM**

Public Hearing

- [**PH 1**](#) Consideration of a Design Review Pre-Application submitted by Tanner Investments, LLC, for two (2), twelve-unit apartment buildings consisting of 24, two-bedroom units, to be located at Block 1 of the Sweetwater PUD Subdivision within the Limited Business (LB) Zoning District. **ACTION ITEM.**

Staff Reports and Discussion

- [**SR 1**](#) Discussion of current building activity, upcoming projects, and zoning code changes.
 - Housing Report
- [**SR 2**](#) Discussion of the next Planning and Zoning Meeting: **February 21, 2023**
 - DR: Copper Ranch
 - TA: District Use Matrix

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 17, 2023 the Hailey Planning and Zoning Commission considered and approved a Preliminary Plat Application by Pilling Family Trust, represented by Manya Yamada, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for single-family cottage units; along the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street, and within the Limited Residential (LR-1) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners on December 27, 2023.

Background: The Final Plat for Phase I of the Sunbeam Subdivision was approved on April 12, 2021—wherein Tax Lot 6655, Section 9 & 10, T2N, R18E, Hailey, was subdivided into 85 units on 70 lots. Phase I includes three (3) cottage lots for a total of 18 cottage units, as outlined in the Planned Unit Development (PUD) Agreement (recorded on June 29, 2020; Instrument #670234). The PUD also required that a 4.54-acre park/open area space and a six-foot (6') wide pedestrian trail be completed during Phase I. Now, the Pilling Family Trust, represented by Manya Yamada, proposes to subdivide two (2) of the Phase I cottage lots, Lots 41 and 49, into ten (10) sublots and cottage units under a Preliminary Plat Application. If approved, a new subdivision within Phase I of the Sunbeam Subdivision would be developed and named Panorama Point Subdivision.

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

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

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

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

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

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

As specified in the Code, a cottage is a building that contains a single townhouse unit on an individual townhouse subplot. Per Code, townhouse units are required to include a minimum of one (1) bathroom and one (1) kitchen. Furthermore, townhouse units are to be designed or occupied by one (1) family. In other words, cottages are small single-family housing units due to the typically small size of townhouse sublots. Staff aims to clarify and develop the Municipal Code as it relates to cottage units via the public hearing process with the Commission and Council later this year.

Each subplot of the proposed Panorama Point Subdivision is between 0.07 and 0.14 acres in size and will contain one (1) cottage. In total, the proposed subdivision amounts to 1.02 acres with ten (10) single-family cottage units. Per the Planned Unit Development Agreement for Phase I of the Sunbeam Subdivision, eighteen (18) residences are planned across the three (3) cottage lots. As such, this application generally aligns with planned number of cottage units for Phase I of the Sunbeam Subdivision. The remaining eight (8) cottage units— required of the cottage lot 64, which is 0.93 acres in size— will then be an average of about 0.12 acres in size.

The proposed plat for Panorama Point Subdivision includes seven (7) driveways off the public streets of San Badger Drive, Eclipse Street, and Sunbeam Street within the Limited Residential (LR-1) Zoning District. The driveway widths vary based on the number of cottages served— driveways approaching one (1) cottage are vaguely planned to be twelve to twenty feet (12’-20’); driveways for joint use, approaching two (2) cottages are planned to be thirty feet (30’) wide. The proposed driveway design contradicts a Condition of Approval for the Final Plat of Sunbeam Phase I that states: “Minimal driveway crossings of the 10’-wide multi-use paths are preferred.” Staff has worked internally with the Applicant to review and reduce the total number of driveways proposed within the new subdivision, and while the proposed driveway plan complies with code, fewer driveways and/or a singular private access to the group of units is preferred.

Procedural History: The Preliminary Plat Application was submitted on December 5, 2022, certified complete on December 12, 2022, and considered at a public hearing before the Planning and Zoning Commission on January 17, 2023, virtually via Go-To-Meeting and in-person in the Council Chambers at Hailey City Hall.

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

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<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: Public Works Staff have reviewed the proposed application. Any issues, questions, or concerns will be thoroughly reviewed and discussed with the Applicant prior to final design.
				Life/Safety: No comments.
				Water and Sewer: No comments.
				Building: No comments.

			Streets: <i>The Streets Division will review the driveway designs with the Applicant prior to final design.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.010 Development Standards	Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.
			Staff Comments	<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 Staff Comments
			16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.
			Staff Comments	<i>N/A – The public streets for Phase I of the Sunbeam Subdivision were platted in 2021 and have since been built/are existing. The project proposed here does not include any new streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into unplatted areas shall not be considered dead end streets.
			Staff Comments	<i>N/A – No cul-de-sacs nor dead-end streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	<i>N/A – Each of the proposed cottage units includes a public street frontage, additional access points are not required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	<i>N/A – No streets are proposed, only driveways from public streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures

				including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			Staff Comments	<i>N/A – No public streets nor traffic calming measures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			Staff Comments	<i>N/A – No public streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			Staff Comments	<i>N/A – No roadways are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			Staff Comments	<i>N/A – No new road grades are proposed. The public streets are existing and meet City Standards.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>N/A – Storm drains and/or drainage areas of adequate size are in place.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			Staff Comments	<i>N/A – No signage is proposed, the proposed cottage units are located on existing public streets.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			Staff Comments	<i>N/A – No new streets nor alleys are proposed.</i>
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	<i>N/A – No private streets are proposed.</i>

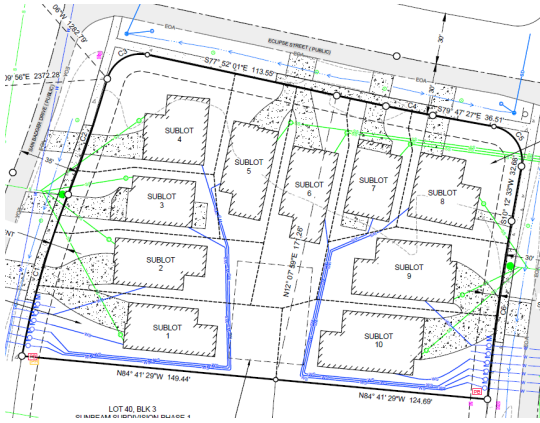
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word “Road”, “Boulevard”, “Avenue”, “Drive” or “Street”. Private streets serving five (5) or fewer dwelling units shall not be named.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			Staff Comments	<i>N/A – No private streets are proposed.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			Staff Comments	<i>The proposal includes seven (7) driveways to the ten (10) cottage units— three (3) joint access driveways to six (6) cottage units, and four (4) individual driveways to four (4) cottages. The joint access driveways service a maximum of two (2) cottage units. No driveways are named.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			Staff Comments	<i>The proposed driveways include an all-weather surface, and widths vary based on the number of cottages served. The four (4) individual driveways approaching one (1) cottage each are designed to be twelve to twenty feet (12'-20') in width; the driveways for joint access, approaching two (2) cottages each, are designed to be thirty feet (30') wide. The maximum width for a single residential driveway is twenty feet (20'), while the maximum width for joint use is thirty feet (30').</i>

				<p><i>The proposed plat does not include exact measurements, for example, explaining where the driveways are located in relation to the proposed lot lines. Staff will work internally and with the Applicant to review—and clarify driveway measurements as they relate to the number of cottages served, the number of curb-cuts on public street frontages, and the required buffer between driveways and lot lines. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. 3.	<p>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</p>
			Staff Comments	<p><i>N/A – None of the proposed driveways exceed one-hundred and fifty feet (150').</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	<p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p>
			Staff Comments	<p><i>This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	<p>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.</p>
			Staff Comments	<p><i>Staff will work internally and with the Applicant to review—and, if necessary, revise—the driveway design and easements to adhere to this standard. The Applicant shall dedicate driveway easements for all shared driveways. Such dedication shall be noted as plat notes within the Panorama Point Subdivision Plat. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	<p>No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.</p>
			Staff Comments	<p><i>It appears that no driveway interferes with the maintenance of existing infrastructure. That said, Staff has worked internally with the Applicant to review and reduce the total number of driveways proposed within the new subdivision, and while the proposed driveway plan complies with code, fewer driveways and/or a singular private access to the group of cottage units is preferred.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	<p>Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p>
			Staff Comments	<p><i>N/A – Each of the proposed cottage units includes a public street frontage, as such parking access lanes are not required.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	O.	<p>Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p>
			Staff Comments	<p><i>N/A – Each of the proposed cottage units includes a public street frontage, as such fire lanes are not required.</i></p>
16.04.030: Sidewalks and Drainage Improvements				
Compliant		Standards and Staff Comments		

Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	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.
			<i>Staff Comments</i>	<i>The sidewalk and drainage improvements were constructed for Phase I of the Sunbeam Subdivision. The existing pedestrian facilities and proposed drainage are adequate for the site; however, any additional drainage requirements or sidewalk repairs will be reviewed by City Staff prior to final design. This has been made a Condition of Approval.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>The sidewalks were constructed for Phase I of the Sunbeam Subdivision and are equal the length of the public street frontage. Unless improvements are needed to the existing sidewalks, this standard has been met. The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process. This has been made a Condition of Approval.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>The sidewalks were constructed for Phase I of the Sunbeam Subdivision, no new sidewalks are proposed.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>The sidewalks were constructed for Phase I of the Sunbeam Subdivision, no new sidewalks are proposed or necessary at this time.</i> <i>Finding: Compliance. The Commission found that this standard was met.</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 – This is a Preliminary Plat Application for a new cottage subdivision, this project involves more than a Lot Line Adjustment.</i>

16.04.040: Alleys and Easements

Compliant			Standards and <i>Staff Comments</i>	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
			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 – This project is in the Limited Residential (LR-1) Zoning District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			<i>Staff Comments</i>	<i>N/A – Alleys are not required, nor are they planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			<i>Staff Comments</i>	<i>Alleys are not required, nor are they planned. The proposed underground utilities are routed in two (2) groups, across the sublots and connecting to the main lines at two (2) points—one on Sunbeam Street and another on San Badger</i>

				<p>Drive. The City Water and Wastewater Departments are supportive of the proposed plans.</p> 
		<input checked="" type="checkbox"/>	A. 5.	<p>Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.</p> <p>Staff Comments N/A – Alleys are not required, nor are they planned for this parcel. This area is residential and not commercial.</p>
		<input checked="" type="checkbox"/>	A. 6.	<p>Dead-end alleys shall not be allowed.</p> <p>Staff Comments N/A – The proposed design does not include a dead-end alley.</p>
<input checked="" type="checkbox"/>		<input type="checkbox"/>	A. 7.	<p>Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.</p> <p>Staff Comments The proposed plat includes a ten-foot (10') wide easement on the public street frontage of each townhouse subplot, as well as a rectangular easement for shared outdoor space in the middle of all the sublots. Plat note #6 further specifies that, "All cottage unit owners shall have mutual reciprocal easements for existing and future water, sewer, cable tv, telephone, natural gas and electrical lines over, under and across their townhouse sublots for the repair, maintenance and replacement of those services." Any concerns and/or issues with the proposed easements will be reviewed by the City Engineer and resolved prior to final design. The Applicant shall also address the easement and maintenance of the utilities in the CC&R's for the subdivision. Both stipulations have been made Conditions for Approval.</p> <p>Finding: Compliance. The Commission found that this standard was met.</p> <p>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:</p>
<input checked="" type="checkbox"/>		<input type="checkbox"/>	B.	<p>Staff Comments A ten-foot (10') wide easement on the public street frontage of each townhouse subplot is shown for public utility and snow storage, in addition to a rectangular easement for shared outdoor space in the middle of the sublots.</p>

				<i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			Staff Comments	<p><i>As explained in plat note #6, "All cottage unit owners shall have mutual reciprocal easements for existing and future water, sewer, cable tv, telephone, natural gas and electrical lines over, under and across their townhouse sublots for the repair, maintenance and replacement of those services." As such a ten-foot (10') wide easement on the public street frontage of each townhouse sublot is shown for public utility and snow storage. Any concerns and/or issues with the proposed easements will be reviewed by the City Engineer and resolved prior to final design. The Applicant shall also address the easement and maintenance of the utilities in the CC&R's for the subdivision. Both stipulations have been made Conditions for Approval.</i></p> <p><i>Additionally, a rectangular easement for shared outdoor space is delineated in the middle of the sublots.</i></p> <p><i>There is no need for a river access easement, as this site does not border the Big Wood River.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			Staff Comments	<i>N/A – No natural resource, riparian area, hazardous area or other limitation requires an easement, as specified above, for the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			Staff Comments	<p><i>The measurements of the circulation areas are not provided; however, snow storage is considered on the plat. This has been made a Condition of Approval, and this standard shall be met prior to Final Plat approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.050	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>N/A – This subdivision and proposed plat involves an existing block. No new blocks are proposed.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	<p>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</p> <p><i>Staff Comments</i></p> <p><i>The project parcel is subject to the Planned Unit Development (PUD) Agreement for Phase I of the Sunbeam Subdivision. The PUD Agreement and Final Plat for Phase I specified that three (3) cottage lots shall be developed into eighteen (18) cottage units. In keeping with the affiliated PUD Agreement and Final Plat, this application proposes ten (10) townhouse sublots between 0.07 and 0.14 acres in size, for single-family cottage units. As such, the remaining cottage lot in Phase I 9Lot 64, 0.93 acres) shall be developed into eight (8) cottage units of an average size of 0.12 acres.</i></p> <p><i>Also of relevance, the Hailey Municipal Code specifies a minimum lot size for townhouse sublots— “a minimum area equal to that of the perimeter of each individual townhouse unit, and an additional area three feet (3') in width adjacent to any opening, measured at the foundation”— but not a maximum size. The proposed lots meet and exceed the minimum area required for townhouse sublots.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p> <p><i>Staff Comments</i></p> <p><i>N/A</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).</p> <p><i>Staff Comments</i></p> <p><i>N/A – The plat does not include any double frontage lots.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.</p> <p><i>Staff Comments</i></p> <p><i>N/A – Each of the proposed townhouse sublots are buildable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is</p>

				<p>serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.</p>
			<i>Staff Comments</i>	<i>N/A – No flag lots are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	<p>All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.</p>
			<i>Staff Comments</i>	<p><i>The proposed townhouse sublots all have public street frontages.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	<p>In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.</p>
			<i>Staff Comments</i>	<i>N/A – This project is not located within the Townsite Overlay (TO) Zone District.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.</p>
			<i>Staff Comments</i>	<p><i>The proposed project—the development of cottages through Panorama Point Subdivision—is subject to the Phasing Plan and Planned Unit Development for Phase I of the Sunbeam Subdivision. Per the PUD Agreement, “All cottage lots depicted in the PUD development Plan must be developed with cottage units by the Owner or its successors pr assigns.” The “Owner shall use commercially reasonable efforts to expedite the development of said cottage units.” This project—the proposed Panorama Point Subdivision—can be understood as a subset of Phase I of the development of the Sunbeam Subdivision, Staff does not see any reason to create an additional phasing plan for the development of the proposed cottage units.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Agreement: Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.</p>
			<i>Staff Comments</i>	<i>N/A – Neither the Applicant nor Staff are requesting that the proposed subdivision be phased.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	<p>Mitigation of Negative Effects: No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements.

				c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			Staff Comments	N/A
<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>
			Staff Comments	N/A – The Commission and Council completed this process for the Planned Unit Development Plan for Phase I of the Sunbeam Subdivision, of which this project is a part.
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	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			Staff Comments	N/A – No perimeter walls, gates, landscape berms, nor retaining walls are proposed.
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology, and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			Staff Comments	The Commission and Council completed this process for the Planned Unit Development Plan and Final Plat or Phase I of the Sunbeam Subdivision. Those processes, cottages were planned for this site.
				<u>Finding:</u> Compliance. The Commission found that this standard was met.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			Staff Comments	<i>The City Engineer will determine whether a Soils Report is required for this project.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information: a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			Staff Comments	<i>A Grading Plan has been submitted and is under review by the City Engineer.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Staff Comments	<i>Very little grading will be necessary as the site is relatively flat. That said, a Grading Plan has been submitted and will be reviewed and approved by the City Engineer prior to issuance of a Building Permit.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			Staff Comments	<i>Erosion control and re-vegetation shall be included in the final design where necessary. This has been made a Condition of Approval.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	Where cuts, fills or other excavation are necessary, the following development standards shall apply: a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM).

				<p>c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability.</p> <p>d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope.</p> <p>e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.</p>
			Staff Comments	<p><i>Proposed grading and drainage appear to be adequate for the site but shall meet the approval of the City Engineer, this has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	<p>The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State, and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.</p>
			Staff Comments	<p><i>A Drainage Plan has been submitted. Runoff is proposed along the public street frontage and landscaping. Storm water will be retained onsite. These have been made Conditions of Approval and will be reevaluated at final design, prior to Final Plat approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</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>
			Staff Comments	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	<p>Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.</p>
			Staff Comments	<i>N/A – The proposed subdivision is not located in the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	<p>Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.</p>
			Staff Comments	<i>N/A – The proposed subdivision is not located adjacent to the Big Wood River nor its tributaries.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Hillside Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 1.	<p>Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 4.14, of the Zoning Ordinance.</p>
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	<p>Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.</p>
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside Overlay District.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.
			Staff Comments	<i>N/A – The proposed subdivision is not located within the Hillside or Floodplain Hazard Overlay Districts.</i>
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.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			Staff Comments	<i>N/A – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.</i>
			A. 1.	Parks:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>“P” is the Parks contribution in acres</p> <p>“x” is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, “x” is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			Staff Comments	<i>N/A – The parks and pathways required of this site were accounted for in the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.1.b	In the event the subdivision is located in the Business (B), Limited Business (LB), Neighborhood Business (NB), or Transitional (TN) zoning districts, the area required for a Park shall be reduced by 75%, but in no event shall the area required for a Park/Cultural Space exceed 17.5% of the area of the lot(s) being developed.
			Staff Comments	<i>N/A – The proposed subdivision is located within the Limited Residential (LR-1) Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	Pathways: The developer of any subdivision, or any part thereof, shall provide pathways for all trails and paths identified in the master plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.
			Staff Comments	<i>Sidewalks and shared-use paths were constructed for Phase I of the Sunbeam Subdivision, and are adequate for the site. No additional pathways are proposed at this time.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly: <ul style="list-style-type: none"> a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or

				<p>b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies),</p> <p>c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p> <p>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			Staff Comments	N/A – This application is subject to the existing Planned Unit Development Agreement for Phase I of the Sunbeam Subdivision, which addressed park/open space requirements. No additional Park/Open Space is required at this time.
			D.	Minimum Requirements:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			Staff Comments	<p>The Applicant shall address the maintenance of the outdoor shared space delineated by the easement between the proposed townhouse sublots in CC&R's for the subdivision. This has been made a Condition of Approval.</p> <p><u>Finding: Compliance.</u> The Commission found that this standard was met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			Staff Comments	<i>Please reference Section 16.04.110 for further detail.</i>
16.05: Improvements Required:				
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"/>	16.05.010	<p>Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.</p> <p>Staff Comments</p> <p><i>The Applicant plans to construct the infrastructure that is necessary for municipal services, if the project is approved.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.</p> <p>Staff Comments</p> <p><i>This standard shall be met.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	<p>Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.</p> <p>Staff Comments</p> <p><i>This standard shall be met.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<p>Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.</p> <p>Staff Comments</p> <p><i>This standard shall be met.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	<p>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys</p>

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

				<p>protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p> <p>Staff Comments <i>Staff has no concerns or issues with the proposed sewer connections at this time. Water connections will be revisited at final design, prior to Final Plat approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p> <p>Staff Comments <i>N/A – This project is not within the Townsite Overlay (TO) District.</i></p>
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p> <p>Staff Comments <i>Drainage appears to be adequate for the site but will be reviewed by City Staff and shall meet the approval of the City Engineer, prior to Final Plat approval. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p> <p>Staff Comments <i>All utilities are shown to be installed underground. A 10'-wide easement along the public street frontages is planned for where the utilities connect to the municipal services. The easement shall meet the approval of the City Engineer, this has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
16.05.070: Parks, Green Space				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p> <p>Staff Comments <i>See Section 16.04.110 for further detail.</i></p>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	<p>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p> <p>Staff Comments <i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be evaluated in greater detail at final design.</i></p> <p><i>Finding: Compliance. The Commission found that this standard was met.</i></p>
16.05.090: Completion; Inspections; Acceptance				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>This standard shall be met.</i> <i>Finding: Compliance. The Commission found that this standard was 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 – The completion of all major infrastructure by the Developer is preferred over bonding.</i>

16.05.100: As Built Plans and Specifications

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>As built drawings will be required. This standard will be met.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>

16.08: Townhouses:

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"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The proposed subdivision is for single-family cottages that do not include party walls. However, the Applicant shall include CC&R’s to address the maintenance of utilities and shared outdoor space in the easements. This has been made a Condition of Approval.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Vehicular access on the proposed plat directly leads to the cottage units, where garages can be assumed.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			Staff Comments	<i>Each single-family cottage unit is required to have two (2) parking spaces, this has been made a Condition of Approval.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC, and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			Staff Comments	<i>The proposed plat complies with this standard. Although the plat indicates municipal services passing through the townhouse sublots, they do not pass through other buildings or units.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			Staff Comments	<i>This standard will be met.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015)
			Staff Comments	<i>This standard will be met.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)
			Staff Comments	<i>This project is subject to the Planned Unit Development Agreement and Final Plat for Phase I of the Sunbeam Subdivision, which identified these two (2) adjacent cottage lots and requires the development of eighteen (18) cottage units in Phase I of the Sunbeam Development. Per the affiliated PUD Agreement and Final Plat, ten (10) cottage units are proposed on the parcel and the remaining eight (8) cottage units required in Phase I will be of a similar size.</i> <i>Finding: Compliance. The Commission found that this standard was met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real

				difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase “real difficulties and substantial hardships or injustices” shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only those exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			<i>Staff Comments</i>	N/A

CONCLUSIONS OF LAW

1. Adequate notice, pursuant to Title 17, Section 17.14.040(A), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.14, Amendment, other Chapters of Title 17, and City Standards.

DECISION

The Preliminary Plat Application by Pilling Family Trust, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for single-family cottage units, was approved, finding that the application meets the standards set forth in the Hailey Municipal Code, and is subject to the following Conditions (a) through (p):

- a) All conditions of the Planned Unit Development approval, dated June 18, 2020, shall be met.
- b) All Fire Department and Building Department requirements shall be met.
- c) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval and shall meet City Standards where required. Requirements to be completed at the Applicant’s sole expense include, but will not be limited to:
 - i. Permits for the installation of all drywells.
 - ii. Metal collars for the meter vault lids on any and all meter vaults located in asphalt or concrete.
 - iii. An Erosion Control Plan, prior to Final Plat.
 - iv. The complete removal and replacement of all paving adjacent to the development where street cuts (for the subdivision construction and installation of utility services) exceed 25% of the street area.
- d) Drainage facilities, grading, driveways, and utility easements shall be reviewed and approved by the City Engineer prior to Final Plat approval.
- e) Connection details to the municipal water and wastewater system shall be approved by the Water and Wastewater Division prior to Final Plat approval.

- f) Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.
- g) The Applicant shall dedicate driveway easements for all shared driveways. Such dedication shall be noted as plat notes within the Panorama Point Subdivision Plat.
- h) The Applicant shall address the maintenance of utilities, shared outdoor space, and joint use driveways in the easements within the subdivision's CC&R's.
- i) The location and style of the garages (attached or detached) must be addressed on the Final Plat, drawn and/or in a plat note (per Section 16.08.020 of Code).
- j) The Applicant shall provide a minimum of two (2) onsite parking spaces per single-family cottage unit.
- k) All improvements within the public right-of-way shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- l) The Applicant shall repair and/or install new sidewalks if the existing sidewalks are damaged during the construction process.
- m) Snow Storage areas shall be delineated on the plat and comply with City Standards prior to Final Plat approval.
- n) The Final Plat must be submitted within two (2) calendar years from the date of approval of the Preliminary Plat, unless otherwise allowed for within a phasing agreement.
- o) Any application and/or subdivision inspection fees due shall be paid prior to recording the Final Plat.
- p) The Applicant shall secure approval from the Sunbeam Subdivision Design Review Board prior to issuance of building permits.

Signed this ____ day of _____, 2023.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 17, 2023 the Hailey Planning and Zoning Commission considered and approved a Zone Change Application by Silvercreek Living, LLC, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The Applicant proposed to rezone 31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1) from Limited Residential (LR-1) to Limited Business (LB).

Notice: Notice for the public hearing published in the Idaho Mountain Express and mailed to property owners and agencies within 300 feet on December 27, 2022. Notice was posted on the property on January 10, 2023.

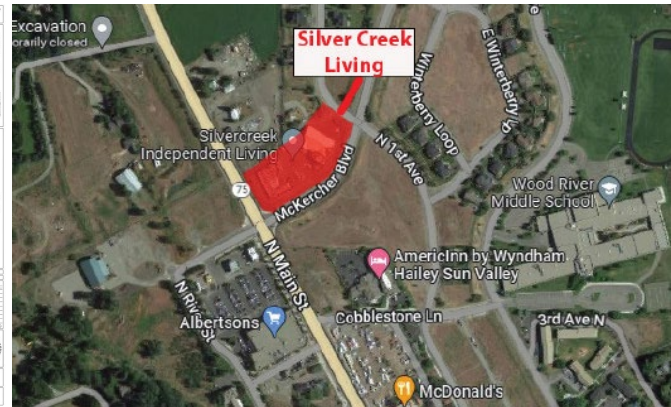
FINDINGS OF FACT

Application: The Applicant requested an amendment to the City of Hailey Zoning District Map that would rezone the 2.23-acre parcel at 31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1) from Limited Residential (LR-1) to Limited Business (LB). This Application is concurrent with a Text Amendment Application to define “Residence Hall” and modify the parking requirements to include such a use, within Hailey’s Municipal Code. Details can be found in the accompanying Text Amendment Staff Report.

The previous use at the subject property and in the existing building— Silvercreek Assisted Living— was permitted outright in the Limited Residential (LR-1) Zoning District as a residential care facility. Now, the Applicant would like to repurpose the building to provide multifamily-style residential units, specifically employee and/or workforce housing. The affiliated Text Amendment discusses the nature of the proposed employee housing use, as well as how it differs from the definition of multifamily use in Hailey’s Municipal Code.

The existing building is well designed for residential units, and the property borders the Business (B) Zoning District. Specifically, both existing buildings include communal living spaces and sixteen (16) bedrooms with individual private bathrooms. Between the two (2) buildings, the site includes thirty-two (32) bedrooms and private bathrooms. Each building contains the following communal living spaces: one (1) kitchen, one (1) dining room, one (1) living room, one (1) dayroom, one (1) sunroom, and one (1) covered patio. Additionally, each building includes a variety of smaller rooms that were used for laundry, storage, medicine/first aid, communal bathrooms, and offices when the building was used as a residential care facility. As shown on the site plan, the parcel includes a sidewalk along the McKercher Boulevard frontage; pedestrian paths to the sidewalk, between the buildings, and through the outdoor leisure areas; raised garden beds; and landscaping around the perimeter of the lot. The parcel and existing facilities include nineteen (19) parking spaces, although thirty-eight (38) would be required of the proposed use— as discussed in the affiliated Text Amendment Application. Until the additional parking spaces are provided and/or a Development Agreement is in place, the Applicant proposes to only occupy one (1) building.

The images below depict the existing and proposed site plan, as well as the location of the property in relation to its surrounding uses:



1. Existing Land Uses:

The subject property is located on the northern edge of downtown, on the east side of Main Street. The property is adjacent to commercial and residential uses, including single-family and multi-family uses. Specifically, the surrounding uses include:

- AmeriGas operations to the north, outside of City Limits but in the Area of City Impact (ACI);
- single-family residential units in the Northridge subdivision to the east (LR-1);
- a Sinclair gas station and Albertsons supermarket to the southwest (B and DRO);
- the new L.L. Green's Hardware Store (under construction) directly to the south (B and DRO); and
- a proposed multifamily residential project (40 McKercher) directly to the south (B and DRO).



In summary, the subject property at 31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1) borders the Business and Downtown Residential Overlay Zoning Districts to the south and southwest, Area of City Impact to the west and north, and Limited Residential 1 to the northeast, east, and southeast.

As exhibited in the annotated map below, the parcels directly south of the subject property were recently rezoned from Limited Business and General Residential to Business. The proposed changes would provide a new buffer between the expanding Business Zoning District in Downtown

Hailey and the pre-existing Limited Residential (LR-1) Northridge neighborhood to the east.

Notably, multi-family residential uses now exist on the southern edge of downtown Hailey, at the Blaine Manor family and senior housing development. The proposed rezone to allow for multi-family use at the 31 East McKercher Boulevard, on the northern edge of downtown Hailey, would create a symmetry at the Community Gateways, into and out of downtown Hailey.

2. Purposes of Zoning Districts:

- a. Limited Residential (LR):
 - i. Within the LR zoning district, there are two (2) subdistricts, LR-1 and LR-2 subdistricts. The following provisions are identical for both LR-1 and LR-2, except the minimum lot size.
 - ii. The purpose of the LR district is to provide areas for stable, low density, single-

family residential development, and a limited number of other uses compatible with a residential neighborhood.

- b. Limited Business (LB):
 - i. The purpose of the LB district is to provide areas for a wide range of residential uses, restricted business uses and medical facilities. The LB district is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.
- c. Business (B): The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses.
 - i. The subject lot borders the Business Zoning District to the south and southwest, as well as the LR-1 Zoning District to the east and northeast.
- d. 31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1)
 - i. The Applicant is proposing that the parcel, currently zoned within Limited Residential (LR-1) be rezoned to the Limited Business (LB) Zoning District.
 - ii. The proposed zoning—as well as the Applicant’s intentions for the existing building—continues to allow for residential uses and expands the allowable commercial uses. Staff concurs that the parcel’s location on the most trafficked corridor in the County (Main Street/SH75), as well as its proximity to the active mid-density Business Zoning District of downtown Hailey, justifies the request to expand the commercial uses allowed on the property.
 - iii. Additionally, Staff recognizes the need to create a buffer between the different Limited Residential (LR-1) and Business (B) Zoning Districts. While the stated purpose of LR-1 is to create a “stable, low density, single-family residential” area, the Business uses surrounding the Applicant’s lot are subject to change and increase in density. In other words, the nearby uses in the Business Zoning District are incompatible with the longstanding, Limited Residential (LR-1) neighborhood of Northridge. By rezoning the subject parcel from LR-1 to LB, commercial uses would be restricted, “a wide range of residential uses” would be encouraged, and a buffer between the LR-1 and Business Zoning Districts on the northeast end of Hailey’s downtown would occur.
- e. Summary of Uses
 - i. The proposed zone change would increase the range of commercial uses permitted on the subject parcel and increase the parcel’s resemblance of the Business Zoning District to its south. Staff concurs that expanding commercial uses is appropriate for this location, at the northern edge of downtown Hailey and on Main Street/SH75. While resemblant of the Business (B) Zoning District, the proposed Limited Business (LB) zoning is softer. As specified below, the density and lot coverage allowed in Limited Business (LB) is less than in Business; commercial uses in LB are also more restricted than in B. As such, the proposed rezone would create a transition between Limited Residential (LR-1) and Business (B).

- 3. Density, Setback and Bulk Requirement Comparison:** The density, setbacks and other bulk requirements would see the following changes, if rezoned as proposed:

Address/Parcel/Use		Existing Zone District	Proposed Zone District
31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1)		LR-1	LB
Setbacks	Minimum front yard setback (feet)	25	20
	Minimum side yard setback (feet)	10 ^{3, 19, 20}	10 ^{7, 19, 20}
	Minimum rear yard setback (feet)	10 ^{3, 19, 20}	10 ^{7, 19, 20}
Height	Maximum building Height	30 ^{21,22}	35
Notes	3.	The setback from the adjacent property 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.	
	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.	
	19.	See also subsections 17.07.010 F and G of this title.	
	20.	See also subsections 17.07.010 F and G of this title.	
	21.	For a building with any portion of the building footprint within the special flood hazard area, building height shall be measured 2 feet above the base flood elevation (BFE).	
	22.	For buildings in the Limited Residential (LR) Zone Districts, buildings shall in no instance exceed a building height of 32 feet from record grade. For buildings in the General Residential (GR) Zone Districts, buildings shall in no case exceed a building height of 35 feet from record grade.	

The existing parcel, 31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1), is approximately 2.23 acres and zoned within the Limited Residential (LR-1) Zoning District, which does not allow for increased densities and restricts lot coverage to 40%. As proposed, the Limited Business Zoning District (B) would allow for an underlying density of 20 units per acre for the subject lot and eliminates the lot coverage. While the Limited Business Zoning District (LB) maintains similar setback and height

requirements as LR-1, its density and lot coverage stipulations resemble the Business Zoning District. As such, rezoning the subject lot would create a buffer between the LR-1 and Business Zoning Districts in the northeast part of Hailey's downtown.

Criteria for Review:

17.14.060(A) Criteria Specified: When evaluating any proposed amendment under this Article, the Commission shall make findings of fact on the following criteria:

1) The proposed amendment is in accordance with the Comprehensive Plan;

The Comprehensive Plan Land Use Map reflects suitable projected land uses for the city. It considers existing conditions, trends, and desirable future situations with the objective of creating a sensical and balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional, and green space areas within and adjacent to the City. The Land Use Map purposefully does not demarcate between land uses specific to property boundaries. Instead, it allows for the Commission and Council's decision-making processes to determine actual zoning boundaries.

The Comprehensive Plan Land Use Map includes the subject lot in the "Residential Buffer" and "1/4 Mile Service Area" areas. Specifically, the Plan explains "Residential Buffer" as a "medium density residential" area that "provid[es] a buffer between lower density residential neighborhoods to the east and west of the Main Street District." Additionally, the Map identifies service areas within ¼ and ½ mile of important resources like the Community Activity Area on the north side of Hailey's downtown. See the images below for relevant portions of the map:



In other words, the Comprehensive Plan Land Use Map highlights the area of the subject lot as:

1. important to buffering the surrounding residential neighborhood of Northridge from the higher density Business Zoning District along Main Street/SH75 in downtown Hailey, and
2. as an opportunity to lessen dependency on the automobile (see Goals 5.1, 5.2, 5.5, and 10.1 below).

Among others, the Application complies with the following goals and objectives of the Hailey Comprehensive Plan:

- 5.1 Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map.**

- a. **Main Street Corridor – area of high density commercial, mixed-use, and residential development.** The proposed rezone includes a Main Street frontage just beyond the Community Activity Center, coinciding with the Plan’s goal to increase density and mix uses along the Main Street Corridor.
 - e. **Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.** As discussed above, the subject parcel falls within the Residential Buffer specified by the Land Use Map. The proposal to rezone the subject parcel to Limited Business (LB) would increase the density currently allowed on the lot. However, the proposed LB rezone would maintain a lower density than the neighboring Business Zoning District to the South. In this way, the Applicant’s proposal directly aligns with and reflects the Comprehensive Plan’s goal to create a Residential Buffer between the Business Zoning District and Community Activity Center to the south of the subject lot, on the north end of downtown Hailey, and the surrounding LR-1 neighborhoods to the north and northeast of the subject lot.
 - g. **Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas.** The subject parcel is located in the ¼ Mile Service Area demarcated on the Land Use Map, on the northern outskirts of downtown Hailey. With a proposal to rezone to Limited Business (LB), the Applicant adheres to the Comprehensive Plan’s directive for this area to remain subordinate and in service of residential uses, as well as the Downtown and Community Activity Areas.
- 5.2 Maintain Downtown as the area containing the greatest concentration of commercial, cultural, and civic activity and the priority area of encouraging higher density commercial and mixed-use development.** As described above, the proposed rezone supports the goal of encouraging mixed-use, higher density uses in downtown Hailey.
- 5.5 Lessen the dependency on the automobile.** By proposing to increase the allowed density of residential and commercial units at the subject lot—that is within the ¼ Mile Service Area, which is designated in the Comprehensive Plan Land Use Map— this Application supports the Plan’s goals to lessen the dependency on the automobile and support active transportation modes of travel in downtown Hailey. Increasing the allowed number of residential units in proximity to schools, downtown amenities, and public transit opportunities is known to reduce dependency on the automobile and encourage more sustainable modes of transportation.
- 10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient, and efficient multi-modal transportation system for all Hailey residents.** Associated with this goal, the Comprehensive Plan specifically aims to see increases in the “Percent of [the] population within ¼ of a transit stop” and the “Percent of residents who walk, bike, use transit, or carpool to work” increase. By providing mid to high density housing units within the ¼ mile service area, as proposed in this Application, the City aligns with its transportation and sustainability goals.

Additionally, this rezone Application supports the following Housing and Economic directives laid out by the Plan:

- **Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety (page 27).** The proposed rezone would allow for the mixed-use development on the subject parcel— as it is described by the Plan and located on the Land Use Map, in proximity to the Community Activity Area and downtown Hailey.
- **Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained (page 38).** The rezone proposed in this Application particularly pertains to the Plan’s workforce housing directives because the Applicant has expressed his intention to maintain the existing building, with residential therein, to provide employee housing for The Valley Club, a local employer. Rezoning the subject parcel to Limited Business (LB), as proposed, would allow for a higher density of housing units, i.e. multi-family residential dwelling, where it is currently not permitted.
- **Productivity of the workforce improves when commutes are shortened (page 38).** In concert with the active transportation goals and workforce housing directive described above, the Comprehensive Plan discusses the importance of planning for housing workers in proximity to active transportation and transit opportunities. The proposed rezone would allow for increased residential units in proximity to the commercial core and employment opportunities, as well as transit stops.

Finding: Compliance. The Commission found that this criterion was met.

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;

It is anticipated that public facilities and services are available to support the full range of uses permitted by the Limited Business Zoning District under consideration. Notably, the immediate land-use change that is proposed with this rezone Application is to repurpose a former residential care facility for multi-family residential units. In other words, the Applicant intends to maintain and use the existing building for a similar but different residential use.

Water: The professional opinion offered by a third-party engineer is that the “conversion of the facility to the proposed use as a residence hall should not increase overall water usage. In fact, water usage may decrease as the new residents spend more time outside the facility each day as compared to the former residents.” As found in the water study required for a nearby development application at 40 McKercher Boulevard, “Peak water usage at the facility is anticipated to occur during the summer and be driven by seasonal irrigation which is not anticipated to change with the proposed use.” The water for that vicinity is dominated by seasonal, summer irrigation in the Northridge area. In other words,

landscaping is more concerning for water usage than are residential units. Higher density multi-family residential uses or developments are known to make efficient use of water, especially compared to single-family residences. The proposed multi-family use is not anticipated to create an undue burden on the municipal water system, nor is it anticipated to incur additional requirements or public costs.

Traffic: The traffic analysis provided by the Applicant states that “the proposed residence hall is anticipated to generate less trips than a standard multifamily development.” Additionally, the report analyzed the anticipated vehicle trips generated by the proposed “residence hall,” as compared to a) the vehicle trips generated by the previous residential care facility use and b) the anticipated vehicle trips generated by the alternative land use of twelve (1) single-family residences. The proposed use is anticipated to generate one-hundred and thirty-two (132) more vehicle trips per day than the previous residential care facility, as well as seventy-two (72) more vehicle trips per day than the alternative land use of twelve (12) single-family residences. Both the proposed and alternative land use scenarios are anticipated to generate more vehicle trips per day than the previous residential care facility use. See the below table and attached Trip Generation Study for specifics.

Land Use	Vehicle Trips Generated
Previous – Residential Care Facility	84
Proposed – Residence Hall/Co-living Dwelling	216
Alternative – Single-family Residences	144

Finding: Compliance. The Commission found that this criterion was met.

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

Situated between a) the Business (B) Zoning District of downtown Hailey (to the south and southwest) and b) the Limited Residential (LR-1) Zoning District of the Northridge neighborhood to the north and northeast, the proposed rezone to Limited Business (LB) would create a buffer where there is none. The proposed rezone would create intermediary bulk requirements between the traditional residential and commercial zones— a transition between opposite underlying densities, lot coverage, and mixed-uses.

Specifically, the surrounding uses include:

- AmeriGas operations to the north, outside of City Limits but in the Area of City Impact (ACI);
- single-family residential units in the Northridge subdivision to the north and northeast (LR-1);
- a Sinclair gas station and Albertsons supermarket to the southwest (B and DRO);
- the new L.L. Green’s Hardware Store (under construction) directly to the south (B and DRO); and
- a proposed multifamily residential project (40 McKercher) directly to the south (B and DRO).

The current zoning of the parcel— Limited Residential (LR-1)— would allow for single-family homes, without the option to construct an Accessory Dwelling Unit due to the Northridge Subdivision CC&R’s. Multi-family dwelling units and commercial uses are prohibited in LR-1, meanwhile they are encouraged in Limited Business (LB). Changing the zoning district to LB would encourage mixed-uses at a lower density than in the Business Zoning District. Although no redevelopment is currently planned, future commercial and multifamily projects would be subject to Design Review by the Commission and community input.

Finding: Compliance. The Commission found that this criterion was met.

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

City Staff notes a strong basis in the Hailey Comprehensive Plan for this rezone application:

- The proposed rezone would create a residential buffer where there is none.
- This Application supports the Plan's goals to increase the density of residential units on the edge of downtown Hailey, within the ¼ Mile Service Area and in proximity to transit stops.
- The City and greater Wood River Valley have a documented need for housing, and the Applicant currently seeks to house local employees in the existing building. The approval of this Application would allow for immediate employee housing on the parcel.

Finding: Compliance. The Commission found that this criterion was met.

Action: The Commission is required by the Hailey Municipal Code to make a recommendation to the Hailey City Council based on compliance with the Comprehensive Plan and the following criteria:

17.14.040(B) Recommendation.

1. **Following the hearing, if the Commission or Hearing Examiner makes a substantial change from what was presented at the hearing, the Commission or Hearing Examiner may either conduct a further hearing after providing notice of its recommendation, or make its recommendations to the Council, provided the notice of the Commission's or Hearing Examiner's recommendation shall be included in the notice of the hearing to be conducted by the Council.**
2. **The Commission or Hearing Examiner shall recommend, with reasons therefore, to the Council that the proposed amendment be granted or denied, or that a modified amendment is granted.**
3. **If the proposal initiated by an Applicant is not in accordance with the Comprehensive Plan, the Commission or Hearing Examiner shall notify the Applicant of this finding and inform the Applicant that the Applicant must apply for an amendment to the Comprehensive Plan before the Hailey Municipal Code or Zoning Map can be amended.**

A. 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.**

B. Rezones: When evaluating any proposed zoning ordinance map amendment to rezone property to business (B) zoning district, limited business (LB) zoning district or transitional (TN) zoning district, the hearing examiner or commission and council shall consider the following:

1. **Vacancy rates of existing buildings and land within the existing business (B), limited business (LB) or transitional (TN) zoning districts. A lower vacancy rate will favor a rezone,**

while a higher vacancy rate will not favor a rezone. The Applicant contacted the Sun Valley Board of Realtors in an attempt to obtain a vacancy report for residential uses in the City of Hailey. Unfortunately, the residential vacancy rate data in Blaine County is not readily available. However, the City of Ketchum's Housing Action Plan (page 10) identifies a demand for 4,700 to 6,400 housing units in Blaine County over the next 10 years:

https://www.projectketchum.org/wp-content/uploads/2022/05/Ketchum-Housing-Matters_2022.2023_Action-Plan.pdf. As such, the Applicant attests that the need for local need for housing is great; and the proposed rezone, which would allow for a greater density of housing units on site, meets a current need.

Finding: Compliance. The Commission found that this criterion was met.

3. **The distance of the parcel proposed for rezone from the central core overlay district boundary. A shorter distance from the central core overlay district boundary will favor a rezone, while a longer distance from the central core overlay district boundary will not favor a rezone. (Ord. 1191, 2015).** The subject parcel and proposed rezone are approximately 0.6 miles from the Central Core Overlay District of downtown Hailey.

Finding: Compliance. The Commission found that this criterion was met.

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.14.040(A), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.14, Amendment, other Chapters of Title 17, and City Standards.

DECISION

The Zone Change Application by Silvercreek Living, LLC, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020 to rezone 31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1) from Limited Residential (LR-1) to Limited Business (LB), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare; and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.14, Amendment, additional applicable requirements of Title 17, Title 18, and City Standards.

Signed this _____ day of _____, 2023.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 17, 2023, the Hailey Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a Text Amendment to the Hailey Municipal Code, submitted by Silvercreek Living, LLC, c/o West of First, LLC, to amend Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to define Residence Hall, as well as amend Section 17.05.040: District Use Matrix, to include Residence Hall as a permitted use within the Limited Business (LB) Zoning District only, to allow for a maximum density of 20 units per acre within the district, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new use.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on December 27, 2022 and mailed to public agencies on December 27, 2022.

Background and Application. In 2013, the Hailey Planning and Zoning Commission approved a Design Review Application for the location and construction of a Residential Care Facility, known as The Cottages of Sun Valley. This approval comprised of two structures, approximately 11,407 square feet each. Construction commenced and continued until 2015. From 2015 to 2017, the buildings sat unfinished and vacant. In 2017, a Design Review Exemption was approved, which allowed the owner to complete the construction of the buildings and begin operating as a care facility. In early 2022, the care facility closed, and as a result, the Applicant has been exploring ways to repurpose the buildings at 31 East McKercher.

The Applicant is aware of the housing shortage and lack of diverse housing options within the City of Hailey, and greater Wood River Valley, and as such, the Applicant - Silvercreek Living, LLC c/o West of First, LLC - submitted a Text Amendment Application to amend Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to include and define Residence Hall within Hailey's Municipal Code. The Applicant proposed to define Residence Hall as:

Residence Hall: A residential building with at least one (1) shared kitchen, at least one (1) shared living space, and a minimum of ten (10) private bedrooms with one (1) attached private bathroom per bedroom available for long-term rent or lease for residential occupancy.

Staff believes the proposed term and definition do not fully capture Hailey's demographic, existing and new, in its entirety, as Residence Hall is often tied to educational facilities and/or can be limiting of other living arrangements. Staff suggested that the Commission consider incorporating the following term and definition, instead of Residence Hall, into Hailey's Municipal Code:

Co-Living Dwelling: A building, or portion thereof, containing multiple private living spaces, at least one (1) shared kitchen, and at least one (1) shared living space. Each private living space shall include a bedroom but may or may not include a private bathroom. Each Co-Living Dwelling shall not exceed a total occupancy of four (4) people. Typically, private living spaces within a co-living dwelling are leased for residential occupancy only.

At the January 17, 2023 public hearing, the Commission agreed that the term, Residence Hall, felt inadequate and unanimously voted in favor of utilizing Co-Living Dwelling as the new term to best describe the new use. The Commission also discussed the term, Small Room Occupancy (SRO); however,

the Commission agreed that the federal definition didn't broadly capture the proposed use and would likely be confused with that of the Hailey's existing overlay district, the Small Residential Overlay. Small Room Occupancy is defined as follows:

Single room occupancy (more commonly abbreviated to SRO) is a form of housing that is typically aimed at residents with low or minimal incomes who rent small, furnished single rooms with a bed, chair, and sometimes a small desk. SRO units are rented out as permanent residence and/or primary residence to individuals, within a multi-tenant building where tenants share a kitchen, toilets or bathrooms. SRO units range from 7 to 13 square meters (80 to 140 sq ft). In some instances, contemporary units may have a small refrigerator, microwave, or sink.

The Commission further discussed the definition of the new term, Co-Living Dwelling, and suggested the following edits (the underlined language are additions to the definition and the strikethrough language are removals to the definition):

Co-Living Dwelling: A building, or portion thereof, containing multiple private living spaces, at least one (1) shared kitchen, and at least one (1) shared living space. Each private living space shall include a bedroom and private bathroom. ~~but may or may not include a private bathroom~~. Each private space shall not exceed a total occupancy of four (4) people. Typically, Private living spaces within a co-living dwelling are shall be leased for residential occupancy only. A full-time or onsite Property Manager is required.

In tandem with the proposed use, the Applicant proposed to amend Section 17.05.040: District Use Matrix, to include Residence Hall as a permitted use within the Limited Business (LB) Zoning District only, as well as to allow for a maximum density of 20 units per acre, which is consistent with the current maximum density of the LB Zoning District.

There are 32 bedrooms between the two (2) existing buildings onsite at 31 East McKercher. The parcel is 2.23 acres in size. If utilized as a Residence Hall/Co-Living Dwelling within the LB Zoning District, and with a maximum density of 20 units per acre, approximately 44 units could be established onsite (assuming the parking requirements can be met). It was Staff's assumption that the Applicant will utilize the units and buildings as existing, and no additional development and/or increase in unit count are proposed at this time.

While the terms, Residence Hall, or Co-Living Dwelling, are not codified in code, the use is currently permitted within all residential zoning districts (i.e., dwelling unit), and the City does not regulate where in residential zones this use is utilized nor how it functions. In code, Dwelling Unit is defined as:

A building or separate portion thereof having a single kitchen and providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, designed to be occupied as a residence. Every dwelling unit shall have a total gross floor area of not less than two hundred (200) gross square feet and shall include other requirements as specified in the IBC or IRC.

The Applicant proposed that the new term and use be permitted within the Limited Business (LB) Zoning District. Staff recommended that the Commission consider expanding this use to the Business (B) District. The Commission unanimously concurred with Staff and approved expanding the new use to the Business (B) Zoning District. The Applicant's proposed amendments and Staff's suggestions are shown in the table below.

Category	Description (Excerpt)	Zones and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	Dwelling units within mixed use buildings	N	N	N	N	P	P	N	p ¹⁸	N	N	N	P	P
	Manufactured home	N	P	P	P	N	P	P	N	N	N	N	N	N
	Multi-family dwellings	N	N	N	P	N	P	C	p ¹⁸	N	N	N	N	N
	Single-family dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N
	<u>Residence Hall/Co-Living Dwelling</u>						<u>P</u>		<u>P</u>					

In light of explicitly codifying the proposed use within the Limited Business (LB) and Business (B) Zoning Districts, the Commission kept density maximums consistent to that of the LB and B Zoning Districts. These amendments are shown in the table below.

Category	Description (Excerpt)	Zones and Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Mixed-Use, Multifamily, and Co-Living Density	Mixed Use Residential Density: Maximum Units per Acre	-	-	-	-	15	20	10	20	-	-	See Note 12	20	-
	Multifamily Residential Density: Maximum Units per Acre	-	-	-	10		20	10	20				20	
	<u>Residence Hall/Co-Living Density: Maximum Units per Acre</u>						<u>20</u>		<u>20</u>					

Lastly, the Applicant proposed to include parking for the new use within Hailey's Municipal Code, and amend Section 17.09.040.01: Residential, to add this use and specify parking related to such use. The Applicant proposed to require one (1) space per bedroom AND one (1) guest parking space for every six (6) Residence Hall/Co-Living rooms, as further shown in the table below.

Accessory dwelling units and all dwellings less than 1,000 square feet	Minimum of 1 space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
Multiple-family dwellings and dwelling units with a mixed-use building	Minimum of 1.5 spaces per unit.
Single-family dwellings	2 spaces per dwelling minimum, 6 spaces per dwelling maximum. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per 9 feet of floor width and 18 feet of floor length. The city will allow the use of 100-foot-wide rights of way within the Hailey original townsite for licensed passenger vehicle parking for single-family dwellings. Parking for accessory dwelling units must be provided on site.
<u>Residence Hall/Co-Living Dwelling</u>	<u>Minimum of one (1) space per bedroom AND one (1) guest parking space for every six (6) co-living dwelling units.</u>

While Staff is supportive of the proposed parking amendments, the Applicant may need to limit the total number of leased rooms until parking improvements can be made to the site and/or a Development Agreement is established with regard to parking appurtenant to the subject parcel (Lot 1, Block 1, Northridge Subdivision X). Currently, the total number of onsite parking spaces at Silvercreek Living Facility are 19 spaces, of which, four (4) are accessible. If the parking requirements for Residence Hall/Co-Living Dwelling are approved as proposed, the total number of parking spaces required for this type of use would be 38 spaces. In this instance, the Applicant would need to improve approximately 19 onsite spaces to lease units in both buildings.

As another exercise, if the Commission chose to align the parking requirements of the proposed use with parking requirements of multifamily dwellings, a minimum of 1.5 spaces per unit would be required, or in this case 48 spaces would need to be provided onsite. Generally speaking, Co-Living Dwellings are intended to be utilized as workforce or employee housing, or serve individuals that are biologically unrelated, as an interim solution until more permanent housing can be secured. While there is no “stay limit” for this type of use, Staff feels that by aligning this use with the parking structure for multifamily units is unnecessary. Staff supports the parking requirements as proposed. If the Commission prefers to follow the parking structure for multifamily units, another alternative could be to consider reduced parking standards for those developments that include workforce and/or employee housing units.

At the January 17, 2023 public hearing, the Commission concurred with the proposed parking amendments as proposed by the Applicant. No changes to the proposed amendments were suggested.

The specific objective of the proposed amendment is to help alleviate the acute housing shortage, and further diversify the housing options in Hailey. This amendment would define a new residential use within the LB and Business (B) Zoning Districts. This amendment would further allow the existing Silvercreek Living Facility to be repurposed and utilized by residents that are currently employed with a

local employer of Blaine County as employee housing, as workforce housing, or as an interim solution until more permanent housing is secured. The proposed amendment is in conjunction with a Rezone Application, which if approved, will further support the proposed text amendment, as well as offer a zoning district buffer between the Business (B) and Limited Residential (LR-1) Zoning Districts within the area. A detailed analysis of this can be found in the attached Staff Report.

Proposed Amendments. If adopted by the Council, the underlined text below would be added to the applicable code sections within Title 17: Zoning Regulations:

Chapter 17.02: Definitions

Section 17.02.020: Meaning of Terms or Words

Co-Living Dwelling: A building, or portion thereof, containing multiple private living spaces, at least one (1) shared kitchen, and at least one (1) shared living space. Each private living space shall include a bedroom and private bathroom. Each private space shall not exceed a total occupancy of four (4) people. Private living spaces within a co-living dwelling shall be leased for residential occupancy only. A full-time or onsite Property Manager is required.

Chapter 17.05: Official Zoning Map and District Use Matrix

Section 17.05.040: District Use Matrix

Category	Description (Excerpt)	Zones and Subdistricts												
		RG B	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Category	Description (Excerpt)	Zones And Subdistricts												
		RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SO	SCI-I
Residential:														
	Dwelling units within mixed use buildings	N	N	N	N	P	P	N	P ¹⁸	N	N	N	P	P
	Manufactured home	N	P	P	P	N	P	P	N	N	N	N	N	N
	Multi-family dwellings	N	N	N	P	N	P	C	P ¹⁸	N	N	N	N	N
	Single-family dwellings	N	P	P	P	N	P	P	N	N	N	N	N	N
	<u>Co-Living Dwelling</u>						P		P					

Chapter 17.09: Parking and Loading Spaces

Section 17.09.040.01: Residential

Accessory dwelling units and all dwellings less than 1,000 square feet	Minimum of 1 space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
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Multiple-family dwellings and dwelling units with a mixed-use building	Minimum of 1.5 spaces per unit.
Single-family dwellings	2 spaces per dwelling minimum, 6 spaces per dwelling maximum. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per 9 feet of floor width and 18 feet of floor length. The city will allow the use of 100-foot-wide rights of way within the Hailey original townsite for licensed passenger vehicle parking for single-family dwellings. Parking for accessory dwelling units must be provided on site.
<u>Co-Living Dwelling</u>	<u>Minimum of one (1) space per bedroom AND one (1) guest parking space for every six (6) co-living dwelling units.</u>

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 articulates the merits of diverse housing and population growth management through a balanced combination of infill and redevelopment. The Comprehensive Plan recognizes the importance of diverse housing opportunities to meet the demands of its residents, and further aims to encourage development that provides housing for an underserved market, small scale apartments – which are commonly rented by the locally-employed working class, as well as individuals of all socio- economic levels.

Finding: Compliance. The Commission found the proposed amendments to be directly supportive of the goals and objectives of the Comprehensive Plan, and that this standard has been met.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; The proposed amendments will not create excessive additional requirements at public cost for services, as Hailey’s municipal services are capable of servicing infill development and higher-density projects.

Finding: Compliance. The Commission found that the proposed amendments are intended to expand housing options and regulations within the City of Hailey – which is directly called for within Hailey’s Comprehensive Plan. The Commission further found that this standard has been met.

- 3. The proposed uses are compatible with the surrounding area.** The proposed uses are compatible with the surrounding area and other areas throughout Hailey: this type of use is existing within all residential zoning districts across Hailey, is articulated in Hailey’s Comprehensive Plan, and is further considered in the long-term planning of the zoning districts.

Finding: Compliance. The Commission found that this standard has been met.

- 4. The proposed amendment will promote the public health, safety, and general welfare.** The amendments recommended are consistent with the Hailey Comprehensive Plan and will further increase Hailey’s housing stock – with a focus on serving an underserved market, providing small scale apartments – which are commonly rented by the locally-employed working class, as well as provide diverse housing opportunities for individuals of all socio- economic levels.

Finding: Compliance. The Commission found that this standard has been met.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An Ordinance, Ordinance No. _____, amending Hailey’s Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to define Co-Living Dwelling, as well as amend Section 17.05.040: District Use Matrix, to include Co-Living Dwelling as a permitted use within the Limited Business (LB) and Business (B) Zoning Districts, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new term and use, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Signed this _____ day of _____, 2023.

Janet Fugate, Chair

Attest:

Jessica Parker, Community Development Assistant

Return to Agenda

Present:

Commission:

Staff: Lisa Horowitz, Robyn Davis, Paige Nied, Brian Yeager, Heather Dawson, Chris Simms, Jessica Parker.

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE

AGENDA

Monday, April 4, 2022

Hailey City Hall

5:30 p.m. (before P & Z regular meeting)

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 Hearing

PH 1 Proposed Amendments FY 2022.5 / 2023 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget for the Hailey City Council's consideration. In addition to this, the Advisory Committee will consider the following items:

- Review the capital improvements plan, and proposed amendments, and file written comments;
- Monitor and evaluate implementation of the capital improvements plan;
- File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and

Recommendation to the City Council regarding the Proposed Amendments to FY 2022.5 / 2023 City Capital Budget and its Development Impact Fee Component.

ACTION ITEM.

5:33:53 PM Chair Fugate called DIF to Order.

Horowitz provided summary of DIF Committee responsibilities and brief history of past projects and recommendations. Horowitz turned floor to Heather Dawson and Brian Yeager.

5:37:21 PM Dawson asked committee if they had any questions regarding DIF cash flow table presented. Dawson summarized table and values listed.

[5:39:29 PM](#) Stone asked why police impact fee is 0. Dawson summarized history of change, explaining it was removed after city entered into agreement for the armory.

[5:40:58 PM](#) Pogue asked why transportation in 2015 was over \$300,000. Dawson explained that was actually fiscal years 2008-2015, not just 2015.

[5:43:21 PM](#) Dawson moved on to discuss remaining funds in each category, listed on page 3 of packet. Dawson moved on to discuss projects that may or may not have had impact fees spent on them. Dawson noted big expense was to acquire town square property. Dawson explained that staff took priorities to council prior to coming to the DIF committee. Dawson discussed projects planned for upcoming years.

[5:50:28 PM](#) Yeager asked if there were any questions or discussions on what Dawson discussed.

[5:50:48 PM](#) Scanlon asked about the pathway near Blaine Manor. Yeager summarized activity taking place in that area of town including changes with Blaine Manor, School District. Yeager explained concern in trying to deploy money in area that may be re-constructed. Scanlon confirmed there are a lot of moving parts. Yeager confirmed, reiterating his concerns regarding the pathway. [5:53:36 PM](#) Yeager continued to discuss pathway.

[5:53:53 PM](#) Fugate understands Yeager's dilemma. Fugate asked about pedestrian pathway across Main Street, if it was one of the moving parts. Yeager confirmed it is one of the moving parts, and is a sure thing. Yeager summarized history and provided update on status of pathway. Yeager explained he is eager to get it done and is currently working with new ITD engineer.

[5:56:37 PM](#) Fugate confirmed location would ultimately connect with other pathways discussed. Yeager confirmed.

[5:57:10 PM](#) Stone is confused on expanding pathway through Main Street to skate park. Yeager explained the intent behind the pathway location. Stone asked if the city intention is to eventually put 1st Ave through to the park. Yeager explained location of the pathway.

[5:58:15 PM](#) Scanlon asked where 1st Ave would go. Yeager stated would commence at Elm Street and continue south to Blaine Manor property, on west side of ice rink. Scanlon asked if would connect to the highway. Yeager stated 1st Ave would not come back to the highway.

[6:01:07 PM](#) Yeager continued to discuss pathway and funding allotted to that.

[6:02:30 PM](#) Smith agrees with Fugate concerns about the Main Street crossing. Smith anticipates would have a fair amount of usage. Smith suggested instead of building a pathway and having to remove it what would the possibility be to build a 10' wide roadway. Yeager explained they had thought about that and why they opted not to go that route.

[6:04:23 PM](#) Stone asked about River Street project getting moved out on the timeline. Yeager quickly summarized River Street projects, and that he believes is question pertains to the LHTAC project. Yeager explained time line change with ITD, LHTAC project and Stanley Consultants. Stone asked about line item stating final design project being completed. Yeager clarified almost complete, over budget so redesigning. Yeager explained how the LHTAC and River Street Improvement project with the URA apply. Stone asked about number of city employees in relation

to housing. Yeager explained that line item would probably only secure one housing unit. Yeager explained they do not have a specific employee in mind, but do know that in requirement process housing is big issue. Stone asked if the City has anyone who audits them from the outside. [6:10:17 PM](#) Dawson explained it is required by law that all government agencies have an outside audit conducted annually, and that Hailey has always had that done.

[6:11:06 PM](#) Scanlon asked how the city determines how they determine how much to spend. Yeager clarified, if asking how the City validates the expenditure. Scanlon stated how do they justify the expenditure. Yeager explained it has not been fully developed but that they do know they are struggling to get new employees. Yeager stated in his mind, how much is it going to cost to get something. Yeager went on to explain his idea and how he believes that there is really not a loss.

[6:14:53 PM](#) Stone feels good and does not see need to go through line by line as he already did.

[6:15:12 PM](#) Smith asked what HGMP. Yeager stated it is Hailey Greenway Master Plan. Yeager explained that one thing Hailey always tries is to not deploy all the CIP funds at once, that try to hold a piece in reserve. Smith asked about maintenance of art. Yeager explained that City adopted an ordinance that 1% goes to art and 0.25% goes towards art maintenance. Smith asked if had identified art maintenance? Yeager noted that the city adopted a 1.25% appropriation for art construction (1%) and maintenance (0.25%). Horowitz stated HAC has a list of art pieces and maintenance needed but that it does not include dollar amount.

[6:18:46 PM](#) Pogue asked if it is firm money for River would not be applied until 2026. Yeager explained how that project could come sooner or later depending on LHTAC. Pogue stated would be nice to have completed as projects are coming forward on River Street. Yeager explained benefit is that the sections will match the typical design. Pogue asked if there are any monies to retro fit the existing building behind City Hall. Yeager stated there is funding on line 55 of the PDF spreadsheet. Pogue asked about Lyons Park, where used to store snow. Yeager stated there is no specific component addressing improvements to Lyons Park in this plan. Yeager noted that has more recently has been working with Ryan Santos with WRLT. Yeager stated there is some hope to do land fill mitigation. Yeager stated the city does continue to dump snow there in addition to the snow storage further west. Yeager noted possible testing to be down in ball pits.

[6:25:31 PM](#) Fugate stated it was exciting to see the projects completed last year, despite the challenges. Fugate believes projects are timely and good.

[6:26:06 PM](#) Stone agrees. Scanlon stated no further questions. [6:27:20 PM](#) Yeager stated if all approved, would need a motion to recommend to City Council for approval.

[6:27:58 PM](#) Smith asked about bottom line, separate table to right, row 53 being listed as blank. Yeager stated there were some items on CIP that would more properly fall under an operations plan, and that the items in yellow are left of where these items were.

[6:29:28 PM](#) Fugate opened public comment.

[6:32:58 PM](#) Elizabeth Jeffery, know that the city is looking at reaching a goal to have city buildings and transportation to be at 100% clean energy by 2025 and wondering if all the funds for that kind of improvements have been moved to operations or where that would be found.

[6:33:46 PM](#) **Fugate closed public comment.**

[6:30:12 PM](#) Dawson called committee attention to bottom of spreadsheet where the totals are. Dawson further elaborated on items removed from CIP to operations. Dawson stated with all those removed, the total cost of projects is 18 million and 12 million is unfunded. Dawson stated assuming process continues forward, the current year is funding approximately 2 million. Dawson recommended to the city, that find a permanent stream of funding for capital projects.

[6:33:49 PM](#) Yeager responded to Jefferies comment – there is an opportunity to address the equipment as those age out. Yeager summarized while don't see specific projects on list, that they do still continue to keep that money and continue towards that.

[6:36:48 PM](#) **Smith motioned to recommend report to Hailey City Council, recommend the Development Impact Fee Advisory Report to the Hailey City Council for consideration in the Council's annual budgeting process. Scanlon seconded. All in Favor.**

[6:37:47 PM](#) **Pogue motioned to adjourn.**

[6:37:47 PM](#) Fugate called for a 5-minute break.

Agenda
HAILEY PLANNING & ZONING COMMISSION
April 4, 2022
Virtual and In-Person Meeting
5:30 p.m. (after DIF Advisory Committee)

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyPZ>

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

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

[6:43:57 PM](#) Chair Fugate called to order.

[6:44:07 PM](#) Public Comment for items not on the agenda. No comments.

[6:44:43 PM](#) **Consent Agenda**

CA 1 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit (CUP) Application submitted by Justin and Macquel Earl to permit up to eighteen (18) children at Macquel's House, LLC, Daycare located at 3110 Berrycreek Drive (Lot 13, Block 55, Woodside Subdivision #14) within the General Residential (GR) Zoning District.*
ACTION ITEM.

CA 2 *Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet. Sweetwater Condominiums Phase I, consisting of five (5), ten-plex buildings, three-stories in height, and one (1) amenity building, was approved by the Planning and Zoning Commission on September 7, 2021.*
ACTION ITEM.

CA 3 *Adoption of Meeting Minutes dated March 21, 2022.* **ACTION ITEM.**

[6:44:56 PM](#) Dustin Stone was not present at 3/21/22 meeting.

[6:45:14 PM](#) Smith motioned to accept CA 1-3. Pogue seconded. Stone abstained. Smith, Fugate, Scanlon and Pogue: Yay.

Public Hearing

PH 1 [6:45:36 PM](#) *Consideration of a of Design Review by Virginia Holly McCloud, for construction of 2,400 square foot single-family residence to be located at Lots 19-20, Block 104, Hailey Townsite (216 South 4th Avenue) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.* **ACTION ITEM.**

[6:46:01 PM](#) Nied turned floor to applicant team. Ben Young introduced project, single family project working on for his mother in law, located in Townsite overlay. Young summarized

floor plan, explaining access would be off of 4th Avenue and that project is roughly mid-block. Young stated this is a small lot, approximately 6000 sq. ft. Young explained proposed materials to be used – stucco, metal awnings over windows and doors facing street, exposed wooden beams. Scanlon questioned color of stucco. Young stated grey, to use color rendering for better visual. Young noted landscaping proposed. Young explained there is a side wall along the rear parameter of the lot, attempting to use plans both vertically and horizontally to break up the structure. Young explained in more detail the proposed landscape, using landscape plan provided in the packet. Young noted proposing solar panels in backyard. Young stated utilities will be from alley and light fixtures will be minimal on exterior.

[6:54:38 PM](#) Chair Fugate asked where existing plants proposed to be removed are located. Young noted where existing box elder is located at that is set to be removed. Chair Fugate asked if would be replacing it with something else. Young explained proposing various trees, that south property line would not be devoid of vegetation. Young stated proposing to replace the sidewalk as existing is disrepair.

[6:57:10 PM](#) Scanlon asked if will be relocating laundry facilities based off floor plan. Young stated there will be no changes to the exterior of the laundry room being relocated except maybe a vent near the mud room. Young confirmed will hold to the plan set. Scanlon asked if aware recommendation for access to come from alley instead of street. Young stated access is off 4th, that he was aware wording in code recommends access off alley. Young explained his interpretation of code was that it was recommended but not required. Young summarized reasons for having access off 4th instead – elderly client, city does not plow alley. Young explained there are many homes with setback garages and that he did not see it as a problem as it was objective and thinks with character of house, and size of garage is not going to detract from old town. Scanlon asked if anyone else accesses off the alley. Young confirmed on other side. Scanlon confirmed then the mother in law would not be the primary person responsible in maintaining the alley. Young confirmed.

[7:02:49 PM](#) Stone referenced code requiring distinct entry way within old town, but to him the entry way appears to be the garage from the elevation plan. Stone stated traditionally when working in old town, if people are not following the should he would expect there to be a reason such as access from back is limited due to geographic factors. [7:04:21 PM](#) Stone noted issue either way regarding snow whether garage off alley or 4th. Stone recommends emphasizing human access from 4th. Young stated there is a tree in rendering blocking front door. Young does think the front door stands very well. Young provided elevation without the tree blocking front door.

[7:06:47 PM](#) Smith noted that one of the energies saving items was blocks made out of cement and recycled wood, Smith asked how that accomplishes energy saving. Young explained accomplish that by thermal mass on interior wall. Young explained it is a block that has been used a fair amount in the valley. Smith was curious if had any numbers as to what the effective R value is for this material. Young does not have those numbers off the top of his head. Smith would like him to pass that along to staff. [7:09:26 PM](#) Smith referenced code 17.06.090.C1 Site Planning, recommending applicant look at realigning entrance to alley side for garage.

[7:10:41 PM](#) Pogue asked how many panels will install on the fence. Young stated 5. Pogue is curious on effectiveness of panels. Young stated will get light in morning and early afternoon.

[7:11:43 PM](#) Smith asked what the landscaping situation is on the lot adjacent to the south. Young stated best description would be abandoned, that there is some vegetation. Smith suggested may want to think of a better location for panels. Young stated panels could be relocated to the roof.

[7:13:13 PM](#) Pogue believes roof may work better for panels. Pogue agrees with City staff that the garage should come off the alley. Pogue likes the lighter color much better than the darker color.

[7:14:01 PM](#) Young stated the code does say shall address, but it is not a mandate. Young asked if the language should be worded differently if are not going to be permitted. Scanlon stated they have not seen that in the Townsite overlay. Young stated that may be true, but as an applicant coming in how an applicant knows it is not permitted. Smith stated that allows some flexibility for preexisting buildings, old topography that does not allow for safe access, historic buildings, etc. Commission and applicant continued to discuss requirement for garage access from alley.

[7:19:15 PM](#) Chair Fugate asked for material samples of materials to be used. Chair Fugate agrees in respect to Townsite overlay, does not see should make an exception to garage.

[7:21:08 PM](#) Scanlon asked staff about size of floor plan being tight and staff will be doing back checking as project is built. Nied stated per the plans meet the 40%.

[7:21:52 PM](#) Young asked if concern about the garage is the access is because of the cars. Scanlon stated have a very competent staff and a good discussion with them would have gone over well. Commission and applicant continued to discussed garage access and how to navigate code.

[7:25:20 PM](#) **Chair Fugate opened public comment.**

[7:25:59 PM](#) Tom Bergin, 220 S 4th Ave, not adjacent to this house, adjacent to the adjacent house. Does have a variety of comments. When initially saw the design, his reaction was little more post world war California suburban style, did not strike him as old Hailey. As he kind of looked at this more, the windows are unique been a lot of focus on the garage and have some thoughts on the garage and how the garage works in the neighborhood there. That was his initial reaction.[7:27:38 PM](#) Flat roof was unique, can think of one house that has a flat rough that is a unique component. An advantage of a flat roof is from street does not see as many bulks. Think about 6 weeks ago, reviewed an application that was on the southside in the 300 block, S 4th Avenue. That one was two-story, that is going to be more of an impact than this one will. Bergin discussed how he does not think this one will have as much of an impact - Garage sits on adjacent lot to the south. Agrees with Young about comment about abandoned landscaping and that is because old renter did not maintain the landscaping. Bergin discussed existing

landscaping and potential concerns there. Other feature is the garage, which received quite a bit of comments and push back, that in the alley there are two garages and generally has not been used by the residents. Current resident does use garage but has to plow snow almost into his property in order to use the garage and they have come to resolution regarding the snow. Across the street from this, there is a garage that faces 4th avenue and would not say it detracts from the property. Bergin explained that historically people do not access off the alley. [7:32:17 PM](#) Bergin would say if garage is going to be redesigned would say that should be brought back to them not just a condition of approval. As to the solar panels believes they are perfectly placed. [7:33:29 PM](#) There was an old house on this property that was torn down about two years and to his understanding here is a process with public process prior to having an old home demolished. He stated from his understanding and recollection this process was not completed. Bergin stated sidewalk does need to be repaired. Bergin noted potential edits noted in the staff report – LLA needed and construction staging will be challenging. Bergin stated on alley, alley is plowed in winter time used in summer time. Believes it will be a fairly limited view of the garage.

[7:36:53 PM](#) Scanlon asked if Bergin's house is north or south of this property. Bergin stated south.

[7:37:57 PM](#) Chair Fugate closed public comment.

[7:38:05 PM](#) Young responded to public comment, confirming does need to do a lot line. Young stated there was reference in staff report to neighbors permit. Young thinks there are good points on alley access and when access from street do have ample turn radius. Young continued to discuss alley access, noting he does not think this house is objectionable for old Hailey standards.

[7:40:27 PM](#) Davis confirmed applicant is correct regarding lot line adjustment. Davis stated the existing alleys are graded on a rotation basis by the city. Davis stated the City has been known to trim trees to keep from impeding traffic access. Davis confirmed City of Hailey did not receive historic demolition application, and was not notified above building being demolished so did not have that process. Davis went on to discuss guidelines and principles attached to the guidelines, explaining how since these guidelines were developed not aware of permitted access off roads such as 4th Ave.

[7:43:42 PM](#) Chris Simms, sympathizes with the applicant, Young has been a good citizen and planning partner of the City. Simms stated the Commission is on clear, good ground to make their decision. Simms recommends to have applicant back if asks the applicant to design.

[7:45:03 PM](#) Scanlon stated ordinance is there for all safety and does not think there is a reason to foundationally say cannot bring access off the alley. Scanlon would like applicant to pick one stucco color and bring it back to them – likes the lighter color over the darker color. Scanlon suggested may not want to plant the trees right around the solar panels. Scanlon suggested talking with Baledge to be sure understand the proper clearances. Scanlon stated it is an attractive house, just thinks some closer observances to the ordinances would make everyone happy.

[7:47:12 PM](#) Stone can see where the applicant is going and understands what he is saying. Stone stated that being said, he is going to have to stick with the opinion that the garage needs to be relocated.

[7:48:21 PM](#) Smith understands this is a hard one, he is sorry to say when he reviewed this one of the first things that struck him was the garage and when he took on this position he vowed to uphold the code. Smith noted there is some due diligence that needs to take place but it is what it is.

[7:50:00 PM](#) Pogue appreciates his approach to the situation and the property design and thinks will add to the area if get the garage off the alley.

[7:50:27 PM](#) Chair Fugate understands this is a tough one, commends him on the no turf in the addition to the solar but does have to agree need to have the garage off the alley. Chair Fugate is hoping he can find a way to allow for a larger turning radius, understands concern. Young explained the intent is to become residents. Young stated he did submit a demolition permit but that it did not hit the historical structures from their assessment.

[7:56:48 PM](#) Scanlon motioned to continue the public hearing to May 2, 2022. Smith seconded. All in Favor.

PH 2 [7:57:17 PM](#) *Consideration of a Design Review Application by Kazuko-San ID, LLC, for construction of three (3) multifamily residential buildings, which includes twenty-seven (27) units in total, comprising of nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units. Twenty-eight (28) onsite storage units and 27 onsite parking spaces are also proposed. The project will be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts. ACTION ITEM.*

[7:57:53 PM](#) Davis introduced project, noting first heard this in January under the pre-application process. Davis summarized recommendations made at the January hearing. Davis turned floor to applicant team.

[7:58:42 PM](#) Rebecca Bundy, Architect, introduced applicant team. [7:59:57 PM](#) Bundy stated clients are part time residents who are in a position to give to the community, that they would like to develop work force housing to benefit the essential works of the communities. Bundy stated clients have decided to deed restrict two of the 1 bedroom units of this project. Bundy stated at this point has not determined which units would be deed restricted. Bundy turned floor to Susan Scovell to discuss outreach done.

[8:02:02 PM](#) Susan Scovell introduced herself. Scovell stated clients of the project are longtime friends of hers, that they have been in the food industry their whole lives and understand that housing challenge. Scovell stated clients would like the workers to work/live in Hailey. Scovell listed various places they have reached out too regarding how they can incorporate their employee needs in this housing project.

[8:03:34 PM](#) Stone asked what the overall need is based off the reach out. Scovell stated from her knowledge with Ketchum URA 1-2 bedrooms are needed, but that this time not talking about how many bedrooms needed talking what how many they need.

[8:05:31 PM](#) Bundy explained what has learned from research, is supply and demand. Bundy explained how they have striven to really find a balance between density and costs, how to make it a benefit to the community.

[8:07:19 PM](#) Bundy stated the project meets the code in every way, one area that has little leeway- energy savings that they have proposed to do more than the minimum required. [8:08:12 PM](#) Bundy went through proposed materials to be used on the exterior of the building.

[8:10:59 PM](#) Scanlon asked about the metal siding. Bundy confirmed, explained did not want rust. Scanlon asked where the natural wood goes. Bundy stated it is the structure of the exterior balconies, trellis and stairways. Scanlon asked how it would be treated.

[8:13:30 PM](#) Smith asked what seeing above the windows. Bundy stated is the sun awning, providing shade. Bundy mentioned small modifications in ROW. Bundy confirmed has worked with Fire Department to ensure they meet all their needs regarding sprinkler systems, including addition to semi insulated attic. Bundy noted Fire department request to remove bollards and replace with curb. Bundy summarized location of power supplies. Bundy stated down to 27 units with 27 parking spaces. Bundy stated they strongly considered commission input for 2 bedroom units on ground floor but due to structure inputs. Bundy went on to explain has smaller stacking units on 1st and 2nd floor to better carry the load and not need extensive beams to carry loads. Bundy went on to discuss changes to cooling system units as needed. Bundy summarized project and noted changes made since pre-application. Bundy stated there will be nothing but identification signage.

[8:29:00 PM](#) Scanlon asked who gets to park under the building. Bundy stated one is the ADA parking. Bundy went on to discuss how meet and in most cases hope to exceed code requirements in regards to energy savings including plan to provide 220 outlets for EV charging and do plan to rough in solar on the roof. Bundy stated the building is designed as all electric. Bundy turned floor to Nathan Schutte.

[8:32:30 PM](#) Schutte, landscape architect, discussed proposed landscape on the property and within the right of way. Schutte, noted proposed patios, improvements along River Street and grade change along Empty Saddle Schutte, discussed greenspace proposed within heart of building and proposed seating. Schutte, noted proposed dog wash on south end of green space, natural play areas. Schutte, noted location of existing trees to be removed.

[8:39:09 PM](#) Scanlon asked Schutte, to point out trash enclosure location. Scanlon asked if has been approved by Clear Creek. Pending on review with tree. Schutte, turned floor over to Sam Stahlnecker.

[8:40:05 PM](#) Stahlnecker summarized proposals to River Street and Empty Saddle which will be coming up at a future hearing. Stahlnecker summarized conversation with Brian Yeager.

Stahlnecker stated grading and drainage straight forward, and available for questions if there are any.

[8:42:11 PM](#) Stone asked where the AC duct would be pointed at floor plan. Bundy noted would envision being in corner of living room, possibly on inside or outside of balcony depending and would look similar to dryer vent. Stone asked size of storage unit. Bundy stated 4 feet wide by 5 feet deep and 90 inches in height.

[8:44:07 PM](#) Smith would like to see a photometric layout for how many lumens going to have on the ground at board of parking lot. Smith thinks it is a great idea to install the heating ducts. Smith asked surface to be used in dog area. Nathan? stated doggy pavers. Smith will be interested to see how well the ac units work through a 4" duct. Smith encourages trying to minimize the water usage as much as possible.

[8:47:32 PM](#) Pogue appreciates work done and response to the previous meeting. Pogue applauds the design, thinks the storage units are very important. Pogue asked what the size of the offices are in the 1 bedroom. Bundy stated on ground floor they are just over 4"x11", that it is really more of an alcove then an office. Bundy stated on 2nd floor is approximately 6"x12'. Pogue stated concern of someone backing that a 2nd bedroom. Bundy stated safety wise it is legal, but size does not allow for it to be advertised as a 2nd bedroom.

[8:50:15 PM](#) Stone asked about note in report that if any issues arise the applicant will install individual ac units. Discussion ensued regarding comment. It was determined that the management will strive to ensure occupants of comfortable and that the proposed units will suffice during few weeks needed.

[8:53:00 PM](#) **Chair Fugate opened public comment.**

[8:53:16 PM](#) Steve Linden, 441 Angela Drive, just down the road from this place. First of all, would like to thank all present for what they do, lot of work and not easy doing this stuff. First of all, would like would like for everyone to step back and look at big picture with this overlay district and that it is going fairly smooth right now think it's been in line for couple of three years now. But if take a look at what have in small space, thinks it is well designed and likes this project but it is troubling that would allow (*unable to decipher*) lots in this overlay district and multiple this space by empty lots this is where going and going to have a very large population of people if this whole district is built to this degree. His question is this what we want? That's all. As for this particular design, thinks it is great perfect place for this whole scenario. His big concern is on Main Street where have this crosswalk at south east corner of grocery, thinks it needs to be abandoned and force pedestrian traffic 1 one block north up to the light just for safety reasons. Going to start seeing this whole are get developed like seeing on southern end of town. [8:55:59 PM](#) Linden stated drainage is always a big issue, this is in the 500 yr. floodplain, where it comes down from Indian creek, saw a big rain last August 1st and as this stuff gets developed going to have drainage issue that goes down into his backyard. As develops this let's keep an eye on that. Linden noted that when presenters walk away from podium it's impossible to hear them.

[8:57:23 PM](#) Matt Gelso, 411 Northstar, over by Steve on other side of street. Want to thank commissioners and applicant, thinks it is a great project overall. Plan is good, colors are good.

Only comment is parking, would encourage commissioners to consider many of the one bedroom will have couples who will have two cars. That there could be as many as 50 more cars associated with this, that could be creating a structure parking deficit in this area. Encourage commissioners to think of parking concern and ask for more so don't have this problem down the line.

[9:00:40 PM](#) Chair Fugate closed public comment.

[9:00:48 PM](#) Bundy understands parking concern, that has met the code. Bundy explained why she thinks the city is in a transition, and thinks the parking concerns are very solvable problems. Bundy stated believes at cusp of different society, where people don't have a vehicle per person.

[9:03:02 PM](#) Commission and staff discussed conditions of approval. New conditions: applicant shall submit photometric plan.

[9:03:44 PM](#) Scanlon stated this is a well-designed project and has followed code. Scanlon agrees the 27 units will likely have more cars. Scanlon would like to see gap between 1 bedroom and 2 bedroom units closed. Scanlon complimented the project and the applicant team.

[9:06:34 PM](#) Stone likes how the addressed previous concerns made. Stone stated attempted to really spell out fire safety, and thinks they did a good job getting that as safe as they can. Stone likes concept of all electric building. Stone likes the layout. Stone shares the concern with parking. Stone complimented applicant team and project design.

[9:09:18 PM](#) Smith thinks did a great job, his comments about water usage are applicable across the board. Smith thinks it is a beautiful project. Smith stated parking issue is open they are restrained with by the ordinance; applicant team has met the current code. Smith complimented applicant team and project.

[9:10:50 PM](#) Pogue complimented applicant team and design, thinks parking issue is an issue to be discussed at another time, they are meeting the code.

[9:11:19 PM](#) Chair Fugate reiterates they always appreciate the responsiveness, glad spoke with the fire chief. Chair Fugate thinks this is a nice project, well designed and very thoughtful.

[9:12:54 PM](#) Davis added little roman numeral ii in regards to right of way agreement to be approved prior to occupancy and condition k, photometric plan.

Commission and applicant discussed parking lot of project, that the end of parking lot will be a clear squared curb in place of bollards and will read end of parking lot. Bundy clarified photometric was just for the parking lot. Smith confirmed.

[9:15:05 PM](#) Stone motioned to approve the Design Review Application by Kazuko-San ID, LLC, for construction of three (3) multifamily residential buildings, for a total of twenty-seven (27) residential units, to be located at Sublot 4B, Block 1, North Hailey Plaza, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable

requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (j) are met. Pogue seconded. All in favor.

[9:17:21 PM](#) Chair Fugate called for 5 minute break.

[9:23:06 PM](#) Chair Fugate called back to order.

PH 3 [9:23:13 PM](#) *Consideration of a Design Review by Flowing Wells, LLC, for construction of a commercial building consisting of a 7,994 square foot warehouse with an attached 2,108 square foot showroom to be located at Lot 7H, Block 4, Airport West Subdivision (1930 Embraer Way) within the SCI Industrial (SCI-I) Zoning District. This project will be known as Sun Valley Auto Club. ACTION ITEM.*

[9:23:56 PM](#) Nied introduced project and turned floor over to applicant team.

[9:26:43 PM](#) Brian Opp, project coordinator, introduced applicant team. Opp went through the site plan – 1 ada parking in rear, explaining facility is not intended for employees working there that entire warehouse is full of parking and employees of sun valley auto park in the their own lot.

[9:29:36 PM](#) Scanlon asked how far away the employee parking lot is from this building. Opp stated that the employee parking is roughly 300 – 350 ft. Scanlon asked for clarification on code that employee parking is within the permitted distance. Davis will follow up. Opp went on to explain facility design and how has been working with staff. Opp summarized the proposed landscape plan. Opp discussed idea for future stacking car lifts. Opp discussed proposed materials on exterior of building. Opp noted the owner plans to install the stacking parking stalls as needed.

[9:34:11 PM](#) Sam Stahlnecker, requested to amend condition e regarding sidewalk and existing street trees. Stahlnecker would like to leave the proposed sidewalk along the property line and remove and replace existing trees. Stahlnecker explained thought process of why would like to see sidewalk along the property line. Scanlon asked if has site plan that shows sidewalk conditions discussed. Stahlnecker confirmed.

[9:37:48 PM](#) Dean Hernandez, provided photos of the culvert and existing trees would like to remove. Hernandez proposes to remove 4 4" caliper trees. Smith asked current caliber of trees. Hernandez stated majority are 4" with one between 5-6" caliper. Hernandez stated HOA would prefer to keep sidewalk in proposed location. Hernandez noted that the existing fence is to be removed. Hernandez noted two areas proposed with grass paved where on occasion may have a special car displayed. Hernandez noted that landscaping will be drought tolerant. [9:44:09 PM](#) Opp discussed car lift opening. Opp noted the HOA approved this with no comments.

[9:45:02 PM](#) Smith asked why species of tree. Hernandez discussed species thinking, noting style thinking is the same as used at Jimmy's gardens. Chair Fugate asked if the trees are healthy. Hernandez stated a few are nice and two are probably not worth dealing with. Hernandez explained had looked at option to relocate but water main is directly below trees. Discussion continued regarding existing trees proposed to be removed.

[9:49:21 PM](#) Opp stated worked with City Staff to ensure building meets all zoning codes. Smith asked how reflective the metal is proposed to be on showroom. Opp referred to material board provided. Smith asked if has consulted with the Airport. Opp has not at this time.

[9:50:58 PM](#) Stone asked the purpose of this building. Opp explained it would be for storage. Stone expressed concern about the classification. Stahlnecker asked staff for clarification of classification. Davis confirmed has been classified as a warehouse.

[9:52:52 PM](#) Chair Fugate would like to see the culvert and sidewalk more clearly, would like for applicant to contact airport regarding façade. Stone thinks sometimes trees may need to be moved, think moving the trees in general are a good idea. Chair Fugate agrees, but would like to see the culvert. Smith agrees. Pogue thinks need to go before the airport board to get an approval for the metallic shiny. Stone suggested that be made a condition of approval. Opp stated intent of design of parapet façade, that it is a dull sheen that it is not a reflective metal shine.

[9:58:00 PM](#) **Chair Fugate opened public comment.**

Simms noted public comment received this afternoon by Matt Engel. Commissioners confirmed received copy.

[9:59:19 PM](#) **Chair Fugate closed public comment.**

Commission discussed what they would like to see: plan showing culvert and sidewalk connections, fence removed, something to breakup southern wall, and verify distance of employee parking. Nied stated per code employee parking has to be within 800 feet. Commission discussed parking requirements and potential concern if owner were to sell the lot. Davis confirmed parking has been provided. Opp explained showroom is not intended for selling vehicles. Smith suggested to change term from show to display room. Opp explained these are all private cars that are not for sell. Applicant confirmed understands what the commission is wanting to see. Davis noted that if end up removing existing trees and replace with new, the applicant will need to get approval from the Hailey Tree Committee.

[10:11:27 PM](#) **Smith motioned to continue the public hearing to April 18, 2022. 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: **April 18, 2022.**

- Text Amendment: Title 17 Solar Definition
- PP: Bullion Square
- DR: Idaho Equipment

Davis summarized upcoming projects for next meeting.

[10:13:40 PM](#) **Smith motioned to adjourn. Pogue seconded. All in Favor.**

Return to Agenda

**Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
June 21, 2022
Virtual and In-Person Meeting
5:30 p.m.**

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyPZ>

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

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

Present

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

Staff: Robyn Davis, Cece Osborn

5:32:48 Chair Fugate called to order.

5:33:07 Public Comment for items not on the agenda.

5:34:07 Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Ian and Sarah Sunby for a new 3,076 square foot single-family residence to be located at 211 N. 3rd Ave (Lot 6A, Hailey AM) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by TVIV Quigley, LLC where Block 5, Quigley Farm Large Block Plat is subdivided into nine (9) lots. This project is located within the General Residential (GR) Zoning District. **ACTION ITEM.**

CA 3 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by TVIV Quigley, LLC where Block 6, Quigley Farm Large Block Plat is subdivided into twelve (12) lots. This project is located within the General Residential (GR) Zoning District. **ACTION ITEM.**

CA 4 Adoption of Findings of Fact, Conclusions of Law and Decision of a Reconsideration submitted by Brad Chinn of the Design Review Application by Kazuko-San ID, LLC, for construction of three (3) multifamily residential buildings, which includes twenty-seven (27) residential units, to be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts. **ACTION ITEM.**

5:34:25 PM Stone motioned to approve consent agenda consent agenda 1-4. Smith seconded. All in Favor.

Public Hearing

Scanlon recused himself from public hearing 1.

PH 1 5:35:21 *Consideration of a Design Review Application by F & G, LLC, represented by architect Owen Scanlon, for construction of a new 18,849 square foot commercial space to be used for Sun Valley Luxury Car Rental, to be located east of the existing car dealership at Lot 11A, Block 2, Friedman Park Subdivision (960 South Main Street), located in the Light Industrial (LI) Zoning District. **ACTION ITEM.***

Davis summarized preapplication heard in March 2022 and turned floor to Owen Scanlon to present the full design review.

Scanlon, using proposed site plan showed where existing building is, property boundary, and areas of parcel that are vacant. Scanlon summarized layout of proposed building, listing number of bays, location of car lifts, office. Scanlon used the elevation rendering to present materials to be used and referred to material board for samples. Scanlon asked if there were any questions.

Chair Fugate which colors would be close. Scanlon noted materials to be used that will be similar but not an exact match. Scanlon moved on to discuss the landscape proposed. Scanlon summarized modifications made since preapplication was heard.

Smith noted it is actually the average that needs to be 1.5. Scanlon understands and thanked Smith. Smith asked if there was any comment from the FFA regarding the materials – particularly the shining pieces. Scanlon stated there was not, that they are looking at the height of the building. Scanlon provided update from the FFA review. Discussion continued with FAA concern of height.

Smith asked about the double triple stacking, but the building is the same height. Scanlon explaining reasoning for stacking design.

Staff confirmed no decision at this time has been made for the relocation of the fill spout, staff noted few areas that are being looked at. Discussion continued regarding use and potential locations of the fill spout.

6:02:36 PM Chair Fugate opened public comment.

6:03:12 PM Chair Fugate closed public comment.

Commission discussed pending items such as FAA approval. All in agreement feel good about the building, and that understand direction from City Attorney that can proceed while waiting on determination from the FAA. Smith suggested amendment to condition regarding spill spout, to change the wording to operational.

6:05:57 PM Smith motioned to approve the Design Review Application submitted by F & G, LLC, represented by architect Owen Scanlon, for construction of a new 18,849 square foot commercial space to be used for Sun Valley Luxury Car Rental, and to be located east of the existing car dealership at Lot 11A, Block 2, Friedman Park Subdivision (960 South Main Street),

within the Light Industrial (LI) Zoning District,, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code Titles 17 and 18, and City Standards, provided conditions (a) through (m) are met, as amended. Stone seconded. All favor.

PH 2 [6:07:52 PM](#) Consideration of a Design Review Application by Lisa Hamilton for a new 624 square foot garage with a 624 square foot one bedroom Accessory Dwelling Unit located above the proposed garage. This project is located at 648 N. 3rd Ave (Lots 16-8 Block 72, Hailey Townsite) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

Osborn introduced the project and turned floor to applicant team. Jolyon Sawrey, architect, introduced himself and property owner. Sawrey confirmed no material sample as matching existing materials of home. Sawrey noted proposed changes to landscaping, decking, fencing and alley access. Sawrey explained proposed site plan and access to ADU. Sawrey provided a construction staging plan and confirmed recycling bin will be onsite. Sawrey continued to present project showing floor plans, exterior design, landscape, drainage plan and exterior lighting. Sawrey explained energy efficiency designs proposed.

Smith noted edits needed on plans – plans show construction of new single-family residence. All commissioners complimented project.

Scanlon asked the height of the building. Sawrey stated it is 27'3.5". Scanlon asked about the fence proposed. Sawrey explained material and height of proposed fence. Scanlon and Sawrey discussed how plans are designed without engineering at this time.

Chair Fugate confirmed will have wiring for ev charging. Sawrey confirmed. Staff confirmed edits to include use of ADU.

[6:28:54 PM](#) Chair Fugate opened public comment.

[6:29:23 PM](#) Chair Fugate closed public comment.

Commissioners confirmed all comfortable with applicant energy compliance. No further questions or comments.

[6:30:47 PM](#) Stone motioned to approve Design Review Application by Lisa Hamilton- for a new 624 square foot garage with a 624 square foot Accessory Dwelling Unit (ADU) located above the proposed garage. This project is located at 648 N. 3rd Ave (Lots 16-18 Block 72, Hailey Townsite) within the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards,

provided conditions (a) through (l) are met, as amended. Smith seconded. All in Favor.

PH 3 [6:33:28 PM](#) Consideration of a Conditional Use Permit Application by Aviation Storage, LLC, for a mixed-use building to include a restaurant space. A restaurant is considered Food Service and requires a conditional use permit. This project is located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), located in the SCI - Industrial (SCI-I) Zoning District. **ACTION ITEM.**

Chair Fugate stated will hear PH 3 and 4 together.

motioned to approve the Conditional Use Permit Application request by Aviation Storage, LLC, for approval of a mixed-use building to include a restaurant space, to be located at lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), within the SCI-Industrial (SCI-I) Zoning District, finding that the application meets each of the Criteria for Review, (a) through (g) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (g) are met.

PH 4 Consideration of a Design Review Application by Aviation Storage, LLC, for construction of a mixed-use building to be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), located in the SCI - Industrial (SCI-I) Zoning District. This project consists of self-storage units, three (3) work force housing units, a restaurant and retail space. **ACTION ITEM.**

[6:34:06 PM](#) Davis introduced project, summarizing project history and then turned floor to applicant team. Peter Stuhlreyer introduced himself as the architect of the project. Stuhlreyer summarized last hearing heard in February and changes made since the commission last heard the project. Stuhlreyer summarized materials proposed, drainage plan, height of the building, and solar panel locations. Stuhlreyer introduced the project applicant team.

[6:40:14 PM](#) Smith asked about the 3rd curb cut. Staff explained that the city is not desirous of the 3rd curb cut. Smith appreciates that the restroom facilities were adjusted, and fact that the applicant was willing to include 2nd stairway. Smith asked staff for clarification on hardscape. Commission and staff discussed the proposed hardscape.

[6:49:39 PM](#) Stone asked about FAA requirements. Applicant confirmed in communications with them. Stone asked applicant their opinion on the road cut. Applicant explained reasoning for additional cut but that thinks could live with existing cut.

[6:53:01 PM](#) Scanlon agrees with comments made, expressed concern of storage being accessory use only. Commissioners and staff discussed permitted uses within the SCI-I Districts. All in agreement that the proposed use complies with the permitted uses with the SCI-I zoning.

[7:02:50 PM](#) Chair Fugate opened public comment.

7:03:27 PM Chair Fugate closed public comment.

7:03:31 PM Chair Fugate asked about the retail use. Pierpoint stated the storage company will provide tape and boxes and such in the small office that the retail area was meant to be a complimentary use that it was meant as a separate tenant. Davis and Chair Fugate confirmed 49 parking spaces, 3 of the 49 dedicated for the ADUs. Commissioners confirmed all in agreement of the removal of the 3rd curb cut, CUP and change to restrooms.

7:09:05 PM Smith asked if had received approval from HOA, applicant confirmed in process with no initial push back. Applicant team noted that the owner may be in favor with modification of removal 10 parking. Smith asked about the photometric plan, believes may need to modify to meet city requirements of 1.5. Applicant confirmed can do that, confirmed rest is compliant.

7:13:04 PM Commissioner moved back discussion of the parking proposed (hardscape) and decrease of up to 10 spaces to allow for picnic type area. Applicant confirmed changes. Staff confirmed amendments to condition.

7:19:03 PM Stone motion to approve the Design Review Application by William Pierpoint for construction of a self-storage facility, to be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (p) are met. Smith seconded. All in Favor.

7:20:05 PM Smith motioned to approve the Conditional Use Permit Application request by Aviation Storage, LLC, for approval of a mixed-use building to include a restaurant space, to be located at lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), within the SCI-Industrial (SCI-I) Zoning District, finding that the application meets each of the Criteria for Review, (a) through (g) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (f) are met, as amended. Stone 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: July 18, 2022

- Sweetwater PP Block 2 Phase 2
- 525 North Rezone
- Tree Caliper Reduction

Davis summarized upcoming projects and confirmed the first meeting in July had been cancelled.

7:27:12 PM Stone motioned to adjourn. Smith seconded. All in Favor.

Return to Agenda

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, September 6, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyPZ>

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

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

Present

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

Staff: Robyn Davis, Paige Nied, Cece Osborn, Jessica Parker

[5:30:08 PM](#) Chair Fugate called to order.

[5:30:24 PM](#) Public Comment for items not on the agenda.

[5:31:16 PM](#) Chair Fugate stated staff had received several letters regarding the River Lane, LLC project that that project will be heard on October 17th.

[5:32:02 PM](#) Elizabeth Jeffery, 203 N 3rd, neighbor of new building at 211 3rd Ave, understand it is all framed in and the envelope is up and can see the whole size and bulk of it that know the code was changed to 40% that understand from Robyn did not go to the full 40% but has a lot of concerns. Concerned about the many other lots in town that will be eventually torn down and possibly replaced eventually with this bulk. Ask that the PZ to drive by and take a look at it to see if this code should stand as it is.

[5:34:06 PM](#) Art and Karen Fisher, residents of Northstar Meadows Subdivision, adjacent to the project, it's a 51 one-unit project not on the agenda would like to register their comments now and seems like short notice but is not on the agenda, that not disputing if did not receive proper notice but received notice from HOA. Their concerns are the density and proximately to where they are located, does not know if there had been a traffic study, if study on impact of water on that project, and third thing if plan or study on snow disposal.

[5:36:36 PM](#) Chair Fugate closed public comment.

Chair Fugate asked staff if should address questions from the fishers. Davis explained the River Lane project went through a pre-application process in August, that the applicant has not been heard under the full design review standards at this time. Davis stated that water and traffic studies are not required during the pre-app process. Davis confirmed applicant team has chosen to haul snow from this site. Chair Fugate added that the water and traffic is being reviewed.

5:38:26 PM **Consent Agenda**

- CA 1** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Arch Community Housing Authority, represented by Opal Engineering, for construction of three (3), four-plex multifamily buildings, for a total of twelve (12) additional residential units on proposed Lot 3. When combined, Lots 1-3 will contain a total of 20 residential units. The project is to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. Eight (8) residential units currently exist on Lots 1 and 2. **ACTION ITEM.**
- CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Eric and Stephanie Wallace, for a new 1,755 square foot single-family residence with an attached garage and a detached 686 square foot one-bedroom Accessory Dwelling Unit. This project is located at 602 North 1st Avenue (Lot 19A, Block 70, Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**
- CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision of a Conditional Use Permit Application by Mountain Athletics, LLC, for approval of a fitness facility/gym (Health and Fitness Facility), to be located in the Airport Tech Center Condos Unit C 18.7161% (1030 Business Park Drive, Unit C), within the Technological Industry (TI) Zoning District. **ACTION ITEM.**

5:38:30 PM **Stone motioned to approve consent agenda 1, 2 and 3. Smith seconded. All in Favor.**

Public Hearing

- PH 1** 5:38:55 PM Consideration of a Zone Change Application by Joan A. Williams Revocable Trust, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B). **ACTION ITEM.**

5:39:15 PM Davis introduced project, explained that the commission has seen this project before and was approved 2021. Davis explained since that approval, the applicant has gone through the lot line adjustment process which caused the legal address change. Davis explained condition was removed as the applicant has completed that. Commission has no questions.

5:40:27 PM **Chair Fugate opened public comment.**

5:40:57 PM Robert Lonning, want to applaud PZ and staff on all their hard work on this, spent some time looking at the packet information. One of the things he saw was that this change would allow for more multifamily residences if possible. Think that is very important as we do, that as applications come forward in the future that would like to make sure see multifamily happen.

5:42:39 PM **Chair Fugate closed public comment.**

Chair Fugate stated it seems more as housekeeping item as they have already heard it, and they honored request by making the dedication. Commission summarized benefits of change and agreed housekeeping item as already heard the project.

[5:44:31 PM](#) Scanlon motioned to approve the Rezone Application by Joan A. Williams Revocable Trust, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare. Stone seconded. All in Favor.

PH 2 [5:45:35 PM](#) Consideration of a Design Review Application by FAPO Holdings Idaho, LLC, represented by Opal Engineering, for a new parking area on South River Street. This parking area will consist of twenty-seven (27) onsite parking spaces, and public right-of-way improvements along River Street. Ten (10) off-site parking spaces are proposed within the public right-of-way. This project is located at 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

[5:46:22 PM](#) Osborn turned floor to applicant team. [5:46:29 PM](#) Samantha Stahlnecker, Opal Engineering, introduced herself. Stahlnecker summarized plan previously approved in 2019 and what that included. Stahlnecker explained the tenant from 2019 ended up not moving into the facility so they have revised then plan and taken in their previous recommendations. Stahlnecker noted locations of access and pedestrian access points. Stahlnecker stated they are proposing one overhead lighting plan. Stahlnecker explained there was previous discussion for need of landscaping buffer along River Street. Stahlnecker introduced Dean Hernandez, landscape architect. Stahlnecker explained location of proposed landscaping and existing landscaping there. Stahlnecker provided plan for River Street frontage parking, noting that this layout was intended to continue the curb line layout. Stahlnecker stated staff did share desire to have the River Street Concept implemented in front of this property, providing a plan. Stahlnecker explained how this is different that a corner or straight block. Stahlnecker provided a plan, explaining how that design would be difficult to design. Stahlnecker provided zoomed out plan showing proposed project site and existing lot to corner. Stahlnecker pointed out there is an existing property to the north that is undeveloped, noting natural grade differences. Stahlnecker explained the applicant understands City plan to make all River Street but explained difficulties that would cause the applicant. [5:55:55 PM](#) Stahlnecker provided an example of potential damage by snowplow. Stahlnecker discussed concerns of maintenance, noting concern of owner by how bike path snow removal would be handled that the development agreement only requires the owner to remove snow from sidewalk. Stahlnecker went through code 17.06.070 and how the applicant complies with this standard. Stahlnecker provided reference to 2020 Transportation Masterplan that states the goal for River Street. Stahlnecker stated they wanted to look at what the City is doing to be consistent with the City. Stahlnecker summarized what they are providing. [6:00:10 PM](#) Stahlnecker proposed that in the event the city is ready to improve this section of River Street, that the City could.

Chair Fugate asked what Stahlnecker thought the cost would for the maintenance vs the city later on down the road changing that section. Stahlnecker explained want to avoid installing damaged curbs that don't look nice. Chair Fugate asked where the funds would come from if they don't have the funds for maintenance. Stahlnecker explained it depends, ideally soon but don't know if can rely on that. Stahlnecker explained that is their alternative they proposed.

[6:03:46 PM](#) Jeremy Lange, Engel and Associates, representative of the property owner. Lange explained when they first proposed this project, they would like to include the River Street Concepts. Lange explained that from his understanding, this is still just a concept that it is not codified. Lange explained project to the north of Bullion does not meet the standards/design either. Lange explained his concerns. [6:05:43 PM](#) Lange stated the city does have the ability to propose alternative to the sidewalk and as does the applicant. Lange asked if the City is suggesting an alternative or requiring something that is above the codified standard.

[6:07:22 PM](#) Stone asked if able to put a parking lot in the business zone without a conditional use permit. Davis explained her interpretation of the matrix, and that this parking was a stipulation of the development agreement. Stone asked if tend to treat the River Street Concept as code. Davis confirmed. Stone asked if Chris (Simms) has taken a look at this. Davis confirmed. [6:10:07 PM](#) Davis explained all of these projects will be required to follow the River Street Concept. [6:10:35 PM](#) Chair Fugate asked that while the master plan is not codified, they are still expected to follow it. Davis confirmed. [6:10:53 PM](#) Stone is having trouble wrapping his head around the impact to the applicant. [6:11:20 PM](#) Stahlnecker stated first is the question of snow removal and who is responsible and second is the cost. Stahlnecker stated important part when they looked at it was functionality. Lange agrees. Stone asked if it is city preference to have main access off the alley. Davis confirmed. Stone asked if there were any EV charging stations proposed.

[6:12:57 PM](#) Scanlon, asked Lange where City is developing a project that is not in compliance he is now aware of this. Lange referenced area just north of Bullion. Osborn explained area in question is in front of Black Owl. [6:14:34 PM](#) Osborn explained it is street level, that it is a temporary solution. Stone asked if that is a City project. Staff confirmed. Scanlon asked purpose of 2' standoff on proposal. Stahlnecker explained instead of extending the sidewalk to the property line left open for the developer to install additional landscaping. Stahlnecker explained changes from existing to proposed. Osborn stated the largest concern from public works is the geometry of curb location. Scanlon stated on option 2, referenced parking length asking if city standard. Stahlnecker confirmed it is. Lange stated one of the tenants of the building, that is not the extended cab or the long bed, that when measured it would extend 3' into the road way. Chair Fugate asked parking sizes in the parking lot. Stahlnecker explained larger sizes proposed within the parking lot. Scanlon asked if it is normal to require the owner to make improvements to the city property. Davis explained why this is and has been required, that the standard applies citywide. Scanlon can see both sides, his concern is that the path stops in the middle of the project. Osborn stated the public works is prepared to strip that bike path area to from proposed area to bulb out. Osborn referenced pathway along Croy, and planters used. [6:25:08 PM](#) Lange stated idea of planter is a good idea, but it is already a skinny planter that and that if look at planters around town now they don't look that great. Lange asked who is responsible for that maintenance.

[6:26:37 PM](#) Chair Fugate asked to see the approved plan from 2019, asked if have had more tenants. Lange summarized lost the tenant in 2019 but have increased number of other tenants

since. Chair Fugate asked if it would be available for people to park after business hours. Lange stated the intention would be for it to be dedicated to that building 24/7. Chair Fugate does not think the snow removal on the bike path is as important. Lange explained part of the design review is to provide safe pedestrian access and if the bike path is not cleared it is not a safe access. [6:29:42 PM](#) Chair Fugate asked about snow storage on un-needed parking stalls. Chair Fugate asked what the criteria is for parking stalls not needed. Lange explained those are the areas would temporally store the snow until the snow can be hauled away. Stahlnecker noted there is also a dedicated snow storage area that will be stripped as no parking. Chair Fugate suggested noting it as something other than a parking stall. Chair Fugate asked about number of parking stalls required. Davis explained 49 parking stalls were stipulated in the development agreement, and explained parking was re-calculated due to the parking being dedicated to this facility.

[6:33:20 PM](#) Chair Fugate opened public comment.

[6:33:51 PM](#) Jerry, 780 Northstar, His wife and him are frequent riders on River Street and appreciate the city's concern for their safety.

[6:34:14 PM](#) Denise Ford, 321 Eureka Rd, does not have comment on bike path or curb location but on landscaping area – believes it was on slide 14. Ford stated not one that agrees with all the paving and 10' wide sidewalk, that said it's the standard but regardless this is all paving. What can offer on a couple of places along River Street, that have full planting strip further down River Street. Staff explained options being given to applicants to increase landscaping. Denise stated would want to divide the walkers from bikers and could add irrigation. Denise provided landscaping suggestions for the applicant and staff.

[6:38:18 PM](#) Maria, 780 Northstar, really like what Denise was just talking about less concrete and pavement, it's a good idea. Her comment is about the length of parking, stalls along the street. That thing at Jersey Girl is a nightmare that if turn on Croy and another car coming it's hard to get through. Really think need to think about the big trucks and camper vans. Is it correct that city is putting in bike paths. Chair Fugate confirmed city is installing bike paths.

[6:40:03 PM](#) Steve Crosser, 431 Aspen Dr, here we are again 3 years later, this parking lot is a great idea totally for off River Street parking. The ford f150 – f250, 8-foot bed with extended cab pick up, that if go up River Street ford f150 – f250, 8 foot bed with extended cab with trailer hitch have to stop your car. Think the discrepancy here is the parking on the street. Thinks the city should take their recommendations right now and somehow some way make the depth of the parking on the street longer.

[6:43:14 PM](#) Chair Fugate closed public comment.

[6:43:26 PM](#) Smith asked staff if had any idea of how much money spent on consultants etc. the city has spent on the River Street Design. Davis stated cannot provide an exact amount, but on just one consultant the city spent \$184,000 and believe the city has used four. Smith asked if correct that the City started this back in 2007. Davis confirmed. Smith stated so it has been going on for 15 plus years. [6:46:10 PM](#) Smith stated given the idea that the city has come up with a solution for the bike access to continue in front of the building, and that other applicants on River Street with slight modifications have been willing to go along with the concept plan even though

it is not codified it is an expectation. [6:46:45 PM](#) Smith stated does not think owners self-interest should supersede the community desire. Smith's idea is that eventually when the funds are available, the city will abide by their own concept plan and expected infrastructure.

[6:47:50 PM](#) Stone does acknowledge, Croy Street is a problem that if goal is to repeat Croy Street would be a concern for him. Stone asked staff if parking is part of the River Street Concept with angled parking. Davis confirmed, explaining that angled parking is the primary style but that where River Street narrows it does differ. Stone is concerned would end up taking what is going to be a busy thoroughfare to adhere to a conceptual design. Stone stated with that said the lot to the north would be developed and eventual improvements of the existing building. Stone does feel like a burden was placed on the applicant in the 2019 process but does not know where there is wiggle room. [6:51:42 PM](#) Stone is not sure if there is a place or spot that could provide helping hand to developer, he does not see it if following the concept. Smith stated there are other options than planters. Chair Fugate asked if there is an ordinance addressing vehicles parked in stall that does not fit. Davis stated there is no standard that regulates type of vehicle parking installs. Stone stated that people can bend to what is available to them but to build something that know won't work is a concern.

[6:55:59 PM](#) Scanlon agrees with everything that has been said. Scanlon suggest a compromise between the both. [6:57:18 PM](#) Scanlon would like to see parking made 10' wide. [6:58:07 PM](#) Chair Fugate asked where this is differing from the River Street concept. Scanlon stated with the pavers. [6:58:36 PM](#) Davis explained that if all choose to pursue the River Street Concept can include a condition that the City and applicant work together on any issues that may arise, using issues that arose with Silver River Residences.

[7:00:17 PM](#) Chair Fugate summarized, thinks it is best to adhere to the River Street Concept.

[7:02:56 PM](#) Davis suggests including condition to allow City and Applicant so they can look at parking concern commission has brought up. Davis suggested also including condition for a ROW Agreement, that this would be consistent with other projects.

[7:04:28 PM](#) Stone asked what the applicant thinks of condition of approval with working with the City. Stahlnecker understands simple modifications. Stahlnecker does not want to have to spend a lot of time with staff re-inventing design. Staff stated it would need to be based off location of where curb needs to be and that would be determined by City Engineer. Stone asked if this had been done before. Davis confirmed, with Silver River Residences. [7:07:35 PM](#) Chair Fugate confirmed all in agreement that it needs to be part of the River Street Concept, that would be nice to have wider/longer stalls but perhaps not possible, that all would like to see more landscaping, and that smooth transition of bike path. Smith would hope these changes do not increase significant cost to the city. Commission continued to discuss goal of River Street design, transportation master plan, burden to City and burden to applicant. [7:11:14 PM](#) Davis explained that while this is a plan, staff is trying to be flexible/adaptable but that do want the infrastructure in place that best represents the plan. [7:12:01 PM](#) Stahlnecker understands desire to have flexibility, explaining challenge from design perspective. Stahlnecker thinks it is critical that the River Street section be codified, urges commission to adopt it. Chair Fugate confirmed staff will make the plan accessible online though somethings may not be codified. [7:15:24 PM](#) Stahlnecker asked about condition g – that Hernandez would prefer 3 species. Chair Fugate suggested changing to provide a variety of species. Dean Hernandez, stated from design standpoint think

consistency of 3 species is appropriate but that could look different street tree variety. Commission and staff discussed standard required for percentage of species. All agreed to leave condition as is. Stahlnecker asked above condition h, that she intends to extend existing irrigation to the street trees. Davis confirmed that would be sufficient, explaining purpose of condition. Stahlnecker asked if the city is requesting a duplicate system be installed. Davis stated that is her understanding but could further discuss. [7:24:52 PM](#) Davis confirmed amendment to condition k and addition of condition l.

[7:26:59 PM](#) Smith motioned to approve the Design Review Application submitted by FAPO Holdings Idaho, LLC, c/o Engel and Associates, LLC, represented by Samantha Stahlnecker, PE, of Opal Engineering, for the proposed parking lot improvements at 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite) that are intended to serve the adjacent mixed-use building, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (l), as amended, are met. Scanlon seconded. All in Favor.

PH 3 [7:30:33 PM](#) Consideration of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17, to incorporate the SolSmart Recommendations, which facilitate best practices for solar development within the City of Hailey. **ACTION ITEM.**

[7:31:00 PM](#) Nied stated City of Hailey was recognized as a Silver mark with the SolSmart. Nied explained during this process, SolSmart identified parts of code that created barriers. Nied went through Staff Report, explaining areas SolSmart recommended to change how the staff is proposing those changes.

[7:33:54 PM](#) Stone asked if should include ground mounted equipment within the airport area. All agreed.

[7:35:16 PM](#) Davis noted typo, that freestanding should be A (allowed) not conditional uses. Scanlon asked why conditional uses were considered a barrier. Nied believes it is because it is listed as an additional step. Commission discussed potential concerns about height and ground coverage. All commissioners are in agreement with the 5ft increase. Chair Fugate thinks do need to look, especially if remove CUP, that there needs to be some parameters of maximum. All commissioners agreed. Smith believes there needs to be some of control. Davis suggested staff come back with some other parameters.

Scanlon asked if anyone ever discusses reflective glass. Nied stated with advances in solar panels the glare has been significantly reduced. Staff confirmed can re-notice for October 17, 2022.

[7:56:12 PM](#) Chair Fugate opened public comment.

[7:56:27 PM](#) Chair Fugate closed public comment.

[7:56:36 PM](#) Scanlon motioned to continue this item to October 17, 2022. Smith 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: **September 19, 2022**

- **DR: 40 McKercher**
- **Text Amendment: Movie Theater Parking**

Davis summarized upcoming projects.

[8:04:08 PM](#) Stone motioned to adjourn. Smith seconded. All in Favor.

Return to Agenda

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, September 19, 2022
Virtual and In-Person Meeting
5:30 p.m.

Present

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

Staff: Robyn Davis, Brian Yeager, Christian Ervin, Cece Osborn, Jessie Parker

[5:30:24 PM](#) Chair Fugate called to order.

[5:30:38 PM](#) Public Comment for items not on the agenda. No Comment.

[5:31:29 PM](#) Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Zone Change Application by Joan A. Williams Revocable Trust, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B). **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by FAPO Holdings Idaho, LLC, represented by Opal Engineering, for a new parking area on South River Street. This parking area will consist of twenty-seven (27) onsite parking spaces, and public right-of-way improvements along River Street. Ten (10) off-site parking spaces are proposed within the public right-of-way. This project is located at 306 and 308 South River Street (Lots 13 and 14A, Block 20, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

[5:31:47 PM](#) Scanlon motioned to approve CA 1 and CA 2. Smith seconded. All in Favor.

Public Hearing

PH 1 [5:32:03 PM](#) Continuation of a Design Review Application by West of First, LLC, represented by Opal Engineering, for construction of a new 44-unit apartment building, to be located at 40 McKercher Boulevard (Lot 1B, Block 2, Northridge Subdivision X). This parcel is located within the Business (B) and Downtown Residential Overlay (DRO) Zoning District. **ACTION ITEM.**

[5:32:28 PM](#) Davis summarized previous hearing in August and items requested by the commission. Davis turned floor over to the applicant team.

[5:33:13 PM](#) Samantha Stahlnecker, Opal Engineering, stated gate has been removed, and addition of a proposed stop sign added to assist in traffic mitigation. Stahlnecker discussed proposed swapping private trees to conifers for addition of sound buffering. Stahlnecker explained the applicant is not able to provide deed restricted housing with this project. Stahlnecker turned floor to Eric Lansburgh.

[5:35:32 PM](#) Eric Landsberg, Clear Solution Engineer, explained that did the hydraulic modeling for this project and what it includes. Lansburgh stated project has very little irrigation demands and limited indoor demands. Lansburgh explained the results of the testing, summarizing that the

impacts were negligible. Lansburgh explained looked at north end of Northridge, and that there was no impact to Northridge.

[5:39:34 PM](#) Stahlnecker explained the impact of this project is negligible referring to figure 6 and 7 for Northridge and Figure 4 and 5 for impacts at project site. Smith asked if velocity triples. Lansburgh confirmed, it does go up but is still very low. Lansburgh explained anything less than 6 is acceptable.

[5:41:40 PM](#) Brian Yeager, provided PowerPoint presentation that includes previous studies. Yeager explained that Indian Creek provides all indoor water source that the wells only provide irrigation. [5:43:57 PM](#) Scanlon asked how deep the wells are. Yeager does not have that number off top of his head. Yeager provided data showing estimate of how much the average would be for a development of 44 multi-family. Yeager explained that when he looks at the demands on the system, it is not a multi-family. Yeager discussed comparisons on demands to the system. Yeager explained the base model the applicant used for their study was put together after the city did an in-depth review of the Northridge area and it was put together by SPF. Yeager explained that both the applicant engineer (Clear Solutions) and the City Engineers (SPF) came to the same conclusion that there was no impact to the water system. Yeager has faith that both consulting engineers are as good as can get.

[5:52:15 PM](#) Stone stated state standards is 40 PSI, curious what would be done if one of these neighbors dropped below that. Yeager explained that should be going through a similar process as this but if missed city is reviewing infrastructure options to address. Yeager does not believe this in-house multi family will negatively impact the water source, Yeager explained his concern is irrigation.

[5:57:38 PM](#) Christian Ervin, has no concerns well above what they need for the fire department.

[5:58:14 PM](#) Chair Fugate Opened public comment.

[5:59:02 PM](#) Jason Shear, want to express the frustration that think many of his neighbors feel. That this project seems to be being rezoned or changed or edited to suite the developer, it started as one large lot all zoned for housing and it was subdivided in such a way that have a business that requires a curb cut in the neighborhood. Going to have additional construction here.

[5:59:45 PM](#) Moving from 2-3 story construction, walking distance from the middle school and going to build apartments that are the size of a small garage where our children, even the most humble family should be able to have separate bedrooms for their children no a small prison cell. We need housing, we need affordable workforce housing, but we don't have to rezone this neighborhood to become something where can build a facility that packs people in so tightly there's literally no greenspace where a child can play, that there's no place to park the number of people who will live there. We're covering up the view. [6:00:50 PM](#)

There's just so many things about this project that say we just want to do what the developer wants. He gets it, we need housing but when you place a zero sum game, eventually you lose. There's got to be a away to add a second bedroom, where children can live, or roommate can co-habitat, there's got to be adequate parking, there's got to be some open space, some space where can raise a child, can fall in love, can live in this place and can be part of the neighborhood.

[6:01:53 PM](#) Kim Richards, there's no debate that housing is needed in Blaine County, Hailey particularly it's the bedroom community of our valley. Lives on Winterberry Loop, not

opposed to multifamily housing in basically our neighborhood. What she is opposed to, as the previous speaker has said, there are 22 studio apartments 550 square feet studio apartments her and her husband walk around the neighborhood pretty much every single day if you look around 1st Ave will see a small apartment building with 8 units 2-3 blocks from where they live. There are at least double amount of cars parked at this unit, there are houses that are small bedroom houses that have 4-5 cars parked in the city right of way at almost every single house because this is not deed restricted, it is not affordable housing it is to provide the developer a profit, and his investors prosperity there's nothing wrong with that am all for capitalism but what's going to happen is in the studio apartment there's going to be at least 2 people with 2 cars. In the one-bedroom apartments there's going to be at least 2-3 people living there with at least 2 cars. When you get into the 2 bedroom apartments could potentially have 3-4 people living there, hopefully children but know a lot of people her age that were kicked out of their homes because of the landlords that they have been renting from for many many years wanted to make a profit in the real estate market and they are out of a place live. [6:04:06 PM](#) Really concerned about the parking, thinks Stahlnecker is amazing but was quoted in the IME "onsite parking is the governing factor on how a property can be developed" and she agrees with that there's much insufficient parking for this project and the green space for this space is extremely small, it was an afterthought after it was presented the first time with no green space. [6:04:43 PM](#) think for our valley for our neighborhood this is entirely too dense and would serve our community better if it supported housing for multi members of a family other than trying to put in as many people as possible because the market rate will be high and people will have to live together to afford this.

[6:05:18 PM](#) Tim Richards, 342 E Winterberry Loop, thanked commission for their job that they do for the community. Looked at the water study did not understand the 5800 gallons, is that for the building or per person? Another question, study says there's 102 gallons per person a day the average family is about 2.65 people so that's about 270 gallons a day, 8000 gallons a month, and if putting 2.65 families in these units, talking about 114 people that's 350,000 gallons. If look at the water at the middle school, that's 700 people using that water system all day long then the irrigation in the summertime and again in our neighborhood which don't know if downstream but can only use a couple of things in the house and that's it especially during summertime when irrigation is on and we are on odd/even in our neighborhood. Getting into the Caplow company, would love to see them development some housing there's no debate on that this is not a nimby issue. It would be awesome if look at cottage development in Austin, TX. Would love little cottages for families to live in. Parking is an issue, that little end unit usually has 3 cars in the alley way. 1st and 2nd street have people parking in the ROW on each side one next to middle school has cars on weekend, probably 10 on each side. Parking is an issue, know that just approved parking lot and parking is an issue in Ketchum. Did not think we would get to that issue. [6:08:10 PM](#) Thinks that infrastructure is important if were moving down to 1st avenue and making that multifamily housing reality is there's going to be much more mobile traffic, the numbers of people living there. One council man said that the public should use public transportation not own a car and just walk down to the bus – is that going to be a requirement for this? [6:08:51 PM](#) Is there going to be an onsite manager for this complex?

[6:09:06 PM](#) Katy Craig, opposing this dense building for the 3rd time, trees really don't buffer and could not put a berm in because of it is size of building. That not taking into consideration any of the neighbors who had homes there, traffic is a huge situation cars kids it's too big. Don't know why pressure doesn't change for the water people but took a shower while dishwasher was going and it wasn't as strong. Her gardener said water pressure has changed. There is a

definite change in water pressure, way too dense, nervous about the cars, and noise is a big problem for her.

[6:10:24 PM](#) Rebecca DeShields, N 2nd Ave, opposed to this project agree with what everyone has said. Worried about traffic, does not think speed bumps will help especially with school going on. Irritated about the rezoning thing, why is it that someone gets to decide to rezone when people that live around the area expect to have other family homes next door, it's ridiculous. [6:11:24 PM](#) Don't like the traffic, the rezoning, has brown lawn. Water pressure thing is there and does not work for her. She is just against it, don't like packing them in, no good.

[6:12:14 PM](#) Ken Collins, 170 Cranbrook, just catching up on what's going on, he does disagree with it does not disagree with housing being built but does disagree with how big this project is and what it will do to the neighborhood. There was a lot of comments about how many people will be in the building and what it does for our neighborhood, cars in particular and nowhere for kids to play. He personally does not want to see any building this big go in and disagrees with the height too. There's been a lot said by neighbors that he agrees with. Like to see project smaller, see recreation, see parking. Interested in following up in what happens here.

[6:14:40 PM](#) Chair Fugate asked if anyone line would like to make comments. No response.

[6:15:05 PM](#) Mr. Richards mentioned did submit pictures of parking and like wife said up to 6 vehicles per houses, that there are people living on streets in motorhomes. Wouldn't it be a nice place to retro fit into housing and that would be a nice location coming off 75. He did have question if they looked at those pictures and is there going to be something this winter to look at the right of ways.

Chair Fugate asked again if anyone online would like to comment. No response.

[6:17:02 PM](#) **Chair Fugate closed public comment.**

[6:17:05 PM](#) Brian Yeager confirmed there is low water pressure in Northridge, that is why they went through the water study in 2019. Yeager went on to discuss potential other factors that can affect water pressure going into private properties. Yeager pointed out location of water mains locations, explaining how these works with pressure sensors. [6:22:10 PM](#) Scanlon asked if it takes time for the pressure to go back up. Yeager confirmed, but that it takes minutes not hours. Scanlon asked if this would trigger constant low pressure. Commission and staff continued to discuss water pressure.

[6:32:36 PM](#) Chair Fugate stated she understands this whole application was continued tonight because of water pressure concern. Chair Fugate thanked applicant and staff for providing the information. Chair Fugate asked commission if anyone has questions or concerns on water impact.

[6:33:39 PM](#) Scanlon expressed concern above amount of water available in well. Smith suggested would not hurt to do a draw down on the well and a table. Smith suggested for long term planning situation, would be interesting to have answers for Scanlon's questions – depth, current water table. Yeager confirmed can try to pull some information together.

[6:39:27 PM](#) Stone asked, page 116 of packet (page 12 of 2019 water study), appears to have basic trend down and not sure what is creating it. Yeager stated will need to do a detailed study.

Stone stated it doesn't seem to him, that multi-family is arguably one of the better things to do when it comes to water.

[6:43:45 PM](#) Scanlon asked Lansburgh, that in one of his responses indicated that expect occupancy to be less than 100%. Lansburgh expects full occupancy.

[6:46:00 PM](#) Stahlnecker thanked applicant and commission. Stahlnecker history of rezones for this project site, that the DRO is what is permitting this project and that this site was within the DRO before the recent rezone. Stahlnecker clarified what her comment to IME was meant. Stahlnecker addressed height concerns, that 99% sure there will be someone onsite to manage the office for at least daytime management. Stahlnecker stated it would be the responsibility of the property management. Stahlnecker stated meeting and exceeding standards for parking within the zoning. Stahlnecker thinks this is a great location.

[6:50:44 PM](#) Chair Fugate stated applicant is proposing to use conifers. Davis stated under subdivision change with LL Greens, it was agreed that street trees would be on private and maintained by applicant and that species selected from the City's approved list. Chair Fugate confirmed applicant is willing to adjust tree caliper size to meet new standard going into effect this week. Commission discussed sound buffering, all agreed to follow guidelines for street trees for trees on private property. Chair Fugate wanted to make sure it was clear that she has never seen this commission just do what the developer wants, that always take the needs of the city into consideration first. [6:55:42 PM](#) Chair Fugate asked if there was any thought to having a maximum tenancy per unit. Stahlnecker stated she will bring that up with the owner, but she is guessing there is something in the lease that addresses that. Smith suggested could be a long term benefit to them as well with less wear and tear. Stone has concern of parking but that the applicant is correct that they go above and beyond city standards for parking requirements. [6:59:49 PM](#) Commission reviewed conditions of approval. [7:00:14 PM](#) Stahlnecker stated is unsure how burden of towing can be placed on HOA. Commission and staff agreed to remove HOA condition. Yeager explained that only the City of Hailey has the right to have vehicles towed in the right of way. Chair Fugate stated would like to see work force housing. [7:04:30 PM](#) Scanlon would like to see number 2-bedroom units doubled. [7:06:00 PM](#) Stone asked how many 2-bedrooms were in the pre-app. Staff does not believe that has changed. Stone stated items the commission asked for multiple items and received no change; he is of the same opinion as Scanlon and believes needs more 2-bedrooms.

[7:07:54 PM](#) Stahlnecker understands needs for addition of 2 and 3 bedroom units but unfortunately there is nothing in city code to require certain number of bedrooms. Stahlnecker stated applicant would oppose addition of condition requiring additional 2-bedroom units. Davis reiterated Stahlnecker point, that there is no design criteria that regulates number of bedrooms or bedroom sizes. Discussion ensued with staff and commission. Stahlnecker asked staff if there was a definition of unit in city code. Davis confirmed. Discussion continued on whether commission could require a condition of approval for addition of 2-bedroom units. Commission thanked public for their attendance and comments. Commission discussed potential to add additional recommendations – restriction of tenancy if continue on record. Discussion continued of requiring additional 2-bedroom units. [7:25:06 PM](#) Stahlnecker explained owners have been very specific on profit margins for this project. Stahlnecker asked commission if they have evidence that 2-bedroom units are needed. Stahlnecker asked that if the commission is at a standstill would ask for a denial instead of a continuation so can move on to city council. Davis stated if there is a denial will need to deliberate reasons for denial. Davis stated she spoke with Chris Simms, who does not believe condition requiring

additional 2-bedrooms is an appropriate condition. Commission continued to discuss potential condition for additional 2-bedroom units. Davis contacted Christopher Simms, City Attorney via speaker phone. Simms suggested full robust deliberation on criteria and whether or not the project meets criteria. Stone asked if could vote. Simms explained task is to deliberate the application and criteria as part of the code. Commission discussed if whether to approve or deny the project.

7:38:16 PM Smith motioned to approve the Design Review Application by West of First, LLC, represented by Opal Engineering, for construction of a new 44-unit apartment building, to be located at 40 McKercher Boulevard (Lot 1B, Block 2, Northridge Subdivision X), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (n) are met. Scanlon seconded under protest. All in Favor.

7:39:50 PM Chair Fugate called 5-min break.

7:49:39 PM Chair Fugate called meeting back to order.

PH 2 7:49:46 PM Consideration of a Text Amendment to Title 17: Zoning Regulations, Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.02: Commercial, Professional, Service, Recreation, and Entertainment to change the parking requirement for theatres from one (1) parking stall per 4.5 persons to one (1) parking stall per one thousand (1,000) square feet of gross building area. The Applicant requests the text amendment to support the viability of a movie theatre business at 801 N. Main Street (Lots 2, Block 2) in the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.**

7:50:31 PM Samantha Stahlnecker, Opal Engineering, provided a presentation summarizing change request. Stahlnecker explained applicant is owner of Big Wood Movie Theater and provided summary highlighting changes to movie theater noting that in 2016 box office sales were \$470,000 and in 2022 decreased to \$178,000 a 62% decrease in 6 years. Stahlnecker explained movie theater recently closed but goal is to reduce parking to make it financially viable in the downtown district. Chair Fugate asked how many parking spaces are there now. Stahlnecker stated there are 79 parking stalls. Stahlnecker stated is project was part of a development agreement and includes 1 parking stall for the small restaurant/food catering business to the south. Stahlnecker stated this building is 10,000 sq ft. Chair Fugate asked how many seats. Stahlnecker believes 500. Stahlnecker stated reducing parking would allow for it to be rented at lower rate. Stahlnecker stated this amendment would allow for the re-development of the parking lots. Commission confirmed only parking would be in ROW. Stahlnecker confirmed. Stahlnecker explained how on street parking for the movie theater is different than residential on street parking. Commission and applicant discussed on street parking. Stahlnecker explained how the movie theater is a benefit to the community. Stahlnecker continued to go through her presentation explaining how this amendment complies with the Hailey Comprehensive Plan.

8:05:49 PM Scanlon asked if has an idea of what would go on the other two lots and the parking those will generate. Chair Fugate asked if what is only one lot was removed. Stahlnecker stated with her conversations with the applicant, it's the only way. Stahlnecker stated its either this amendment or the building is torn down and property redeveloped. Stone asked if there's any

way to do this that does not amend the code. Davis explained the applicant is proposing to amend this development agreement if this is changed. Davis confirmed it could be land specific within the development agreement. Commission and staff discussed potential options besides amending code. Davis retracted her statement that would not be able to waive the code with a development agreement. Commission discussed viability if were to change the code for the potential theater.

[8:15:43 PM](#) Osborn pointed this is also in the DRO where want to see increased density. Commission continued to discuss decreased parking for theater. Scanlon asked how the wording would read if amend. Davis showed page of the presentation that reflects how the code would read, confirming just the word theater would be removed from the table.

[8:20:06 PM](#) Chair Fugate opened public comment.

[8:20:26 PM](#) Chair Fugate closed public comment.

[8:20:41 PM](#) Stone thinks this makes sense. No further comments.

[8:21:10 PM](#) Stone Motion to recommend approval to the City Council an Ordinance amending Hailey Municipal Code— Title 17: Zoning Regulations, Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.02: Commercial, Professional, Service, Recreation, and Entertainment— to change the parking requirements for theaters from 1 parking stall per 4.5 persons to 1 parking stall per 1,000 square feet of gross building area, as shown in the attached ordinance. Smith 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: **October 3, 2022**

- Title 18 Amendment River Street Design Concept
- Title 17 ADU Amendments
- City initiated Rezone Block 69, Lots 1-10
- PP: 550 Docs Hickory

Staff discussed upcoming projects for next hearing. Commission noted would like to hear amendment to parking.

[8:30:28 PM](#) Smith motioned to adjourn. Stone seconded. All in Favor.

Return to Agenda

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, November 7, 2022
Virtual and In-Person Meeting
5:30 p.m.

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyPZ>

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

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

Present

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

Staff: Robyn Davis, Cece Osborn, Paige Nied, Jessie Parker, Christian Ervin, Mike Baledge

530 PM Chair Fugate called to order.

Public Comment for items not on the agenda. No Comment.

Consent Agenda

Public Hearing

PH 1 5:30 PM Consideration of an amendment to the existing Blaine County/City of Hailey Area of City Impact Boundary Map, as requested by BC-1, LLC, to include the parcel (FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134), or portion thereof, within Hailey's Area of City Impact Boundary, as shown on the map located on file with the Community Development Department, and pursuant to Idaho Code Section 67-6526:

- A proposed Ordinance amending Hailey's Area of City Impact Map that defines and establishes geographic boundaries. **ACTION ITEM.**
- A proposed Resolution amending Hailey's Comprehensive Plan Land Use Map. **ACTION ITEM.**

Davis explained parcel location, and summarized discussions had with new owners. Davis explained applicants request to be part of City of Hailey. Davis turned floor to applicant team.

533 Skip Openheimer, Skip introduced members of the project and his team members. Skip stated he is from Boise but has been coming to WR Valley with family since children. Doug Openheimer, stated excited about this project and hopes to address some key issues within the WR valley. Doug explained request today is to hopefully approve amendment. Skip summarized broad goals: provide local housing for school teachers, police officers, fire fighters, and such; provide BCRD recreational and community facilities, sports fields, expanded trails; provide open space, habitat, buffers between Hailey and Bellevue.

540 PM Davis explained next step of the process and points to address.

541 Stone asked if its intentional wording of renegotiating. Davis confirmed. Stone asked what they are doing. Davis stated they are renegotiating. Davis explained area looking at adding to ACI.

Stone noted negotiate is used in place of renegotiating. Davis confirmed will correct. Stone noted error on page 5 of staff report. Davis confirmed should be acres and will correct error. Stone noted error on previous ordinance signed in 2010 – Hailey County. Davis confirmed this is a previous ordinance and not changing that. Davis confirmed should be City of Hailey and Blaine County. Stone stated on page 25, the square on left, explained confusion on dates. Davis explained meaning of dates. Davis showed impact the Airport has on this parcel using map in the packet.

546 Smith asked about triangle on top of page, looks to him given hillside impact buildable area is not that much difference between Bellevue and Hailey. Davis confirmed. Smith asked if know total acreage. Davis stated hoping to similar acreage. Marc Sindell confirmed with Smith that its approximately equal and includes airport area of impact.

548 Chair Fugate asked what the approx. 1600 acres would look like. Davis explained that is not specific to this project. Chair Fugate asked about buffering. Sindell explained that is the intent.

549 Scanlon asked if any of the development will straddle line between Bellevue and Hailey or would there always be a clear separation. Sindell confirmed goal is have a clean separation.

549 Stone asked if had idea of land BCRD will take over. Sindell stated has had some early collaborations, that with buffers and sports fields almost at 30%. Stone asked if Bellevue has same type of requirement for open space. Sindell stated the intent is that it will be looked at comprehensively and thinks they will be pleased with design. Davis added that Mayor's have been discussing this at length and that Mayor Burke is not open to losing the buffer.

551 Chair Fugate asked if there is a plan to extend the toe of the hill trail. Sindell confirmed that yes, one of the first things the team did was look at the BCRD master plan and intend to complete that trail.

552 Stone stated specifically called out homes for school teachers, medical staff, fire fighters and wondering if there's a way to ensure those. 55250*Unsure of Speaker name* understands those concerns but only here for the ACI and that not at those stages. *Unsure of Speaker name* until get the ACI line and know where the properties are going to sit not able to determine exact location. *Unsure of Speaker name* explained the intent. Sindell summarized the intent is to make an impact on that critical need. Stone stated that thought that since it was called out by the applicant thought they may have had a plan.

557 Chair Fugate opened public comment.

557 Chair Fugate closed public comment.

558 Scanlon complimented the applicant team, that thinks they have an intelligent approach to this balancing housing, and recreation.

559 Stone thinks they have a good team and applaud their ability to navigate this. Stone thanked them for their package.

559 Smith appreciates the applicant's initiative and thanked the applicant. Smith is very pleased to hear the goals and hopes those come to fruition. Smith thinks this is a great project and will be benefit to both communities.

602 Scanlon to recommend approval by the Hailey City Council Ordinance No. __, an Ordinance of the City of Hailey amending and adopting the Area of City Impact Map, as shown in the attached Exhibit, Draft 2022 Comprehensive Plan Land Use Map and Proposed Area of City Impact Map. Smith seconded. All in Favor.

Smith motion to recommend approval by the Hailey City Council Resolution 2022-_____, a Resolution of the City of Hailey replacing the current Comprehensive Land Use Map with the attached Exhibit, finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public. Stone seconded. All in Favor.

PH 2 604 PM Consideration of a Planned Unit Development Application by Miller Kathleen Trustee and Sophie Nunberg Trust, represented by Lee Young of CSHQA, for a 1,213 square foot addition to Albertsons and a new 0.42-acre public recycling center for the city. This project is located at 911 North Main Street (Sub Lots 2 and 3, Block 1, North Hailey Plaza) within the Business (B) and Townsite Overlay (TO) Zoning Districts. Under the PUD Application, the following waiver is requested:

1. Waiver to the maximum floor area for individual retail/wholesale trade areas permitted within the Business (B) Zoning District for an additional three percent (3%) of square footage, totaling to 37,127 square feet of individual retail/wholesale trade. **ACTION ITEM.**

605 Osborn turned floor over to the applicant team.

605 Lee Young, stated the introduction summarizes the request quite well. Young stated addition would be used for additional storage and would like to pair with the city to help provide a recycling center. Young summarized the plans.

606 Scanlon asked if would be a one structure. Young confirmed one story matching the existing elevation. Smith confirmed would not have temporary storage containers with this. Young confirmed. Stone asked where those are at. Smith noted they are on the west side, along River.

607 Stone asked if the recycling center would survive the sell of the business. Davis stated if that is not within the PUD Agreement they will edit it prior to going to sell as any sell of land the PUD Agreement goes with it. Stone asked about data on plan that appears contradictory. Osborn confirmed numbers in the agenda are accurate. Stone asked if there's a way to know for sure. Osborn summarized discussion with applicant team. Applicant confirmed will verify numbers prior to going to city council. Scanlon stated if correcting, should also correct size of recycling center as one area says .49 and another states .42. Stone asked if this design is what the City prefers. Davis explained initial design but will need to go onsite with Brian Yeager, Public works director.

613 Young stated image in staff report page 31 of the packet, explained only issue is with approach. Staff confirmed amendable to that change. Stone noted entrance there is already slightly tight. Young explained modification to entry and use of truck backing.

616 Smith stated there was some interesting symbolism with green, Davis stated that was her noting landscaping. No questions, thinks good trade. Chair Fugate agrees.

617 Chair Fugate confirmed applicant is amenable to the conditions. Applicant confirmed.

617 Scanlon asked who maintains the recycling equipment. Davis stated Clear Creek will. Scanlon asked if there's been a drop in cardboard recycling since going with the compactor. Davis will find out and follow up.

618 Chair Fugate opened to public comment.

619 Robert Lonning, 201 N 3rd Ave, there's been a lot of news about the merger between Kroger and Albertson and wondering to what extent that's going to impact this discussion. Wondering if there's going to be more discussion about the recycling center, that there's been a number of issues with the transition to the compactor. His wife has had conversations with Lmar Waters out at Ohio Gulch, believe Lmar has said there seems to be less cardboard coming in. Think there are number of issues about current recycling center and hope that going to have more discussion on the new location and to many seems like a done deal.

621 Elizebeth Jeffery, N 3rd, curious about fence called out around McKercher and does not go around River, curious what intent of fence was on McKercher why it wouldn't circle along the sidewalk on both sides. And also hopes more discussion about the maintenance of the site, as people flatten their boxes on site leave debris onsite and don't think it's been clarified who is responsible for it.

622 Chair Fugate closed public comment.

623 Chair Fugate understands the comments about the recycling center but thinks that may be something adjacent to this particular application. Chair Fugate asked how can address that.

624 Davis stated this is something that will bring back to Public Works.

624 Stone stated way he sees it is already have a recycling center and just going to move it, keeping maintenance and legal requirements the same. Stone is concerned about the maintenance and clean up.

625 Chair Fugate stated in regarding the fence. Davis explained staff requested the fence be put along McKercher for safety and screening purposes, that did not request on the River Street side as it has landscaping for a buffer.

626 Scanlon about snow storage and if will be hauling the snow away that is typically stored there. Applicant confirmed when it gets over burdened they will.

627 Stone motion to recommend for approval by the Hailey City Council the Planned Unit Development (PUD) Application by Miller Kathleen Trustee and Sophie Nunberg Trust, represented by Lee Young of CSHQA, for a 1,213 square foot addition to Albertsons and a new 0.42-acre public recycling center for the City at 911 North Main Street (Sub Lots 2 and 3, Block 1, North Hailey Plaza) within the Business (B) and Townsite Overlay (TO) Zoning Districts, finding that the project meets the standards under Section 17.10 of the Hailey Municipal Code, subject to the Conditions of Approval, 1-9, noted above. Scanlon seconded. All in Favor.

628 Chair Fugate called for 5 minute break.

635 Chair Fugate called meeting back to order.

PH 3 635 Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.08: Supplementary Regulations, Article D: Accessory Dwelling Units, to allow for Tiny Homes on Wheels within all residential zoning districts. **ACTION ITEM**

636 Osborn stated that staff has brought this to them today to begin a discussion to allow tiny homes. Osborn summarized Blaine County's adoption of their ordinance of Tiny Homes and that staff brings it forward to assist in the housing crisis. Osborn stated Sage Sauerbrey, a builder of tiny homes, is also available tonight to assist answering any of those questions.

637 Chair Fugate stated to start with the commissioners.

638 Scanlon was going the building requirements and know there's a set for THOW and not sure if going to rely on those as they seem fairly light. 638 Sage Sauerbrey, 3311 Aspen Drive, the standard adopted by the county calls for r28 but that has built tiny homes up to r49 that meet snow loads all the way up to Ketchum. Scanlon asked about the rafters. Sage explained options he has used for rafters. Scanlon would like to see every effort made to make the r values as high as possible and other requirements for the windows. Chair Fugate agrees. Sauerbrey asked if they are familiar with the county ordinance, explaining the standards they adopted to address this area. Osborn stated staff is proposing higher values than the county, proposing they meet the ADU requirements. Davis stated happy to spell those out in the standard. Davis referenced the ordinance and Staff confirmed will be more specific.

646 Scanlon believes should adhere to IRC standard for window egress. Sage suggested could always include that it adheres to appendix q of IRC. Sage summarized slight changes included in the Appendix Q.

650 Stone made note of few typos that need to be corrected. Stone believes this could adhere to the flood requirements. Stone asked how they feel about 100 sq ft, asking Sauerbrey if has built one that size. Sage stated there are some out there. Sauerbrey confirmed one commission has seen was 200 sq ft. Davis stated code allows single family residences to be 200 sq ft. Commission and staff continued to discuss minimum size requirements.

Chair Fugate asked if cost to build 100 sq ft would be double the 200 sq ft. Sauerbrey stated the first tiny home he built was 160 sq ft. Sauerbrey noted the sq ft is the footprint and does not include the loft.

657 Commission and staff discussed the verbiage of the definitions, staff agreeing to amend proposed definition to avoid the confusion. Commission discussed difference between pods and tiny homes. Commission and staff discussed how this could be a new stepping stone towards home ownerships, connections to city services, design criteria such as skirting, and if tiny home would need to be licensed and registered. Commission would like skirting specified. Stone asked about requirement that porches, and such be made in such away that they are not attached to the tiny home. Davis explained the intent behind this requirement. Davis confirmed Appendix Q has been adopted.

715 Chair Fugate opened public comment.

715 Chair Fugate closed public comment.

715 Staff and Commission discussed need, back order of construction of tiny homes, placement location of tiny homes and review process. Staff explained process for these would be similar to ADU administrative review. 725 Chair Fugate asked if there would be somewhere that would allow a tiny home community. Davis stated currently that would not be allowed unless amended code. 730 Sage suggested could take appendix q of IRC and make an amendment to that to include tiny homes attached to a chassis, then the tiny home would fall under the purview of IRC. Staff agrees this is a great idea.

Commission asked which date should continue too. Staff asked if commission has a preference to cancel either December 19 or January 3rd hearing. Commission agreed to keep the December 19th hearing and cancel the January 3rd hearing.

735 Smith motion to continue the public hearing to December 19, 2022. Scanlon 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: **November 21, 2022**

- Discussion of December/January Meetings
- Consent Agenda: ATT Wireless Modification
- Design Review: Continuation of River Lane, LLC
- Text Amendment: Continuation of SolSmart
- Text Amendment: Remove Employee Housing for Golf Courses in Matrix

736 Osborn provided presentation updating commission on the Blaine County Community Bicycle & Pedestrian Master Plan. Presentation is on file with Community Development.

Davis summarized upcoming meeting.

747 Scanlon motioned to adjourn. Stone seconded. All Favor.

Return to Agenda

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

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

From your computer, tablet, or smartphone: <https://meet.goto.com/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

5:31:03 PM Chair Fugate called to order.

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

5:32:32 PM Consent Agenda

- **CA 1** Adoption of Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment to amend the Standard Drawing for Driveways in Title 18, Chapter 18.14, Section 18.14.012.K: Driveway Approach, to include a maximum width for standard driveways. **ACTION ITEM.**
- **CA 2** Adoption of Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.08: Supplementary Regulations, Article D: Accessory Dwelling Units, to allow for Tiny Homes on Wheels within all residential zoning districts. **ACTION ITEM.**
 - o **CA 3** Adoption of Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Joel Tranter and Laura Nelson, represented by architect David Barovetto, for a new 4,016 square foot single-family residence with an internal 860 square foot accessory dwelling unit at 637 South River Street (Lot 2A, Block 1, Maple Subdivision). The project is located in the General Residential (GR), Townsite (TO) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM.**
- **CA 4** Adoption of Meeting Minutes dated November 21, 2022. **ACTION ITEM.**
- **CA 5** Adoption of Meeting Minutes dated December 5, 2022. **ACTION ITEM.**
- **CA 6** Adoption of Meeting Minutes dated December 19, 2022. **ACTION ITEM.**

Chair Fugate stated to pull ca 5.

5:32:49 PM Smith motioned to approve CA 1 to CA 4 and CA 6. Stone seconded. Scanlon abstained. Smith, Sauerbrey, Stone, Fugate in Favor. .

[5:33:08 PM](#) Smith motioned to approve CA 5. Scanlon seconded. All in Favor.

Public Hearing

- **PH 1** [5:33:35 PM](#) Consideration of a Preliminary Plat Application submitted by Pilling Family Trust, to subdivide Lots 41 & 49, Block 3, Sunbeam Subdivision Phase I into ten (10) sublots. This project is located within the Limited Residential (LR 1) Zoning District. This project is known as Panorama Point. **ACTION ITEM.**

Osborn introduced project, summarizing proposal and location

[5:35:39 PM](#) Manya Yvonne, representing Pilling Family Trust, explained reason behind name and factors that determined design of project. Yvonne summarized floor plans for each home, noting each home has a private outdoor area. Yvonne summarized landscaping design, noting xeriscape proposed and trees intended to provide privacy. [5:40:03 PM](#) Archie ???, noted that all roofs angled in such a way to allow for minimum amount of solar panels as necessary and all units will be solar ready. Archie summarized was designed to all for someone who wants to go more green to do so easily.

[5:41:38 PM](#) Matt Smith, Galena Engineering, explained how utilized existing surfaces and drainage pathways. M. Smith noted one road cut area.

[5:42:40 PM](#) Scanlon asked if sublots 9 & 10 are two car garage. Yvonne noted few other sublots that are tandem 2 car garages.

[5:43:12 PM](#) Stone asked if the park went away. Davis explained Sunbeam Park accounts for park space per PUD. Stone clarified would not see as design review. Davis confirmed this project will not go through design review process.

[5:45:34 PM](#) Smith asked if oversight on no check marks whether compliant or not. Osborn confirmed all compliant. Smith asked range of cottage unit square footages. Yvonne stated approximately 1533 -2700 square feet. Smith asked expected construction schedule. Yvonne stated as soon as possible. Smith asked staff if communications about driveway access. Davis explained what applicant has proposed is compliant with code, though staff would prefer alley access.

[5:48:27 PM](#) Stone asked what about more curb cuts makes it more difficult for snow removal. Davis explained it can make it more difficult when plowing for both city and resident.

[5:49:23 PM](#) Sauerbrey has no questions, seems compliant to code. Sauerbrey thanked applicant for their attention paid to minimizing water usage.

[5:50:14 PM](#) Chair Fugate stated it seems like a lot of driveways for pedestrians, and Sunbeam when first came through were all about walkability / connectivity. Chair Fugate asked applicant their thoughts on alternative entry access such as a private street. Chair Fugate verified with staff Private Street would be permitted

under PUD. Yvonne believes it still walkable. Yvonne explained it seemed preferable to have an attached garage and space in back of homes. Scanlon suggested combining driveways of subplot's 7 & 8 and 3 & 4. Yvonne explained reasoning in not combining those driveways. M. Smith explained they had looked at combining those and that in terms of pedestrian impact it is the same amount.

[5:57:20 PM](#) Scanlon asked about multiple contour lines along subplot 10. M. Smith explained those are existing meters.

[5:58:14 PM](#) Chair Fugate stated Yew trees were noted in landscaping and those are not permitted. Chair Fugate confirmed items that would be part of the HPA.

[5:59:35 PM](#) Chair Fugate opened public comment.

[6:00:16 PM](#) Chair Fugate closed public comment.

[6:00:34 PM](#) Scanlon does not see any reasons why should not proceed with project.

[6:01:40 PM](#) Stone liked idea of own driveway, discussed instinct of putting driveway behind homes but that don't need to be in love with sidewalk. Does not have any issues.

[6:03:16 PM](#) Smith agrees with commissioners, stated applicant put a lot of thought into this.

[6:04:42 PM](#) Sauerbrey agrees with other commissioners and agrees would be difficult to reconfigure driveways without losing the shared green space.

[6:05:58 PM](#) Chair Fugate reiterated cottage style has proved to be very desirable and complimented project. Chair Fugate understands and appreciates attached garages even though she does not like all the curb cuts.

[6:07:11 PM](#) Davis suggested condition of approval p) requiring applicant going through Sunbeam's Design Review process prior to building permit.

[6:09:01 PM](#) Stone motioned to approve a Preliminary Plat Application by Pilling Family Trust, wherein two (2) cottage lots in Sunbeam Subdivision Phase I (SUNBEAM SUBDIVISION PHASE 1 LOT 41 BLK 3, SUNBEAM SUBDIVISION PHASE 1 LOT 49 BLK 3) are subdivided into ten (10) sublots for single-family cottage units, finding that the application meets all City Standards, and that Conditions (a) through (p) , as amended are met. Scanlon seconded. All in Favor.

Chair Fugate asked if appropriate to hear PH 2 and 3 in tandem. Staff confirmed.

- [PH 2](#) [6:10:23 PM](#) Consideration of a Zone Change Application by Silver Creek Living, LLC c/o Mark Caplow, for an amendment to the City of Hailey Zoning District Map, Title 17, Chapter 17.05, Section 17.05.020. The proposed change includes amending 31 East McKercher Boulevard (Northridge X

Subdivision, Lot 1, Block 1) from Limited Residential (LR-1) to Limited Business (LB). **ACTION ITEM.**

See under PH 3.

- **PH 3** [6:10:52 PM](#) Consideration of a Text Amendment to the Hailey Municipal Code, submitted by Silver Creek Living, LLC, c/o West of First, LLC, to amend Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to define Residence Hall, as well as amend Section 17.05.040: District Use Matrix, to include Residence Hall as a permitted use within the Limited Business (LB) Zoning District only, to allow for a maximum density of 20 units per acre within the district, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new use. **ACTION ITEM.**

[6:12:02 PM](#) Osborn introduced PH 2, summarizing applicants request of rezone. [6:13:17 PM](#) Davis explained that the residential facility stopped operating in February 2022 and that applicant would like to repurpose the building. The proposed definition would allow for each room to be leased for employee housing. Davis explained proposed definition by staff and how it differs from applicant's recommendation. Davis turned floor over to applicant team.

[6:14:35 PM](#) Sam Stahlnecker, Opal Engineering, provided presentation that summarized proposed rezone and amendment. Stahlnecker noted goal is to rent room with attached bathroom and to have communal living spaces, applicant standard of review and how meets code. [6:21:10 PM](#) Stahlnecker provided estimates from the 2022-2023 Housing Action Plan.

[6:21:43 PM](#) Scanlon asked if each room has it own bathroom. Applicant confirmed. Scanlon asked if applicant felt there would be enough room to develop the additional parking required. Commission discussed emergency access and additional parking.

[6:25:40 PM](#) Stone asked if the kitchen has one stove. Anita Northwood explained appliances, storage space available. Northwood stated there is a large community room available in each building and would be beneficial to add additional stove. Northwood confirmed there are kitchenettes available in each room with mini fridges and microwaves. Sauerbrey asked estimated rent. Northwood stated \$1500 and that includes utilities and internet. Sauerbrey asked what an affordable ami unit would be. Stahlnecker explained these are not proposed as affordable units. Sauerbrey asked if this property is currently for sale. Stahlnecker does believe it is listed. Sauerbrey has concern if change the property to limited business it would increase the density, and or all of these potential housing units could be turned into offices. Stahlnecker addressed Sauerbrey's concern about potential of converting to business, that does not believe these units would convert to office space. Paul Kenny, stated if it were office space it would not command the price point a residential use would. Discussion ensued on office space vs. residential use.

[6:38:05 PM](#) Mary Fauth, Blaine County Charity Fund, summarized steps Blaine County Charity Fund has taken to help address housing issues and current situation within the county. Stone

asked what happens to those currently living in this unit if approved. Fauth explained where potential funds come from.

[6:42:07 PM](#) Chair Fugate asked what kind of categories of peoples discussing. Fauth explained all kinds of people. Fauth explained all tenants have their income verified. Northwood noted that there are professionals living there such as traveling nurses, air traffic controllers, medical assistants, it's a large spectrum and mixed population. Northwood stated insist all have jobs. Chair Fugate asked if Northwood is on premises and if would continue. Northwood confirmed. Northwood stated we need this.

[6:44:34 PM](#) Smith asked if understood would have a live in manager. Northwood stated it has been considered. Smith thinks could needed. Smith suggested secured lockers in kitchen for food storage. Smith does not believe there is a better use at this time.

[6:47:10 PM](#) No further questions from Sauerbrey, just has concerns about potential of lot being bought out and then used for a different purpose. Kenny noted several potential employers have already shown intent for use of entire lot for work force housing.

[6:49:15 PM](#) Chair Fugate understands this is a transitional space but asked if there are time restrictions of how long those can stay. Northwood stated there is no time limit. Chair Fugate asked about laundry facility. Northwood confirmed size. Stahlnecker noted within definition it is noted for long term rental. Sauerbrey asked why staff used language for typical use of long term. Davis confirmed that could easily be modified. Chair Fugate asked room size and if have more than one person in each room. Northwood explained they vary and sometimes. Scanlon if limiting to permit maximum of 4 people, Northwood explained that would be max and typically less. Davis referenced definition of single room occupancy that ARCH uses in other areas. Northwood added this property is right at the bus stop. Kenny noted other things that have come up in discussions – such as with the Valley Club discussed potential of shuttles.

[6:56:51 PM](#) Chair Fugate opened public comment for PH 2 and PH 3.

[6:57:06 PM](#) Krista McMann, on behalf of Hunger Coalition, said will be reiterating a lot of what Mary said. McMann explained that have been collaborating with Mary Blaine County Charity Fund, seeing need for housing, food support, that are helping people relocate over the holidays from places with no heat or running water. That know a lot of these folks could be out in the cold again. Really just here to urge them and hope they join them to rise to needs of our community.

[6:58:05 PM](#) Katie Gray, main concern is parking noticed there are quite a few cars in Silver Creek now and wanted to know the occupancy now. If there are 32 unit and allow up to 4 people per room, it will definitely impact water. Gray expressed concern of noise and parking and amount proposed is unreasonable. Gray thinks need to say can have two people per apartment. How are you going to say how many people can be in per unit and don't know how that will be monitored. Lot is for sell for 6million and that by her calculations would pay for it itself within 3 years, that there is some greed here as well and if really want to help work force housing may want to consider rent.

[7:00:59 PM](#) Chair Fugate closed public comment for PH 2 and PH 3.

[7:01:10 PM](#) Davis explained how staff has expanded the proposal made by the applicant team.

[7:02:32 PM](#) Chair Fugate asked commissioners thoughts on how it fits within the SRO. Commission and staff discussed options for definition that would be best for Hailey. Stahlnecker believes this is a great use of this building short term and potential benefits to community. Discussion ensued on benefits of change and how this does not currently fit within code due to communal areas. Stone has concerns of populating all 32 rooms, not being able to access residents in emergency.

[7:22:07 PM](#) Stahlnecker noted that proposed access off Cranbrook would be limited but that prefers not to use that access point. Stahlnecker stated all parking onsite that believes proximity to bus stop will also help alleviate traffic as well. Stahlnecker summarized there are options to explore for parking options. Smith stated in his experience, a gentleman had converted two apartments into 2 similar housing options and person he knew appreciated that option. Smith is in support of this project. Discussion continued regarding definition and term to use, all in agreement use of full time manager would be good, and that definition needs to include shall include bedroom and private bathroom and to use term Co-Living. Discussion ensued regarding parking access. Applicant agreed to do their best to stay out of green space.

[7:56:00 PM](#) Commission all in agreement for rezone to LB.

[7:56:55 PM](#) Scanlon motioned to recommend approval by the City Council an Ordinance, Ordinance No. _____ amending the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 31 East McKercher Boulevard (NORTHRIDGE X SUBDIVISION LOT 1 BLK 1) from Limited Residential 1 (LR-1) to Limited Business (LB), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area and the proposed amendment will promote the public health, safety and general welfare. Smith seconded. All in Favor

[7:58:28 PM](#) Sauerbrey motioned to recommend for approval by the Hailey City Council an Ordinance, Ordinance No. _____, amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to define Co-Living Dwelling, as well as amend Section 17.05.040: District Use Matrix, to include Co-Living Dwelling as a permitted use within the Limited Business (LB) and Business (B) Zoning Districts, and to amend Chapter 17.09: Parking and Loading Spaces, Section 17.09.040.01: Residential, to include parking regulations for the new term and use, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, and read by title only. Smith seconded. All in Favor

New Business

- [NB 1](#) [8:02:14 PM](#) Nomination of Chair and Vice Chair. (*No Documents*) **ACTION ITEM.**

[8:02:18 PM](#) Stone nominated Janet Fugate as Chair. Smith seconded. All in Favor.

8:03:19 PM Chair Fugate nominated Dustin Stone as Vice Chair. Scanlon 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 6, 2023**
 - PP: Sweetwater Block 1
 - DR: Copper Ranch

Davis summarized upcoming hearing.

Smith may be out of town on 2/6/23 and unable to attend. Davis confirmed no appeal application proceeding, applicant withdrew request.

8:06:18 PM Scanlon motioned to adjourn. Smith seconded. All in Favor.

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of February 6, 2023

To: Planning and Zoning Commission

From: Robyn Davis, Community Development Director

Overview: Consideration of a Design Review Preapplication by Tanner Investments, LLC, for two (2) new multifamily apartment buildings, to be known as Solstice Condos. Each building will consist of twelve (12), two-bedroom units, ranging in size from 1,100 sq. ft. to 1,120 sq. ft. The total number of residential units proposed for the project is twenty-four (24) units. This project will be located at Block 1, Sweetwater PUD Subdivision, within the Limited Business (LB) Zoning District.

Hearing: February 6, 2023

Applicant: Tanner Investments, LLC, represented by Samantha Stahlnecker, Opal Engineering

Location: Block 1, Sweetwater PUD Subdivision

Zoning/Size: Limited Business (LB) Zoning District; 1.15 acres (49,926 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on January 18, 2023 and mailed to property owners within 300 feet on January 18, 2023.

Background and Application: The Applicant, Tanner Investments, LLC, is proposing to construct two (2) new apartment buildings with 12 units in each building, that are two stories in height, on the vacant parcel of Block 1, Sweetwater PUD Subdivision. This project, to be known as Solstice Condos, is subject to the requirements outlined in a Planned Unit Development (PUD) Agreement, as well as regulations of the underlying zoning district, Limited Business (LB). The Applicant is proposing the following:

- Building 1 (along Countryside Blvd): 12 residential units
- Building 2: (along the southern interior lot line): 12 residential units
- Onsite Parking Spaces: 53 spaces
 - Of those, 40 onsite parking spaces are covered.
- Public Right-of-Way Improvements along Countryside Boulevard and Shenandoah Drive
- Vehicular access to the site from Shenandoah Drive
- Two-Bedroom Units, ranging in size from 1,100 sq. ft. and 1,120 sq. ft., and include:
 - Two full bathrooms
 - Washer and dryer
 - Living Area and Kitchen
- Onsite Amenities, include:
 - Open Space: picnic area, storage shed, drought tolerant turf, native grasses.

While this project is located within the Limited Business (LB) Zoning District, and is subject to the regulations of the district, development on this parcel is also subject to the modifications and/or additional requirements as outlined in the Planned Unit Development (PUD) Agreement dated, August 14, 2006, and subsequent amendments to the Development Agreement dated December 18, 2009, December 27, 2010, and November 6, 2012. Any modifications to the LB regulations and/or additional requirements as outlined in the PUD Agreement are noted herein.

Density. The total number of residential units permitted within the Sweetwater PUD Subdivision is 421 units. The active PUD Agreement allows for the increase of multifamily density from 20 units per acre, permitted outright within the LB Zoning District, to 24 units per acre. The parcel is 1.15 acres in size and the Applicant is proposing 24 residential units with Block 1. Of the 421 residential units entitled, approximately 106 units are complete, and 315 units are remaining (see table below for more information). The proposed condo units will be a nice addition to the overall Sweetwater Master Plan, offering additional housing units with various unit configurations within the development.

Sweetwater Subdivision	Units Entitled/In Process	Units Complete	Units Incomplete
Block 2	137	7	130
Block 3	101	0	101
Block 4	99	99	0
Block 5	60	0	60
Block 1 (Tanner)	24	0	24
Total Units	421	106	315

Setbacks. With regard to setbacks, the Applicant is proposing a front yard setback for **Building 1** (corner of Countryside Blvd and Shenandoah Drive) of 26.43', a north side yard setback (along Countryside Blvd) of 13.68', a south side yard setback from of +20', and a rear yard setback (along the bike path) of 10.09'. Since this parcel is also a corner lot, additional provisions apply:

Section 17.07.010: Supplementary Yard Setback Requirements: F. Side Yard Setbacks of Normal Corner Lots: Where the required front yard setback exceeds the side yard setback in the zoning district in which a lot is located, the side yard setback along the street of a normal corner lot shall not be less than two-thirds (2/3) of the front yard setback requirement.

In this situation, this is a normal corner lot where the front yard setback exceeds that of the side yard setback along the street. As such, a side yard setback of 13.4' (along Countryside Blvd) is required. The Applicant is proposing a setback of 13.68'.

Building 1	Proposed Setbacks	Required Setbacks
Front (Shenandoah Dr.)	26.43'	20'
North Side (Countryside Blvd)	13.68'	13.4'
South Side	+20'	10'
Rear (along Bike Path)	10.09'	10'

For **Building 2** (along the southern property line), the front yard setback (facing Shenandoah Drive) is proposed to be 26.49', the north side yard setback from is +20', the south side yard setback is 10.04',

and the rear setback (along the bike path) of 10.08'. These setbacks comply with the Limited Business (LB) Zoning District, as shown in the table below.

Building 2	Proposed Setbacks	Required Setbacks
Front (Shenandoah Dr.)	26.49'	20'
North Side (Countryside Blvd)	+20'	10'
South Side	10.04'	10'
Rear (along Bike Path)	10.08'	10'

Building Height. The proposed buildings are two (2) stories in height, and the Applicant is proposing an overall building height of 30'-7 ½", which is well under the maximum building height of the LB Zoning District, or 35'.

Other Amenities. While not offered or required by the Applicant, rent-restricted units and/or workforce housing are desired by the city. Staff encourages the Applicant to consider offering a percentage of these units as rent-restricted or workforce housing units to a local employer in the valley, thereby further supporting a need in Hailey and the greater Wood River Valley.

Procedural History: The Design Review Preapplication was submitted on December 12, 2022 and certified complete on December 13, 2022. A public hearing before the Planning and Zoning Commission will be held on Monday, February 6, 2023, in the Hailey City Council Chambers and virtually via GoTo Meeting.

Preapplication Design Review:

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

The Applicant has submitted a site plan, vicinity map, colored elevation renderings, floor plans for both buildings, Civil and Landscaping Plans.

Items for Discussion:

1. **Building/Site Design:** Undulation is created by the utilization of building pop-out features, parapets, various exterior materials, and various-sized windows. Cool hues further reduce the mass of the proposed buildings. The Commission may wish to consider the addition of patio features or second-story balconies to further reduce the overall mass of the proposed buildings and encourage human interaction. Additionally, the Commission may wish to discuss the design and materials of the east and west facades. The east and west facades of Building 1 and 2 face Shenandoah Drive and the Wood River Trail. Wrapping the stone wainscot design feature around to these facades may further reduce the mass the buildings.



Furthermore, the Applicant should consider the construction of a fence or landscape buffer along the southern property line. The City of Hailey owns the remnant parcel between the subject parcel and ARCH's multifamily development to the south. To ensure tenants of the buildings don't encroach onto this Public Utilities and Drainage Easement, an acceptably designed fence or landscape buffer is encouraged.

Lastly, the Applicant shall consider relocating the proposed trash and recycling enclosure. While the design of the enclosure complements the design of the proposed buildings, the location is not ideal. Directly west of the enclosure, the Applicant is proposing a small open space and picnic area for the tenants of Solstice Condos. This common outdoor area is in direct line of site and smell of the proposed enclosure.

2. **Water, Sewer, and Fire:** This is a Preapplication Design Review. Additional comments will be supplied at Design Review. Both Building 1 and 2 will need to be sprinklered.

The Wastewater Division recommends that the sewer tap on Building 1 (corner of Countryside Blvd and Shenandoah Drive) be relocated closer to the middle of the building while still meeting separation distances from the water line, if possible.

Detailed plans will be further reviewed prior to the Design Review hearing.

3. **Streets/Right-of-Ways:** For consistency purposes, the Public Works Department would like all public right-of-way improvements along Countryside Boulevard and Shenandoah Drive to match that of the Sweetwater Development to the north. This includes any and all on-street parking, sidewalks, street trees, bulbouts, and lighting improvements as traditionally found within the Sweetwater Subdivision. Planning Staff suggests that the Applicant provide irrigation to all landscaping, including street trees. Electrical shall also be installed (for street tree lights and any streetlights) during construction.
4. **Landscaping and Street Trees:** It appears that drought tolerant trees, grasses and groundcover will be utilized, and all materials will be hardy to the Zone 4 environment. At a later date (TBD), the Hailey Tree Committee will review the proposed street tree locations, species and sizes, and comment where necessary. Any comments will be brought back for further review during Design Review.
5. **Snow Storage:** With regard to the storing of snow, the Applicant intends to store snow within a portion of the open space proposed and along the western property line. The total hardscape is approximately 10,485 square feet. Twenty-five percent (25%) of this is 2,622 square feet. The Applicant is proposing a total of 2,640 square feet of snow storage onsite. If snow is stored onsite, be it temporarily or permanently, the storage of snow shall not impact vehicular or pedestrian areas.

Decision. This is a Preapplication Design Review. No decision from the Commission or motion is necessary at this time. A Design Review Application will be considered at a later date. At that time, the Commission may choose to approve, deny, or continue the item.



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FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 23



FRONT ELEVATION

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



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TANNER 12 PLEX 2-23-8

REAR
ELEVATION

A2 | 2

PAGE 5 OF 23



REAR ELEVATION

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



LEFT SIDE ELEVATION

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



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TANNER 12 PLEX 2-23-08

LEFT
ELEVATION

A2 | 3

PAGE 6 OF 23



RIGHT SIDE ELEVATION

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



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TANNER 12 PLEX 2-23-8

RIGHT
ELEVATION

A2 | 4

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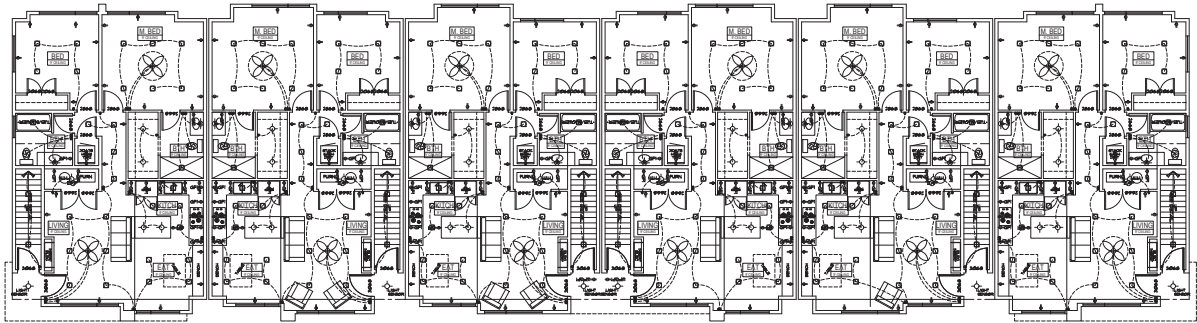
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MAIN
FLOOR
PLAN

A3 | 3

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MAIN FLOOR PLAN

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



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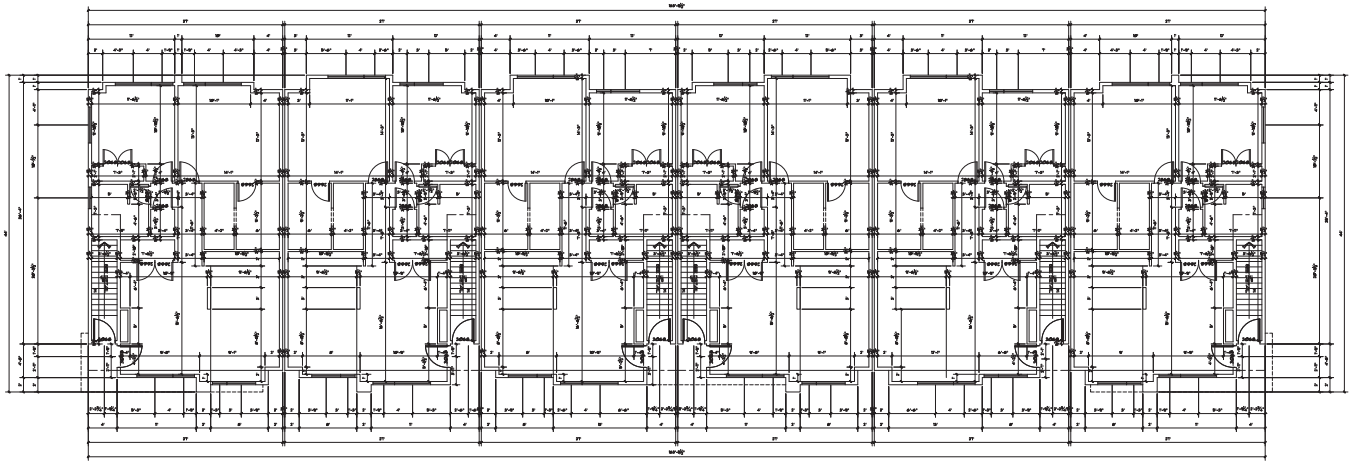
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MAIN FLOOR
WALL FRAMING
PLAN

A3 4

PAGE 11 OF 23



MAIN FLOOR WALL FRAMING PLAN

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



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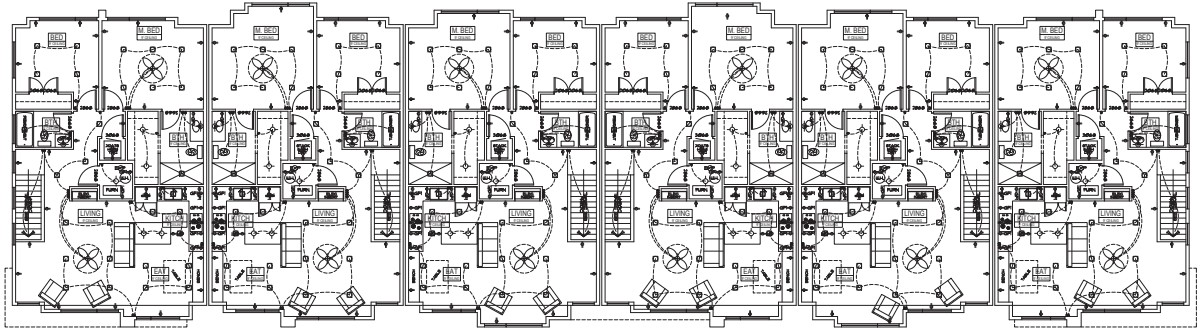
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TANNER-12-PLAN-2-23-4

UPPER
FLOOR
PLAN

A3 | 5

PAGE 12 OF 23



UPPER FLOOR PLAN

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



1436 S. LEGEND HILLS DR.
STE 320
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TANNER 12PLEX

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LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

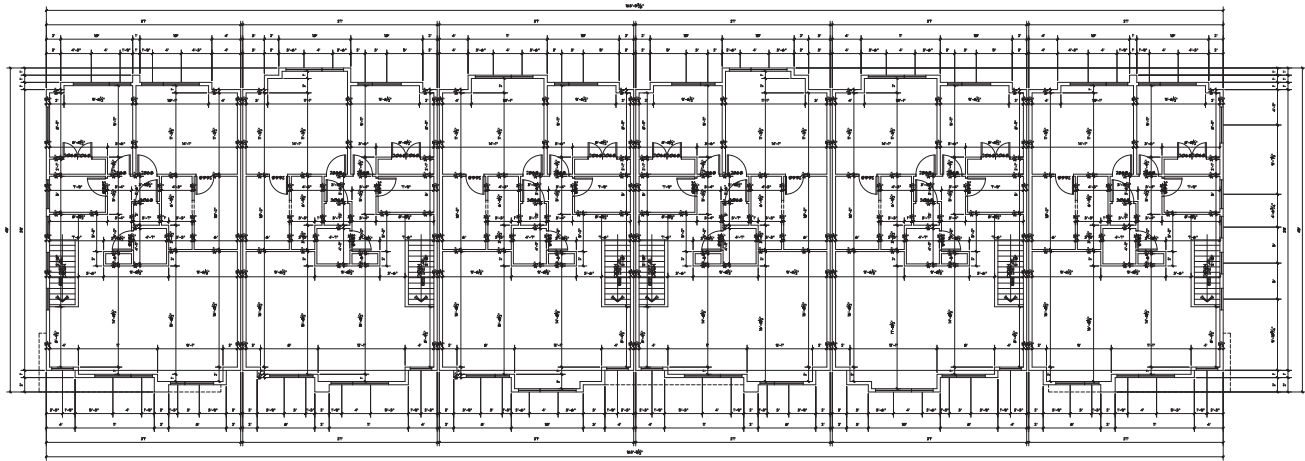
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TANNER 12 PLEX 2-23-4

UPPER FLOOR
WALL FRAMING
PLAN

A3 6

PAGE 13 OF 23



UPPER FLOOR WALL FRAMING PLAN

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



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TANNER-12PLEX-3-23-0

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 4 OF 23



FRONT ELEVATION

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



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REVISION DATES
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TANNER 12PLEX-3-23-0

REAR
ELEVATION

A2 | 2

PAGE 5 OF 23



REAR ELEVATION

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



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REVISION DATES
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TANNER 12PLEX-3-23-0

LEFT
ELEVATION

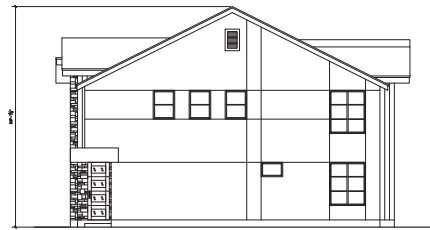
A2 | 3

PAGE 6 OF 23



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



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TANNER 12 PLEX 3-23-08

RIGHT
ELEVATION

A2 | 4

PAGE 7 OF 23



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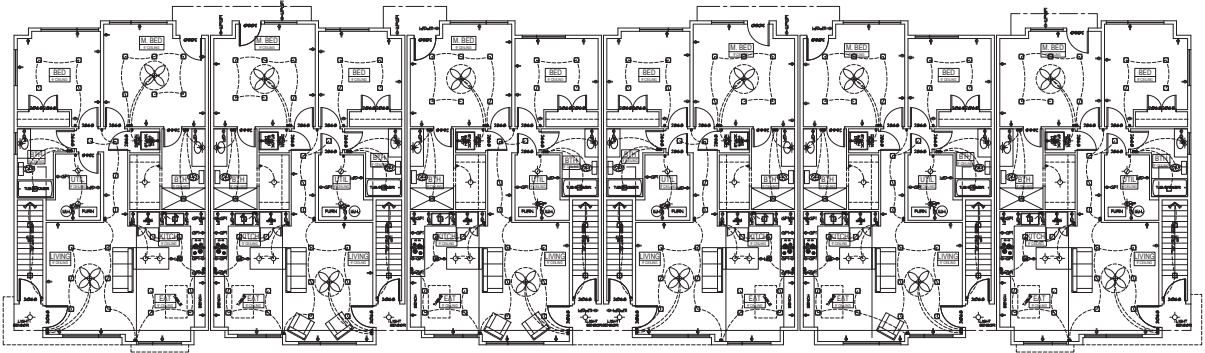
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TANNER-12-PLAN-3-23-A

MAIN
FLOOR
PLAN

A3 | 3

PAGE 10 OF 23



MAIN FLOOR PLAN

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



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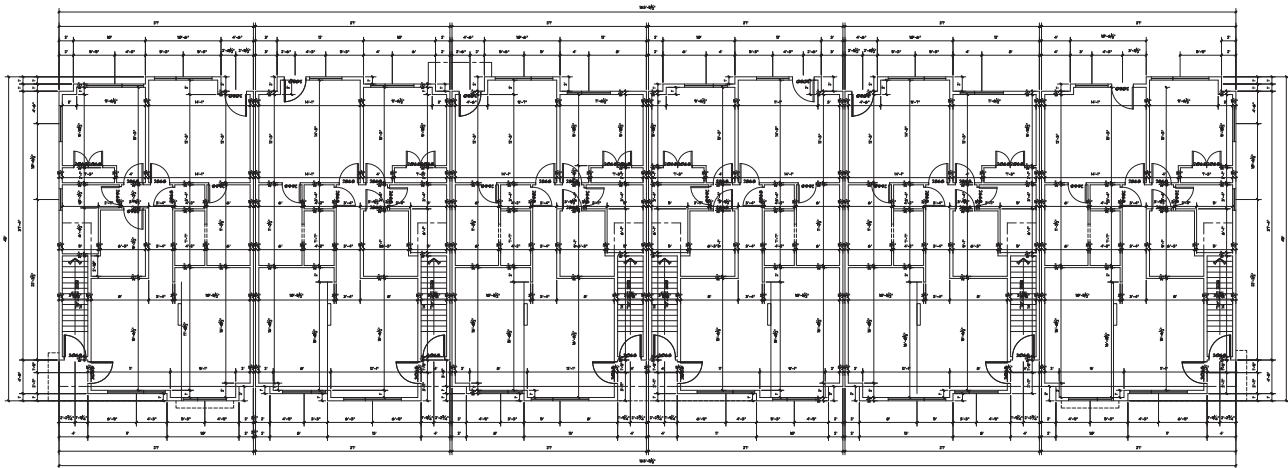
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TANNER 12PLEX-9-23-A

MAIN FLOOR
WALL FRAMING
PLAN

A3 4

PAGE 11 OF 23



MAIN FLOOR WALL FRAMING PLAN

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



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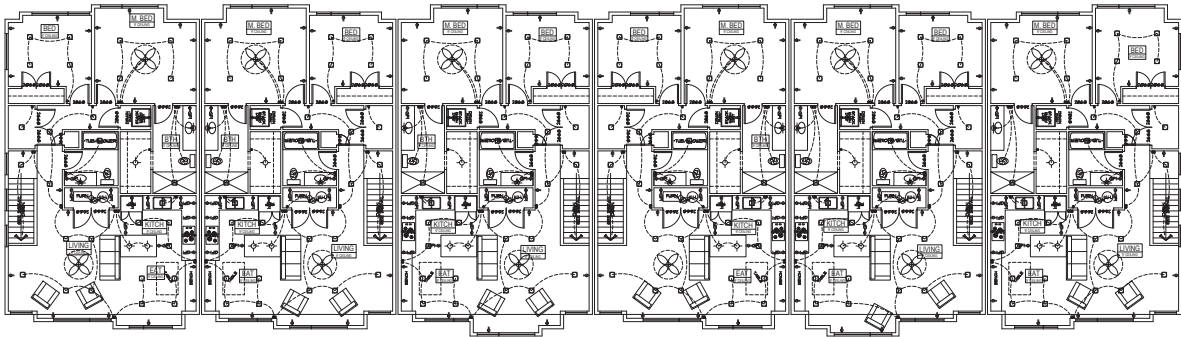
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TANNER 12PLEX-9-23-4

UPPER
FLOOR
PLAN

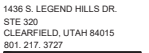
A3 | 5

PAGE 12 OF 23



UPPER FLOOR PLAN

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



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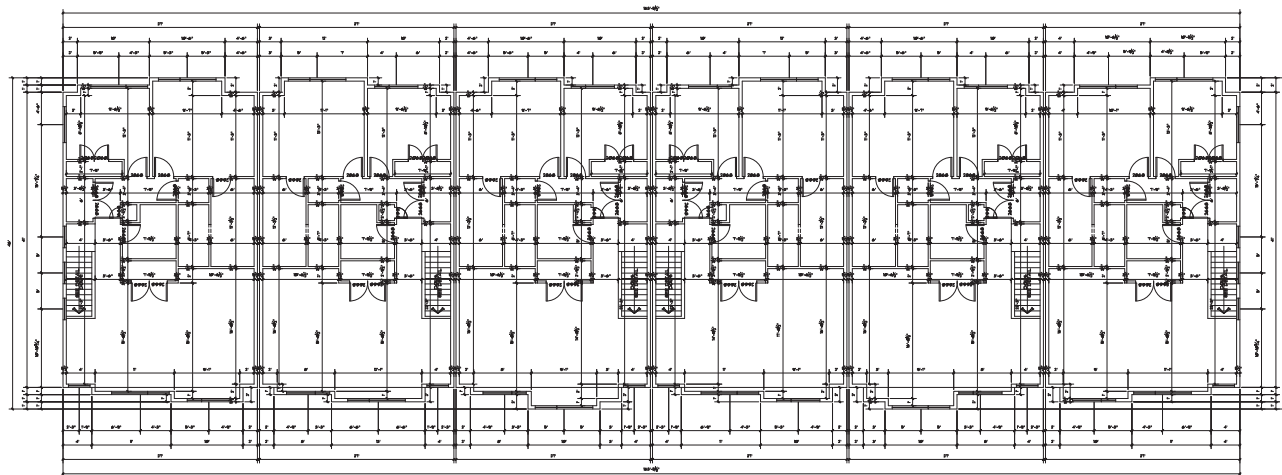
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TANNER2-M-DPLEX-B-22-A

UPPER FLOOR
WALL FRAMING
PLAN

A3 | 6

PAGE 13 OF 23



UPPER FLOOR WALL FRAMING PLAN

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



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CLIENT NAME:
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PLAN NAME:
PLAN NAME

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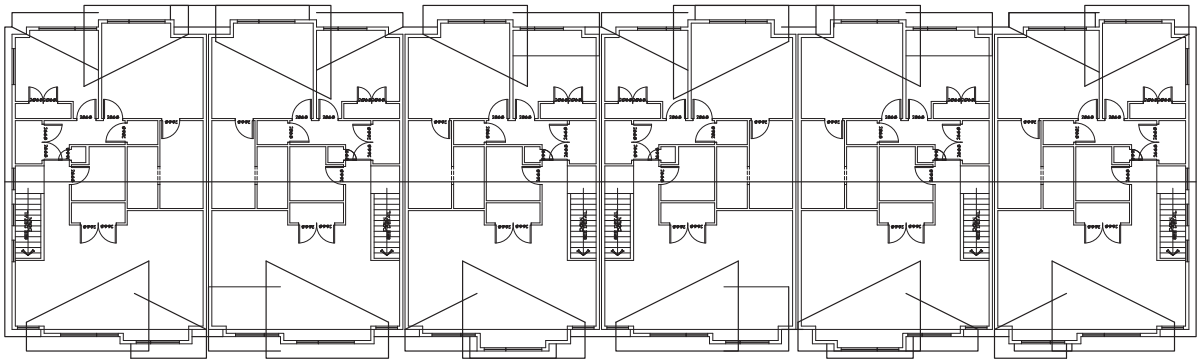
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TANNER 12 PLEX 9-23-4

ROOF
FRAMING
PLAN

S1 | 4

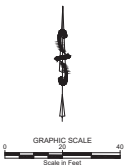
PAGE 21 OF 23



ROOF FRAMING PLAN

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.42'	20.00'	90°00'13"	N79° 59' 32"W	28.29'



- ## LEGEND
- | | | | |
|--|---------------------------------|--|-----------------------------|
| | Property Line | | SGN = Sign |
| | Adjoiner's Lot Line | | TVB = Cable TV Buried |
| | Centerline | | TVBIX = Cable TV Riser |
| | FOI58 = Found 5/8" Rebar | | PHB = Buried Telephone Line |
| | FOI12 = Found 1/2" Rebar | | PHBXC = Telephone Riser |
| | CONTR = Survey Control | | PKC = Power Box |
| | 9' Contour Interval | | SS = Sewer Main |
| | 1' Contour Interval | | SSM = Sewer Manhole |
| | FL = Flow Line of Creek/Channel | | CB = Catch Basin |
| | DNC = Fence Line | | Culvert |
| | Asphalt | | WM = Water Main |
| | Concrete Sidewalk | | W = Water Service |
| | Gravel Drive | | PH = Fire Hydrant |
| | EOG = Edge Of Gravel | | WV = Water Valve |
| | CON = Corner | | AP = Angle Point |
| | DT = Deciduous Tree | | EOA = Edge of Asphalt |
| | Flood Plain | | EOC = Edge of Concrete |
| | | | EOG = Edge of Gravel |
| | | | NC = No Cap |
| | | | NG = Natural Ground |
| | | | TA = Top of Asphalt |
| | | | TD = Top of Slope |
| | | | TDSP = Top of Slope |

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the survey was performed. Changes may have occurred to surface features since the date of the survey.
2. Boundary information is based on Found Monumentation and the plat of Sweetwater P.U.D. Instrument No. 576318, records of Blaine County, Idaho. Plat of the Blaine County, Idaho, Public Utility District No. 1.
3. Underground utility locations are based on above ground appearances, utilities visible at the time of the survey, and City maps. Utilities should be located prior to any excavation.
4. 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 items shown. Galena Engineering Inc. is not responsible for the accuracy of the Title Policy information and determine whether it should be included. If the client desires to obtain a Title Policy, they should contact their insurance agent for information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark top of 8' rebar at the intersection of Countyline Drive and Shenandoah Drive, elevation =+273.50. Point elevations shown are truncated (i.e. truncated to the Vertical Curve).
6. At the time of this survey, there was approximately 24" of snow on the ground. Due to said snow cover, it is possible that some ground features were unable to be seen. Galena Engineering Inc. and its surveyors accept NO responsibility for possible missing features buried in the snow.

A TOPOGRAPHIC SURVEY SHOWING
BLOCK 1, SWEETWATER PUD SUBDIVISION
LOCATED WITHIN SECTIONS 15, 21, 22, 23, 24, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851,



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

[illegible]

TOPO

SWEETWATER PUD SUBDIVISION BLOCK 1

HAILEY, IDAHO

DECEMBER 2022

GENERAL CONSTRUCTIONS NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPGW) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPGW AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL 811 (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPGW SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPGW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF-ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
8. IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
9. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPGW 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPGW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
10. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPGW 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPGW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
11. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPGW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (12.5MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPGW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPGW SECTION 805.
12. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL, PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. ALL CONCRETE WORK SHALL CONFORM TO ISPGW SECTIONS 701, 703, AND 705 AND CITY OF HAILEY STANDARD DRAWINGS. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPGW SECTION 703, TABLE 1 WITH A MINIMUM OF 1.5 LB/SYD FIBER REINFORCEMENT. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MIX DESIGN, CURING AND PROTECTION PLAN (ISPGW 703.3.5), AND POST POUR CURE SEALING COMPOUND TYPE AND APPLICATION PLAN TO CITY OF HAILEY PRIOR TO INSPECTIONS.
15. ALL TRENCHING SHALL CONFORM TO ISPGW STANDARD DRAWING SD-301 AND CITY OF HAILEY STANDARD DRAWING 18.14.010.A.1. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
16. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
17. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING 12/10/2021.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	CONCEPT SITE PLAN



OPAL ENGINEERING, LLC
PO BOX 2553 HAILEY ID 83403
PHONE: 208.785.1234 FAX: 208.785.1235

PURPOSE: ISSUE FOR PRE-APPLICATION DESIGN REVIEW (12/08/2022)

REVISION NO.	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

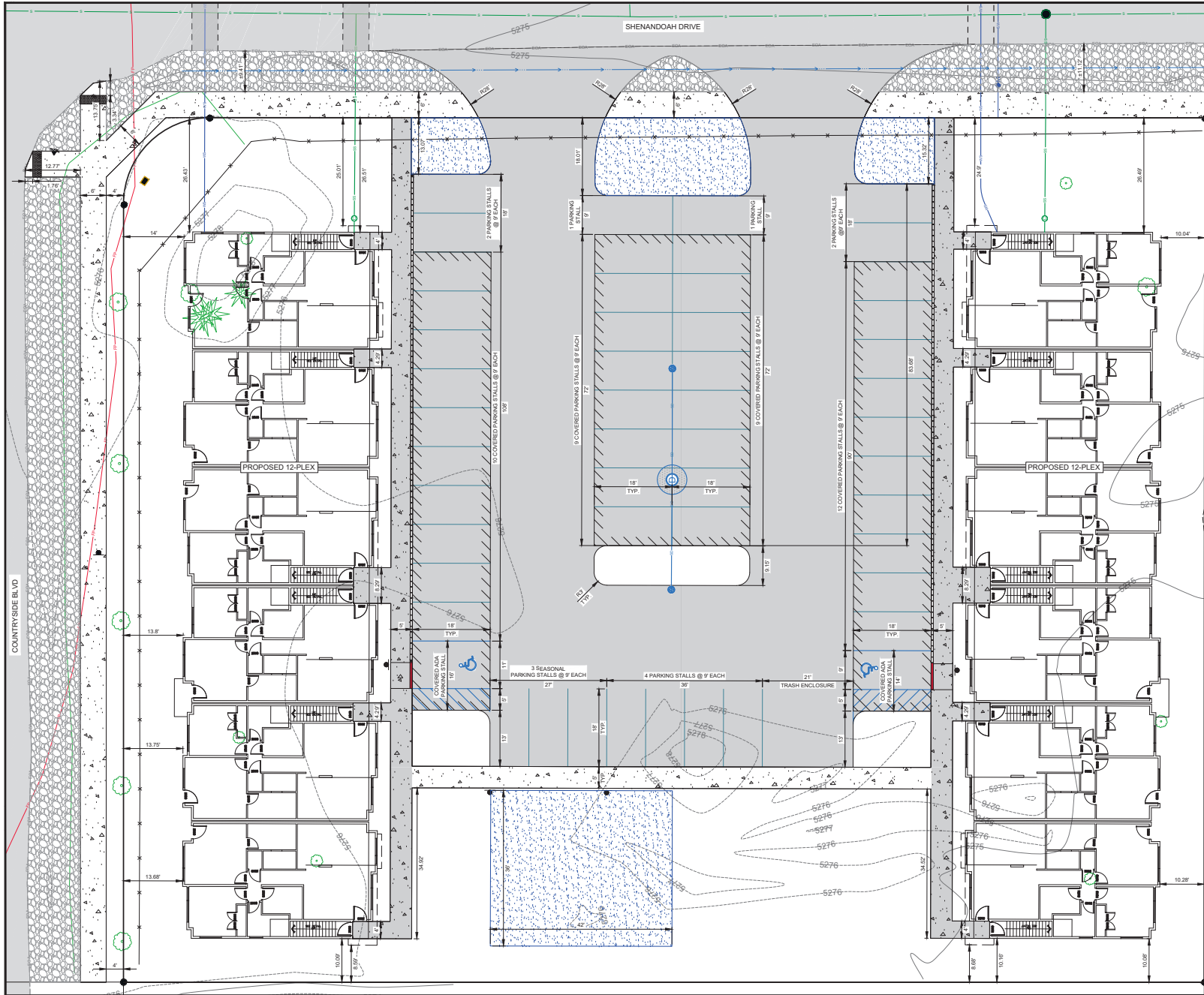
COVER SHEET

SWEETWATER PUD SUBDIVISION BLOCK 1
PREPARED FOR: FARMER INVESTMENTS, LLC

22023
PROJECT NUMBER

C0.1

RELEASE OF DRAWINGS: These drawings, or any portion thereof, shall not be used in any project or endeavor without the prior written approval of Opal Engineering, LLC.



NOTES
1. SEE SHEET C0.1 FOR CONSTRUCTION GENERAL NOTES
2. SEE SHEET C0.1 FOR LEGEND.

PARKING SUMMARY
UNITS: 24
PARKING REQUIRED: 36
PARKING PROPOSED: 48 + 3 SEASONAL

SNOW STORAGE SUMMARY
SNOW REMOVAL AREA: 10,485 SF
SNOW STORAGE AREA, REQUIRED (25%): 2,620 SF
SNOW STORAGE AREA, PROPOSED: 2,640 SF

- LEGEND**
- EXISTING CONDITIONS**
- Property Line
 - Adjacent Lot Line
 - Easement
 - Found 5/8" Rebar
 - Found 1/2" Rebar
 - Survey Control
 - 5' Contour Interval
 - 1' Contour Interval
 - Fence Line
 - Asphalt
 - Concrete Sidewalk
 - Gravel Drive
 - Edge Of Gravel
 - Conifer Tree
 - Deciduous Tree
 - Flood Plain
 - Sign
 - Cable TV Buried
 - Cable TV Riser
 - Buried Telephone Line
 - Telephone Riser
 - Power Box
 - Sewer Main
 - Sewer Service
 - Sewer Manhole
 - Water Main
 - Water Service
- PROPOSED CONDITIONS**
- Asphalt
 - Concrete Sidewalk
 - Heated Concrete Sidewalk
 - Gravel
 - Curb Transition
 - Zero Reveal Curb and Gutter
 - 6" Vertical Curb
 - Sign
 - Drywell
 - Storm Drain, Size Per Plan
 - Catch Basin
 - Sewer Line
 - Road Paint
 - ADA Paint and Symbol
 - Raw Line
 - Water Service
 - Sewer Service and Cleanout
 - Carport

OPAL ENGINEERING, PLLC
PO BOX 2550 SHELLEY, ID 83853
208.255.1000 FAX 208.255.1005

PURPOSE: ISSUE FOR PRE-APPLICATION DESIGN REVIEW (12/08/2022)

REVISION NO.	DATE	DESCRIPTION

**PRELIMINARY
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CONSTRUCTION**

GEOMETRY PLAN

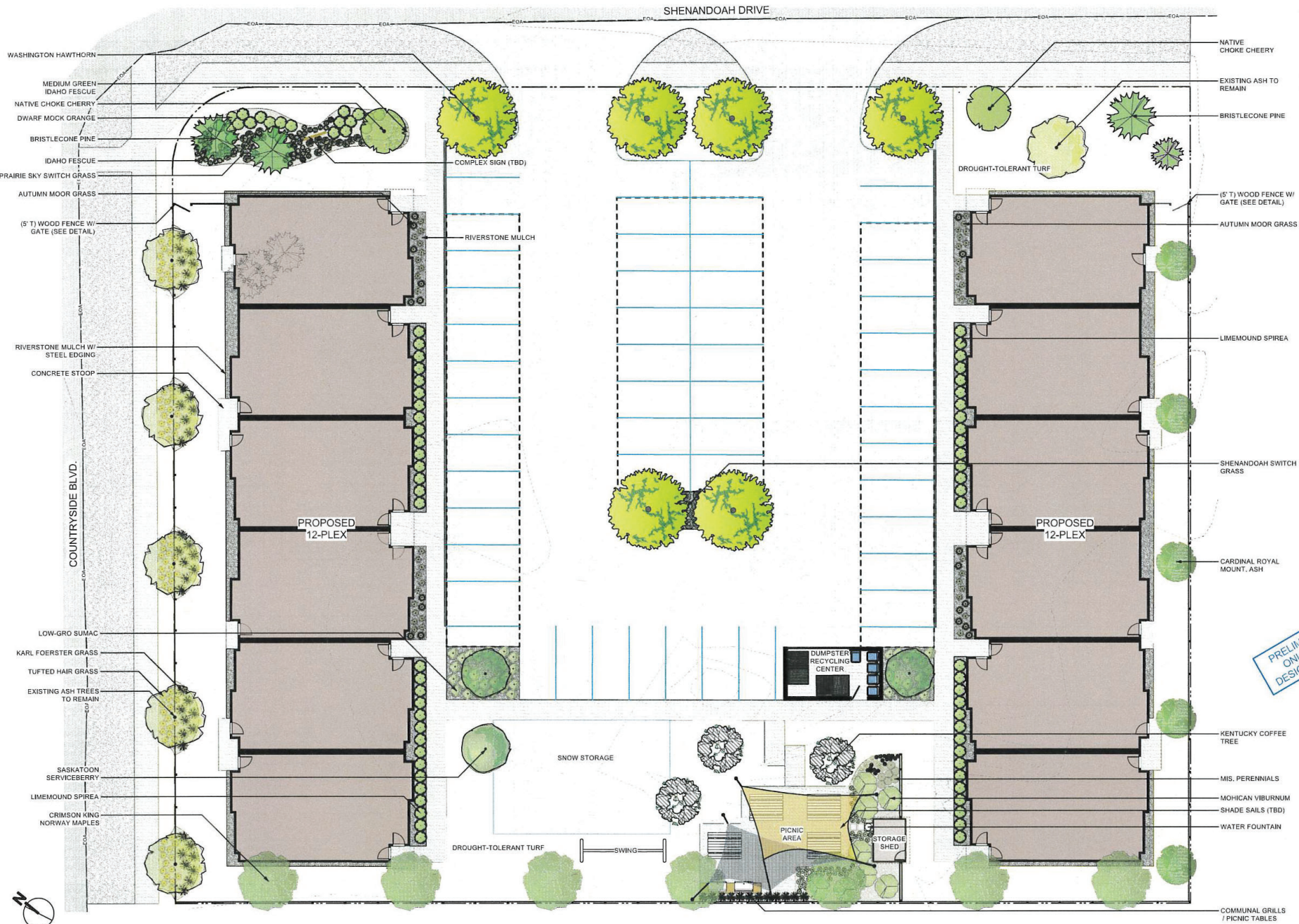
SWEETWATER PUD SUBDIVISION BLOCK 1

PREPARED FOR FARMER INVESTMENTS, LLC.

220233
PROJECT NUMBER

C1.0

RELEASE OF DRAWINGS: These drawings, in any portion thereof, shall not be used in any project or construction without the prior written approval of Opal Engineering, PLLC.



DATE	12.22.2022
REVISED	
PROJECT #	GSD 402.22
SCALE	1" = 10'
<p>SWEETWATER PUD, 12 PLEX HAILEY, ID 83333 LANDSCAPE CONCEPT</p>	
<p>PRELIMINARY: ONLY FOR DESIGN REVIEW</p>	
PAGE	1 OF 3
<p>garden space design 101 EAST BULLION ST. SUITE 21 HAILEY, IDAHO 208.720.7210 gsd@GARDENSAPAC.COM</p>	

LC - 1.0

PLANT SCHEDULE				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
7	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE	3" CAL	B & B
3	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	10"-12" MULTI-STEM	B & B
6	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2.5" CAL	B & B
3	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	3-3.5" CAL	B & B
2	PRUNUS VIRGINIANA	NATIVE CHOKECHERRY	10"-12" MULTI-STEM	B & B
5	SORBUS AUCUPARIA 'MICHRED'	CARDINAL ROYAL MOUNTAIN ASH	2.5" CAL	B & B
CONIFERS				
2	PINUS ARISTATA	BRISTLECONE PINE	12"-14'	B & B
2	PINUS ARISTATA	BRISTLECONE PINE	6-7'	B & B
SHRUBS				
20	PHILADELPHUS 'SNOWBELLE'	DWARF MOCK ORANGE	5 GAL	
43	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL	
60	SPIRAEA JAPONICA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL	
8	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	5' - 6'	B & B
GRASSES				
50	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	1 GAL	
77	DESCHAPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	
95	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	
40	FESTUCA IDAHOENSIS 'MEDIUM GREEN'	MEDIUM GREEN IDAHO FESCUE	1 GAL	NATIVE ROOTS
31	PANICUM VIRGATUM 'PRAIRIE SKY'	PRAIRIE SKY SWITCH GRASS	1 GAL	
51	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	
61	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	
PERENNIALS				
200	MISCELLANEOUS PERENNIALS	MISCELLANEOUS PERENNIALS	1 GAL	

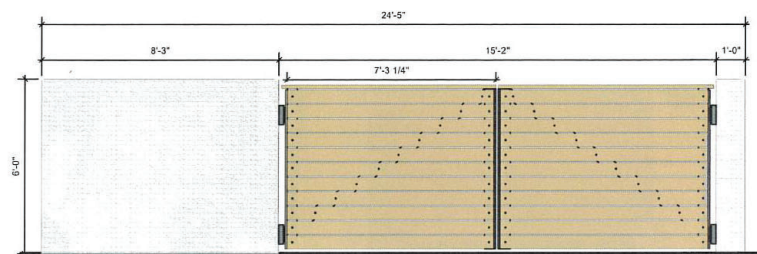
IRRIGATION CALCULATIONS	
TOTAL LOT =	1.15 Acres. (50,094 SQ.FT.)
IRRIGATED AREAS:	
NATIVE GRASS AREA	11,658 SQ.FT
PLANT BEDS	3,195 SQ.FT
TOTAL IRRIGATED AREAS:	.34 ACRES: (14,853 SQ.FT.)

SCOTTISH LINKS FINE FESCUE MIX	
25% Cheving fescue	25% Sheep fescue
25% Hard fescue	25% Creeping red fescue
*** SEEDING RATE: 1 lb per 300 sq ft for lawn areas or 1 lb per 900 sq ft for establishing meadow areas.	



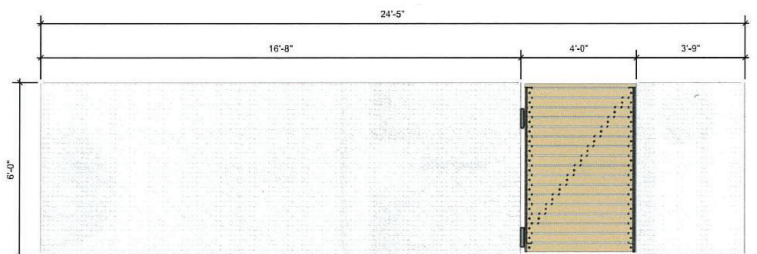
NORTH ELEVATION - PLANTING GAP IN FENCE

NOT TO SCALE



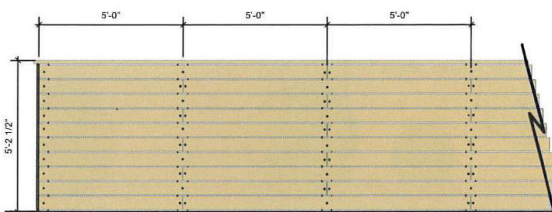
EAST ELEVATION - DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"



WEST ELEVATION - DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"



FENCE DETAIL

SCALE: 1/2" = 1'-0"

DATE	12.22.2022
REVISED	
PROJECT #	GSD 402.22
All plans & drawings appearing herein shall not be construed, altered or otherwise used without the written consent of garden space design.	
SCALE	

SWEETWATER PUD, 12 PLEX

HAILEY, ID 83333

LANDSCAPE - DETAILS

PRELIMINARY:
ONLY FOR
DESIGN REVIEW

PAGE	2 OF 3
garden space design 101 EAST BULLION ST. SUITE 2J HAILEY, ID 83401 208.720.7210 gardenspacedesign.com	

LC - 2.0









Return to Agenda

JANUARY 2023



HAILEY HOUSING REPORT





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LOOKING FORWARD

JANUARY 2023

HAILEY HOUSING REPORT

MAYOR'S MESSAGE



January 23, 2023

Councilmembers and Constituents,

The people of Hailey are the beating heart of our community. They are our baristas, plow drivers, first responders, teachers, accountants, neighbors, dog walkers, and so much more. While access to affordable housing has been a longstanding challenge in the Wood River Valley, the need has grown to unprecedented levels.

It is my pleasure to lead the City in committing \$550,000 of Hailey's 2022-2023 annual budget to community housing. This report details:

- how the financial commitment to housing is being deliberated and obligated;
- a track record of the City's strategic planning, progress, accomplishments;
- the effectiveness of our community partnerships; and
- what's on deck-- more solutions!

Together-- through community partnerships, caring neighbors, and creative solutions-- we can grow to increase the accessibility and availability of housing in our town. I look forward to working with the Council and our community on shaping and achieving housing solutions for everyone in Hailey.

Respectfully,

A handwritten signature in black ink that reads "Martha Burke". The signature is fluid and cursive.

Martha Burke, Mayor
City of Hailey

OVERVIEW



HOUSING IN HAILEY

The need for workforce housing in Hailey and the larger Wood River Valley is longstanding, yet it has grown to crisis levels in recent years. The availability and affordability of housing here is challenged by historically high building costs; our proximity to the seasonal and resort-based economy of Sun Valley; prices driven by second-home owners and newer remote workers; land scarcity; and underbuilding, nationally and locally. **Housing insecurity and shortages challenge Hailey's pride in being home to the "locals" and workforce of the valley.** Beyond cultural pride, this tenet of Hailey's identity shapes the City's day to day operations and priorities. Housing maintains its own section in the City's Comprehensive Plan, plus it is central to two other sections— the Land Use, Population and Growth Management and the Demographics, Cultural Vitality, Social Diversity & Well-Being sections. As stated in the Plan, **accessible housing is key to the vibrancy and sustainability of life in Hailey.**

We need a diversity of local and accessible housing options to support of our local businesses, provide necessary government services, avoid congestion and maintain safety on our roads, sustain our beautiful environment, and preserve the cherished qualities of Hailey. Please read on to learn about everything the City is doing to create a more accessible and inclusive housing market in Hailey.

Goals	Indicators	Desired Trends or Benchmarks
8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.	Supply of Affordable Rental Housing	⬆️
	Percent of Income for Housing Costs	⬇️
	Home Affordability	⬆️
	Housing Costs in Relation to Income	⬇️
	Distribution of Community Housing Units	⬆️
	Public Dollars Spent for Community Housing	⬆️

HAILEY HOUSING POLICY STATEMENT



The City is scheduled to undertake a Comprehensive Plan update and Housing Action Plan in 2023. Meanwhile, the City has adopted the following goals as an Interim Housing Policy Statement:

City Employees

Work with existing and new employees who seek housing, are housing-burdened, and/or wish to move on the continuum towards home ownership.

Housing Providers

Strengthen and/or expand our partnerships with new and emerging community housing providers, including both rental and for-purchase housing.

Community Partnerships

Partner with housing organizations, local governments, and others to increase community housing supply.

Local Employers

Work with area employers on securing employee and community housing, particularly Hailey employers.

Housing Diversity

Continue to promote housing diversity by enabling the production of a wide variety of housing types in applicable zoning district.

Municipal Code

Continue to implement code changes that increase local community housing units, market opportunities, and housing accessibility.

City Employee Housing Assistance Program

The City of Hailey understands that communities are stronger and more resilient when its people are able to live near where they work. The City seeks to incentivize its employees to reside in Hailey. The City's new Employee Housing Assistance program will provide housing assistance to any permanent full-time employee who is deemed "housing burdened." As deemed by the U.S. Department of Housing and Urban Development, someone who is 'housing burdened' spends 30% or more of their adjusted gross income on rent or mortgage, utilities, and other relevant housing costs.

In addition to the housing assistance program for City employees, the City is exploring the merits and feasibility of other housing partnerships and programs to increase:

- **Housing on City-owned parcels**
- **Dedicated revenue streams**
- **Deed restricted units**
- **Employee housing**

HOUSING INVENTORY



Discussions about housing are grouped into two main categories: “market housing” and “community housing”-- both are needed for a healthy housing economy. Market housing is not defined in Hailey's Municipal Code, but is generally considered to be any and all housing that is not restricted-- in terms of sales, rental price, residency, or occupancy. Community Housing Units are defined in the Hailey Municipal Code as follows:

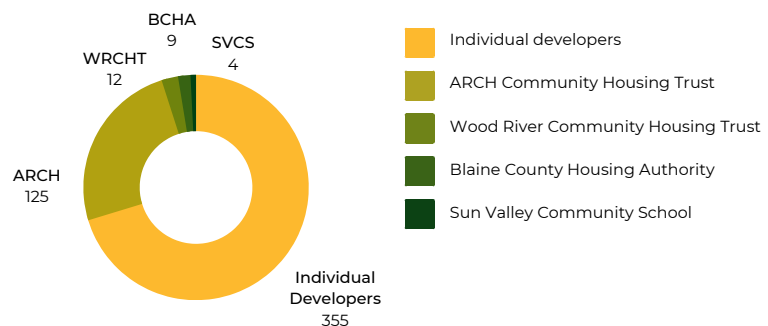
15% of Hailey's housing market is **community housing**

COMMUNITY HOUSING UNIT: Through a deed restriction, a dwelling unit that is restricted by size, type and cost, and/or that is for sale or rent exclusively to individual(s) meeting income, occupancy and/or other affordable community housing criteria established in a community housing plan approved by the City of Hailey.

Both market and community housing units may span all housing types, from single family homes to duplex, townhouse, cottage, or accessory dwelling units. Staff has developed an inventory of **505 community housing units in Hailey**. Overall, these 505 existing community housing units equate to approximately **15% of Hailey's housing stock of 3,400 units**. An additional 87 community housing units in Hailey are in progress, meaning that they are being planned, have been approved, and/or have an active building permit.

Community Housing Providers in Hailey

While local partners are instrumental in securing private and public funding to create or support community housing in Hailey, a mix of developers currently provide the bulk of Hailey's community housing units.



PLANNING FOR HOUSING



In line with the goals set forth in Hailey's Comprehensive Plan, the City regularly revises the Hailey Municipal Code to encourage the quantity and diversity of housing types in the community. The following Text Amendments prescribe to "smart growth" measures that aim to both maintain a high quality of life in Hailey and accommodate the community's housing needs:

	TEXT AMENDMENT	APPLICABLE ZONING DISTRICT	APPROVAL DATE
COMPLETED	Establishment of Small Residential Overlay (SRO)	Downtown Core: Business	8/7/2017
	Establishment of Downtown Residential Overlay (DRO)	Downtown Core: Business, Limited Business, General Residential	8/13/2017
	Amendment: Timeline Extension for Final Plat Submittal	All Zoning Districts	12/9/2019
	Establishment of Accessory Dwelling Unit Code (ADU)	All Residential Zoning Districts	1/25/2021
	Policy: Seasonal Recreational Vehicle Living	All Zoning Districts	6/28/2021
	Amendment: Reducing Base Setbacks	General Residential	8/9/2021
	Amendment: Lot Coverage Increase for <4,500 sqft Lots	Townsite Overlay: General Residential, Limited Residential	3/14/2022
	Amendment: Planned Unit Development (PUD) Code	All Zoning Districts	5/9/2022
	Establishment of Tiny Homes (adoption of Appendix Q)	All Residential Zoning Districts	5/23/2022
	Policy: RV Occupancy with Active Building Permit	All Zoning Districts	7/11/2022
CURRENT	Rezone: 525 North 1st Avenue into DRO	Townsite Overlay: General Residential	8/22/2022
	Amendment: Co-Living Dwelling	Limited Business, Business	1/17/2023
UPCOMING	Establishment of Tiny Homes on Wheels (THOW)	All Residential Zoning Districts	2/13/2023
	Rezone: Corners of 1st & Myrtle Avenue into the DRO	Limited Business, General Residential	
	Establish: Business Owner Housing	Light Industrial	
	Amendment: Reduce Minimum Lot Sizes	All Residential Zoning Districts	
	Amendment: Develop Cottage Unit Standards	All Residential Zoning Districts	
	Ballot measure: Reallocate 0.5% of 1% for Air Service to Housing	All Residential Zoning Districts	

Overall, each of these Text Amendments addresses:

- density & infill development in strategic locations
- flexibility & convenience for those seeking housing
- new & emerging housing types

COMMUNITY PARTNERSHIPS



Through the years, the City of Hailey has financially supported Community Housing through partnerships with other housing providers. Some of our key partners are listed below.

The City of Hailey coordinates its planning efforts with the other Wood River Valley municipalities, as well as with employers, the real estate industry, and developer stakeholders. Private industry stakeholders are key to regulating and tracking housing programs, such as those involving but not limited to the short-term rental market and the City's new employee housing assistance program.

Partnerships are key to Hailey's progress and accomplishments.

With partnerships at the core, the City is rolling out new programs to support housing accessibility. For the first time, the Hailey City Council earmarked \$500,000 for community housing in the FY 2022-2023 Capital Improvement Plan plus \$50,000 of its General Fund to launch an Employee Housing Assistance program.

Are you housing burdened?

Someone who is **'housing burdened'** spends 30% or more of their adjusted gross income on rent or mortgage, utilities, and other relevant housing costs.

If you're in search of housing or housing burdened, check out the resources and services offered by our community partners. The following organizations may provide you with financial support, as well as rental and ownership opportunities:



Brought to you by Idaho Housing and Finance Association



LOOKING FORWARD

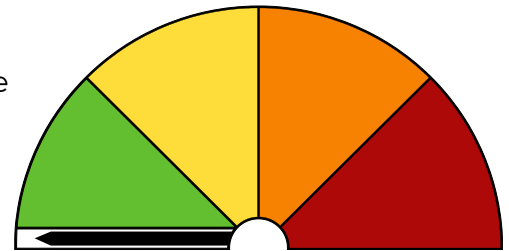


Tiny Homes on Wheels

Hailey's Planning & Zoning Commission passed a City-initiated draft Ordinance to allow for Tiny Homes on Wheels as a new type of housing unit, now the City Council is reviewing it.

Housing Needs Assessment

In collaboration with the Sun Valley Board of Realtors, the Community Development Department was awarded a Smart Growth Grant to complete a Housing Needs Assessment that will advise goal-setting and facilitate solutions specific to the severity and types of housing needs in Hailey.



2023 Comprehensive Plan

The Community Development Department is gearing up to update Hailey's Comprehensive Plan in 2023. As before, the City will address housing needs as a core component.

Ballot Measure: 0.5% for Housing

In 2020, Hailey voters approved a 1% Local Option Tax on hotel, motel short-term occupancy, and rental car revenue, to market air service. The tax is commonly known as "1% for Air," Ketchum and Sun Valley have a similar tax. While Hailey's 1% for Air does not expire until 2050, Hailey is considering joining Ketchum to ask voters to reallocate the tax to fund "0.5% for Air" and "0.5% for Housing." The City Council will determine over the next two months whether to put the matter to the voters in May 2023.



THANK YOU

to the partners who support the City of Hailey in our efforts to ensure housing accessibility for everyone in the community.



WRCHT
Wood River Community
Housing Trust

TheHousingCompany

Brought to you by Idaho Housing and Finance Association



BLAINE COUNTY HOUSING AUTHORITY



STAY IN TOUCH

by checking out
our housing
webpage on the
new website!



WWW.HAILEYCITYHALL.ORG/HOUSING

Also, stay up to date with City
happenings by subscribing to
'Our Town' e-mail newsletters!



City of Hailey

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housing@haileycityhall.org

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[@cityofhaileyidaho](https://www.instagram.com/cityofhaileyidaho)



City of Hailey

Memorandum to Agnew::Beck Consulting

Overview: The City of Hailey is seeking to collaborate with Agnew::Beck in the collection and compilation of data, which will be used to evaluate the spectrum of housing needs in Hailey – aiming to develop a **Housing Needs Assessment**, as well as the curation of a **Growth Projections Memorandum**, to be utilized for infrastructure and future master planning purposes. The projects, in detail, have been outlined below.

Project Name: Housing Needs Assessment Tools

Goal: The goal of this Housing Needs Assessment is to inform project decisions (housing types, size, quantity, target demographics, price point, and location), and further expand on and diversify the housing options in Hailey based on need. The City of Hailey seeks information on which product types are currently needed, and how many are projected to be needed in five (5) to eight (8) years based on current inventory and trending demographics.

The Housing Needs Assessment will further create the foundation for policy and goals within Hailey's Comprehensive Plan - providing the background necessary to develop a comprehensive housing chapter that meets the needs of Hailey's current and future residents. It will further inform an updated set of housing principles, goals, strategies, and priorities to be adopted via Hailey's Comprehensive Plan. The last update of the Comprehensive Plan was completed in 2010, and the housing landscape in Hailey has changed significantly since then.

Background Analysis, Inventory, and Evaluation of Existing Conditions: An inventory of the existing conditions in Hailey, as well as a review and summary of pertinent background information.

- **Review of Existing Plans and Documents:**
 - [City of Hailey Comprehensive Plan](#)
 - [Blaine County Comprehensive Plan](#)
 - [Blaine County Housing Chapter](#)
 - [City of Ketchum's Housing Action Plan](#)
- **Demographic and Census Data:**
 - While the 2020 Census may provide a wealth of new data, there are concerns about the quality of that data and its possible impacts on this study. We welcome modifications and/or alternative approaches to best capture local and future trends of the Hailey community
 - In-depth evaluation of population and demographic trends in Hailey, including income, age, size of household, and employment
 - Past studies have not provided sufficient data from local Hispanic/Latino residents. Provide a methodology for ensuring that the needs of this community are sufficiently evaluated
 - Methodology of how to assess seasonal worker housing needs, for both resort and non-resort seasonal residents
 - Analysis of inbound workers from surrounding communities, particularly Shoshone, Jerome, and Twin Falls
- **Economic Factors:**
 - Wages and Household Income
 - Jobs and Employment Forecasts
 - Seasonality of Jobs



- Housing Data:
 - An analysis of the current housing market conditions and patterns of housing affordability in the city, and a description of the current gaps between demand and supply.
 - Identify product types needed in Hailey, which include, but are not limited to: sale/rental/other, housing type/styles, size, bedroom and bathroom quantities, amenities, and parking (i.e., what should we be building).
 - Local Housing Stock – both for sale and rentals
 - Housing Programs that are currently being utilized, and identification of any gaps
 - Estimate of the number of households burdened by high housing costs
 - Quantifiable number of units needed for both rental and ownership
 - Effect of vacant, dilapidated, and/or underutilized housing (i.e., second homes, short-term rental housing, etc.)
- Solutions:
 - Identify solutions to address the results of the data collection
 - What options are available to address the housing needs in Hailey
 - What administrative, land use, and zoning policies could be changed
 - What are the potential solutions for policy makers, non-profit organizations, and the private sector to consider when addressing identified housing needs

Outcome: The final product will provide the City of Hailey with a Housing Needs Assessment that is intended to help the city understand and devise a plan to address the current and long-term housing needs of its citizenry. This analysis will direct the city as to the type of housing necessary to support a thriving community – housing to support businesses, economic development, community vibrancy, and residents and visitors alike.

Project Name: Growth Projections Memorandum

Goals and/or Scope of Work: The goal is to reference Infrastructure Planning Studies for Public Works to a document or memo maintained by the Community Development Department that contains the following information, so that all infrastructure planning is using similar projections:

1. Historic Population: Graphical presentation of historic population values.
2. Existing Population: Documentation of the current or most recently available population with corresponding approximation of housing type numbers (i.e., Residential, Multi-Family, etc.).
3. 20 Year Population projection: This will be the primary number referenced in the infrastructure planning studies and will likely be a specific percentage such as 2.5% annually contained within an upper and lower range shown on a chart with population values on the vertical axis. This may be something like 1.2% - 3.4% with an average of 2.5% for planning purposes.
4. 50 Year Population projection: This is difficult to do but is required by DEQ for the Facility Planning Study. We presume the “range” will expand significantly but some type of average is still needed:

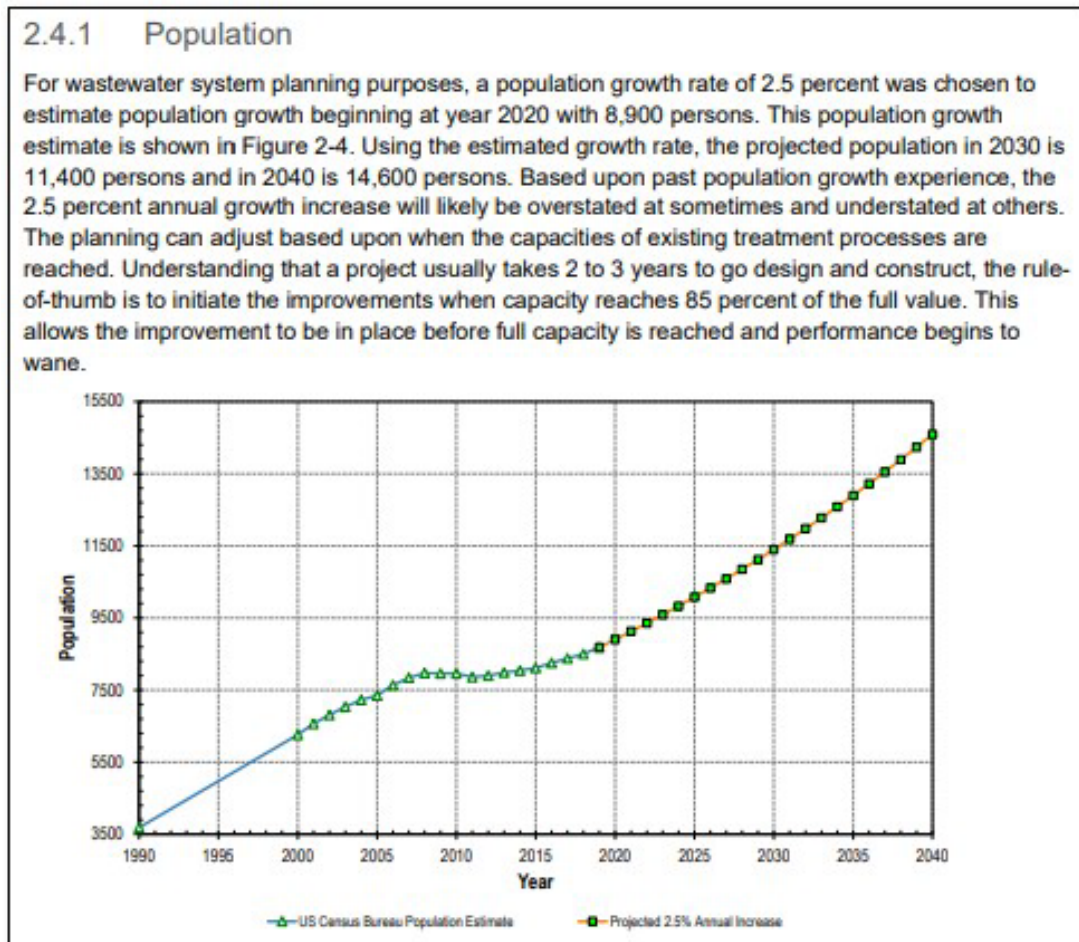
Checklist Item	Yes	No	NA
1. Future growth for a 20-year population projection. Growth should be consistent with the most recent U.S. Census Bureau data or comparable source(s) of data. (Reference the source of information.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Projected reserve flow capacity and waste load are equal to or exceed 20 years for treatment and 50 years for collection system. Build out flow conditions also taken into consideration for collection system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



5. Growth - Anticipated Expansion Areas: A very general/rudimentary map of the anticipated growth areas based on ACI, Comp Plan, anticipated development of large plats either within or outside of the city, etc., with approximate numbers for population.
6. Growth – Anticipated Infill Areas: A very general/rudimentary map of anticipated infill areas as a result of zoning or social changes within existing developed areas.

Additional Notes: While extra detail is requested herein, the information garnered from this request will help seed the components of a larger study. It is expected that the information provided by Agnew::Beck will be simplified, as referenced in the snapshot for the current WWTP Facility Planning Study, as show below.

We anticipate that a more detailed, fully comprehensive study will be conducted in the future; however, for the short response period available, we can utilize most any abbreviated variation of the components listed herein.



Conclusion: While two projects are being requested, we believe they're complementary to each other, and can be interwoven to share a larger story. A memorandum outlining the data collected from each project – that builds and integrates together – is expected.



City of Hailey

Hailey Comprehensive Plan Update Consultant Services – Request for Qualifications (RFQ)



The Community Development Department of the City of Hailey, Idaho, is seeking the services of a consultant or consultant team to complete Hailey’s Comprehensive Plan Update. Qualified consultants will be experienced in land use planning, housing and transportation planning, economic development, fiscal analysis, sustainability, design, and other relevant experience in undertaking innovative planning efforts in a unique mountain and resort community. The updated plan should reflect the diverse demographic of the community. Work completed will exhibit robust community outreach, rigorous attention to detail, as well as the ability to provide recommendations and concrete implementation strategies to affirm the community’s vision that “Hailey is a community in which families thrive; a community whose character of place is valued and defined by safe, walkable, attractive, and vibrant residential and commercial neighborhoods and streets, clean air and water, abundant open space, parks and trees, and strong education and social support networks. Hailey is a community connected to and respectful of the natural assets surrounding us. Hailey is a community that honors its history and embraces ethnic, cultural, generational, and economic diversity”.

After review of the RFQ submittals, the top selected consultants will be asked to submit a full proposal and may be interviewed.

One (1) electronic copy of the proposal shall be received no later than **5:00pm (MT) on Friday, February 3, 2023**. Submittals after this time shall not be accepted.

Inquiries about the project and electronic submittals shall be directed to Community Development Director, Robyn Davis, at robyn.davis@haileycityhall.org.

The hardcopy proposals shall be addressed to:

City of Hailey
Community Development Department
Attn: Robyn Davis
115 South Main Street
Hailey, ID 83333

Project Description

Introduction. The update will build upon and bring together former planning efforts to create an updated and timely Comprehensive Plan that creates a roadmap for the future of Hailey. This Comprehensive Plan Update will include components of traditional plans, as well as incorporate new, transformative ideas and recommendations.

The purpose of Hailey's Comprehensive Plan is to guide land use change over time. Hailey's current Comprehensive Plan was last updated in 2010. While outdated, it is still an integral policy document to guiding the City of Hailey. The city is hoping to refine its current plan, build upon, and modernize its goals and indicators to meet the needs of its current and future citizenry for years to come. This updated, citywide comprehensive plan will support the City's vision through clear, concise vision, goals, land use direction, and actionable implementation items that will aid in successful implementation of the plan over its 10-year lifespan.

Preliminary Scope of Work

The city-wide Comprehensive Plan will create consensus around an overarching vision for Hailey's diverse community that can be espoused by all. The goal is to not overlook current policy framework and guidance provided by various long-range plans and policy adopted by the city, but to review them and incorporate the best applicable practices and recommendations provided by these documents. The consultant should illustrate the various implementable tactics and on-ground expertise. With this broad objective in mind, the city has developed the following outline for the Plan's development:

Community Profile: Develop a socio-demographic profile of the community analyzing how the city has progressed over the last ten (10) years, and the direction the city might take in the next ten (10) years given the context of explosive growth in the area. This profile should include demographic trends, employment, housing, environment and sustainability, and more.

Inventory of Existing Conditions: Inventory of current land uses, transportation, and infrastructure by utilizing the city's available data and other regional resources.

Resident/Stakeholder Engagement Strategy: The public's participation is critical to the redevelopment of a Comprehensive Plan and policies that reflect the needs, desires, and decisions of the community. The Comprehensive Plan should strive for consensus building. The consultant needs to design, implement, and guide the public participation process that incorporates effective and innovative participation mechanisms and techniques, and engages all economic and demographic groups in Hailey. Unique forms of public engagement that reaches community members currently not participating in local government is encouraged. The consultant, in collaboration with the City Staff, shall draft regular articles and website releases providing updates on the Comprehensive Plan process, which includes information about upcoming workshops and community input opportunities. These will be made available on the City's website by staff.

The City's Vision and Goals: The current Comprehensive Plan lacks a strong overall vision statement. A visioning exercise is critical to guide this update, and to articulate the needs and priorities for future development. Refine the City's Vision and Goals for the city-wide Comprehensive Plan.

Future Land Use Plan: Refine future land use strategies that focus on infill/redevelopment. Update as necessary, including a land use capacity analysis and new growth projections, to ensure relevance of existing polities and recommend new policies if gaps are identified to help direct growth and development within Hailey.

Mobility/Transportation: Address areas where mobility and transportation connections in the city could be improved, including concepts of road-diet projects throughout the city.

Economic Development and Redevelopment Strategies: Identify and recommend both proven and emerging programs along with available funding sources geared toward spurring private investment and reinvestment within the city. Provide strategies that ensure the continued maintenance, quality, and success of the existing commercial base, which maintains the vitality of areas that serve the city.

Diversity, Equity, and Inclusion: The City of Hailey is seeking to create, define, and implement equity-focused strategies that are more representative of the community, are more equitable, and better promote racial and economic integration. Craft the Comprehensive Plan Update with an "equity lens" to encourage equity and minimize gaps.

Community and Sustainability: Coordinate with the Regional Climate Action Plan team to incorporate and/or refine the actionable climate policies that inform the groundwork for achievable climate outcomes for the city.

Housing: Core to its identity, the City of Hailey prides itself on being the "locals' community" of the Wood River Valley. To best reflect the evolving changes of Hailey's housing landscape, the consultant/team will be responsible for developing clear policy statements, as well as a set of housing principals, goals, strategies, and priorities that will inform the housing chapter of the Comprehensive Plan. The city is currently underway in developing a Housing Needs Assessment. It is anticipated that the data collected from this assessment will be included as a part of Hailey's updated Comprehensive Plan.

Final Document: Production of the final document, which should be an attractive, engaging, and easy to use document. Supplemental reports providing more detailed analysis of demographic and economic trends, historical reports, meeting summaries should be developed as appendices.

Maps and Graphics: The consultant/team will be responsible for developing and preparing attractive graphics (to be provided in original digital and hard copy, where appropriate) for presentations, public meetings, and the final report, including but not limited to:

- Base Maps including the physical context of the study area, including major vegetation, waterways, utility installations, public facilities, surrounding land use and transportation infrastructure.
- Framework/Vision Plan, including suggested future land use and mobility maps, location of community assets and graphics showing potential future and use and development.
- Presentation Materials, including slides and/or other graphics or appropriate documentation at the scale and level of detail necessary for public meetings.
- Finished Graphics and Text, including slides and other documentation for inclusion in the final report and presentation to the Planning and Zoning Commission and the City Council.

City Resources. Existing plans, other relevant policy and regulatory documents, and a Land Use Map are available at the link provided: <https://haileycityhall.org/codes-and-plans/>

Project Schedule. The following dates are intended to provide a guideline for the process and are subject to change:

Date	Item
December 30, 2022	RFQ Available
February 3, 2023	Submittal Deadline (must be received by 5:00pm MT)
TBD (if necessary)	Consultant Interview
February 17, 2023	Consultant Selection Announcement
March/April 2023	Anticipated Start Date

Consultant Submittal. The consultant submittal shall include the following information, with each section clearly labeled, identified, and numbered.

Cover Letter: Familiarity with the City of Hailey and its regional context.

Capability to Perform Project: Interest in the project and a brief description of relevant experience that affirms the consultant's unique qualifications (e.g., firm's history, areas of expertise, address of office that will manage project, length of time in business, firm's legal structure, firm's commitment to provide necessary resources to perform and complete project).

Qualifications of Project Team: Description of team and qualifications (e.g., resumé for the key individuals assigned to the project including sub-consultants. Key personnel roles and responsibilities on this project. Identify project manager who will be responsible for the day-to-day management of project tasks and will be primary point of contact).

Method Approach and Tentative Timeline: Narrative describing the overall method and approach to redeveloping the city's comprehensive plan (e.g., the tasks that must be accomplished to complete the project, including but not limited to, creative and new ideas. How

the firm proposes to execute the tasks. Unique aspects of the project and alternative approaches the owner might wish to consider).

Relevant Project Experience: Samples and final documents from comparable projects completed within the previous five (5) years (e.g., description of other projects executed by the firm that demonstrate relevant experience). List of all relevant public sector clients for whom you have performed similar work for, which should include name, address, and phone number of a person who can be contacted regarding the firm's performance on the project)).

Selection Process. From a review of the proposals received, the city intends to invite consultants to be interviewed before making a final selection of a consultant for this Project. If the city desires to interview a consultant, that consultant will receive notification of the date and time of the interview.

The selected consultant/team then will negotiate with the city the project contract including scope of work, project schedule and fee. If a reasonable contract including fee cannot be achieved with the respondent of choice, in the opinion of the city, negotiations will proceed with the second-choice respondent until a mutually agreed upon contract can be negotiated.

Once a consultant has been selected and contract negotiation has occurred, the Staff Evaluation Panel will recommend a consultant to the City Council for their consideration and contract approval.

Evaluation Criteria. The following factors will be used in evaluating the Consultant's qualifications:

1. Experience and knowledge in completing a citywide comprehensive plan for a growing mountain resort community.
2. Creative, timely approach to issues.
3. Ability to complete the project within a given timeframe and budget.
4. Ability to maintain communication on project development.
5. Ability to engage partners and stakeholders during the process.
6. Experience and involvement with subsequent implementation phases associated with a previously completed citywide comprehensive plan.

Other. Compliance of Idaho Statute Title 67, Chapter 65, Section 67-6508 is required - <https://legislature.idaho.gov/statutesrules/idstat/title67/t67ch65/sect67-6508/>

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