

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Tuesday, January 19, 2021**  
**Virtual Meeting**  
**5:30 p.m.**

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

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

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

**Call to Order**

**Public Comment for items not on the agenda**

**Consent Agenda**

**CA 1** Adoption of the Meeting Minutes from the January 4, 2021 PZ Hearing. **ACTION ITEM.**

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Butterfly, LLC, represented by B.Y.L.A. Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is 943 square feet. A detached 1,485 square foot two bay garage is also proposed. This project is located at Lots 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.**

**CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for a 3,705 square foot single-story commercial building. This proposal includes a display area, office and warehouse. This project is located at Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Dr and 4130 Black Oak Dr) within the Light Industrial (LI) Zoning District. **ACTION ITEM.**

**Public Hearing**

**PH 1** Consideration of a Design Review Pre-Application by Hailey Airport Inn, LLC, represented by Owen Scanlon, for the addition of two (2) new three-story apartment buildings. Building One will consist of three (3) one-bedroom units and nine (9) two-bedroom units, ranging in size from 484 square feet to 745 square feet. Building Two will include four (4) one-bedroom units, two (2) two-bedroom units and three (3) three-bedroom units, ranging in size from 598 square feet to 1,020 square feet. This project is located at Lot 1A, Block 137, Hailey Townsite (804 South 4<sup>th</sup> Avenue) 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.

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

- Rezone: Silver Creek Property Holdings and LL Greens
- DR Pre-App: Silver Creek Property Holdings and LL Greens
- CUP: Silver Creek Property Holdings and LL Greens

**Return to Agenda**

**Meeting Minutes**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, January 4, 2021**  
**Virtual Meeting**  
**5:30 p.m.**

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

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

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

**Present**

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

**Staff:** Lisa Horowitz, Robyn Davis, Jessica Parker

[5:30:33 PM](#) Chair Fugate called to order.

[5:30:46 PM](#) Public Comment for items not on the agenda. No Comment.

[5:31:34 PM](#) Consent Agenda

**CA 1** Adoption of the Meeting Minutes from the December 7, 2020 PZ Hearing. **ACTION ITEM.**

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Amatopia, LLC, represented by Galena Engineering, where HAILEY FR SWSE SEC 9 & FR NWNE SEC 16 TL 7816 2N 18E (235 West Maple Street) is subdivided into five (5) lots, ranging in size from 6,090 square feet to 8,035 square feet. A private road, Parcel A, will service the proposed lots, and Parcels B and C will be dedicated as open space to benefit the subdivision. A portion of this parcel is located within the Townsite Overlay (TO) and all of this parcel is located within General Residential (GR) Zoning District. **ACTION ITEM**

[5:31:45 PM](#) Add Scanlon's name to meeting minutes.

[5:32:24 PM](#) Pogue motioned to approve CA 1 and CA 2. Scanlon seconded. All in Favor.

**Public Hearing**

**PH 1** [5:33:12 PM](#) Consideration of a Design Review Application by Butterfly, LLC, represented by B.Y.L.A. Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is 943 square feet. A detached 1,485 square foot two bay garage is also proposed. This project is located at Lots 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.**

[5:33:48 PM](#) Davis introduced project and turned floor to applicant team. Ben Young, Landscape Architects, explained location of project right behind Lightworks a previous project the applicant team did several years ago. Young explained how the idea of this project came to be, allowing residents to live and work in the same unit. Young explained lot is currently vacant. Young noted there are three trees in the right of way and they will stay. Young explained proposal is to build two work/live units with a detached garage building associated with the two units. Young explained there are separate parking spaces not enclosed. Both units are connected to the

parking areas via a concrete path. Young explained incorporating solar panels on the backside of the garages. Young stated limited landscaping proposed at this point and snow storage to remain onsite. Young explained proposing to remove the lawn along the right of way and replace it with a more native drought tolerant grass similar to what is in place at Lightworks. Young explained construction management plan and construction parking. Young stated grading out to the existing swells located at the center of the road. Young explained keeping this project more simple, low maintenance. Young explained the upstairs of the units will be the living area and the downstairs will be the working area. Young summarized site layout and explained the materials to be used.

[5:43:30 PM](#) Chair Fugate asked commissioners if they have questions.

[5:43:42 PM](#) Scanlon asked if plan to add more colors to the buildings, like they did on Lightworks.

Scanlon encourages applicant team to do add color. Scanlon asked what the composition of the exterior siding is and how they will handle the corners. Scanlon asked what the color of the screening material going around the garbage enclosures. Scanlon asked what the accessibility for the handicap parking space to the sidewalk. Scanlon asked where the bicycle parking is located. Young explained trying to showcase wood as a product, building these out of a CLT panel on the interior, the laminate wood is basically the core structure and the wood siding is basically a rainscreen. Young confirmed yes using wood, and do anticipate a lot of compound cuts along the edge. Young went on to discuss the corner detail and wood rainscreen. Young stated the garbage screening is a corrugated paneling, matching the projects across the street. Young stated ADA is a flush curb. Young explained location of where bikes could be parked but was not included in the plan. Young is making a note to add bike parking. Scanlon asked if Mercure Drive is a private road. Davis confirmed it is private.

[5:48:41 PM](#) Stone confirmed the solar panels are just connected to the garage, but where are they going to be connected. Young explained they will be connected back to the meters. Stone asked if each unit gets one garage. Young explained the intent is that the garage space will be rented with each unit. Stone asked if the garage could be used as a work area. Young explained that is a possibility, that they are rentable spaces. Stone confirmed the intent is not to rent out the garages individually. Young confirmed. Stone asked what work they foresee going on in the buildings. Young explained the LI Zone is fairly restricted and the future tenants will need to fit within those requirements.

[5:52:19 PM](#) Smith suggested double checking the math on the garage square footage, may be larger than listed on the plans. Smith stated the majority of the glazing is actually on the north and eastern aspects of the buildings and that they are using that as an energy efficiency call out. Smith stated it appears to him that if using that as energy efficiency would at least flip one of the buildings 180. Smith asked about the irrigation to be installed. Smith noted a maintenance plan was mentioned by staff regarding the landscaping. Smith asked if the development is intended to remain as a single ownership or if intend to separate the units. Young stated this would not be divided and sold off, would be kept under one ownership. Young explained the native grass would be mowed once year, and that there is not a lot of other maintenance needs. Young confirmed can submit a maintenance plan. Young stated the irrigation will be overhead. Young explained reason of orientation of buildings proposed on the lot, confirming broadside is facing south with a lot of glazing on the north east side. Young confirmed the buildings will be built to code. Jolyon Sawrey, confirmed question of orientation of the building. Sawrey

confirmed windows are facing the southeast and to the east. Sawrey discussed the glazing facing the north. [5:58:10 PM](#) Sawrey explained energy criteria choosing to comply with – low heat window coating, triple pane window, and solar panels. Smith is also interested in what they are going to do with the perennials, and to please include that.

[5:59:30 PM](#) No questions from Pogue or Chair Fugate.

[5:59:45 PM](#) **Chair Fugate opened public comment.**

No comment.

[6:00:41 PM](#) **Chair Fugate closed public comment.**

[6:00:52 PM](#) Scanlon stated that the previous project built was very well received and thinks this project ties in nicely with the concept they are doing. Scanlon believes these fit nicely in the neighborhood and be an assets to the community.

[6:01:42 PM](#) Stone asked if Airport West has reviewed these plans. Davis confirmed she believes they have. Young confirmed have submitted to Airport West and they are meeting on Wednesday to review this plan. Stone believes these will match the area and that there will be plenty of market for those working from home.

[6:03:13 PM](#) Smith agrees with previous comments by commissioners, thinks this will be an asset. Smith believes this is going to make that corner of Airport West look more cohesive and provide opportunity for those who want to work from home and be close to town. Smith complimented applicant team.

[6:04:12 PM](#) Pogue agrees with other commissioners, this will be a great addition to Airport West. Pogue complimented applicant team.

[6:04:49 PM](#) Chair Fugate agrees with comments by previous commissioners, though agrees that a touch of color could be added. Chair Fugate believes this will fit in beautifully. Chair Fugate asked if need to add condition for applicant team to provide a maintenance plan. Smith does not believe it needs to be a condition. Stone asked if the applicants are amendable to the additional color. Young confirmed it is noted, that the number for the units will be colored and will add color.

[6:07:46 PM](#) **Stone motioned to approve the Design Review Application submitted by Butterfly, LLC, represented by BYLA Landscape Architects, for a new mixed-use development consisting of two (2) live-work units, each unit is approximately 943 square feet. A detached 1,485 square foot garage is also proposed. The project is to be located in 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 Hailey Municipal Code, Title 17 and Title 18, and City Standards, provided Conditions (a) through (k) are met. Pogue seconded. All in Favor, with correction of garage square footage.**

Horowitz thanked applicant team, that their projects are extremely innovative.

**PH 2** [6:11:05 PM](#) *Consideration of a Design Review Application by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for a 3,705 square foot single-story commercial building. This proposal includes a display area, office and warehouse. This project is located at Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Dr and 4130 Black Oak Dr) within the Light Industrial (LI) Zoning District. **ACTION ITEM.***

[6:11:40 PM](#) Horowitz introduced project and the applicant team. Horowitz turned floor to applicant team. Ken Hernandez, owner, stated has been in the area for 15 years and just need a new building. Dana Kauffman, Insight Architects, explained project is a contractor warehouse supply with a small office space. Kauffman explained project is located on a vacant. Kauffman explained site plan – parking, entrances, landscaping. Kauffman explained interior layout of the building, including overhead door to allow product to come in and out.

[6:17:17 PM](#) Scanlon asked if street is private or public. Horowitz confirmed it is a public street and that Public Works has reviewed the project. Scanlon asked if code prevents backing out of more than two spaces. Horowitz will verify the code. Scanlon asked Kauffman where the trash enclosure will be. Kauffman does not know at this time. Scanlon asked if the catch basins are drywells. Kauffman confirmed drywells, not attached to anything else. Scanlon asked where the bicycle parking is. Scanlon asked why the restroom is behind the breakroom, wondering if restroom and breakroom should be swapped. Fernandez explained that did not want the restroom door to open directly into the office, allowing for more privacy. Scanlon is curious of the location of the overhead door, that have to go in and make a 90 degree turn. Fernandez explained decision of the overhead door location and that the materials they will be bringing in will be able to make that turn. Fernandez summarized there is plenty of room.

[6:22:32 PM](#) Stone asked if this building is similar to their other locations. Fernandez explained other locations built are much larger than this location, that this location is similar but on a smaller footprint. Stone asked if have a current office in Hailey. Fernandez explained sold current location and leasing it back until this building is built. Stone asked if the parking upfront is for clients or staff. Fernandez explained parking up front is primarily for clients, that they do not get a lot of drive in business.

[6:25:23 PM](#) Smith asked if there is a 3<sup>rd</sup> light on the exterior wall he is not seeing and asked for clarification on coloring of the overhead door. Kauffman explained there is a panel of glazing on the overhead door and the location of the 3<sup>rd</sup> light above the door.

[6:27:23 PM](#) Pogue requested the utilities, trash enclosures, etc. to be shown.

Horowitz explained they did recommend those items could be made part of the building permit but if the board would prefer it could come back. Chair Fugate is acceptable to it being part of the building permit if the other commissioners are.

[6:28:48 PM](#) **Chair Fugate opened public comment.**

No comment.

[6:29:14 PM](#) **Chair Fugate closed public comment.**

[6:29:31 PM](#) Horowitz thanked applicant team for still keeping presence in Hailey and appreciates the diversity of the businesses.

[6:30:37 PM](#) Scanlon is good with it, and thinks staff can handle the issues.

[6:30:50 PM](#) Stone agrees with Horowitz, thinks these buildings are just attractive as the buildings just heard. Stone believes this is a perfect use of the property and no issues with other items.

[6:31:46 PM](#) Smith agrees with what has been said, nice to see people willing to invest in our town and it is much appreciated. Smith agrees the tree will be lonely, but least it's a tree. Smith appreciates the idea that this is going to expand the owner's potential and will be a nice addition out there.

[6:32:55 PM](#) Pogue is happy to have the staff review the items as part of the building permit and agrees with Horowitz's comments.

[6:33:41 PM](#) Chair Fugate agrees as well and that the project seems to be well thought out.

[6:34:01 PM](#) Smith motioned to approve the Design Review Application submitted by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for a 3,705 square foot single-story commercial building located at Lot 18 and 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Dr and 4130 Black Oak Dr) in 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 188, and City Standards, provided conditions (a) through (n) are met. Scanlon seconded. All in Favor.

#### New Business

[6:36:29 PM](#) **NB 1** *Election of Chair and Vice Chair. ACTION ITEM*

Smith nominates Chair Fugate to continue as Chairman and Pogue to continue 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: **January 19, 2021**

- DR Pre App: Airport Inn

Horowitz provided summary of upcoming projects and confirmed next hearing is on a Tuesday.

[6:45:21 PM](#) Scanlon motioned to adjourn. Smith seconded. All in Favor.

**Return to Agenda**



## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 4, 2021, the Hailey Planning and Zoning Commission considered a Design Review Application by Butterfly, LLC, represented by Chase Gouley of Ben Young Landscape Architecture (BYLA), for a new mixed-use development, consisting of two (2) live-work units, each unit is approximately 943 square feet with a detached 742.5 square foot garage, to be located at 1911 Lear Lane (Lot 2D, Block 3, Airport West Subdivision #2) in the SCI Industrial (SCI-I) Zoning District.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 16, 2020 and mailed to property owners within 300 feet on December 16, 2020.


**Application:** The Applicant is proposing a new mixed-use development consisting of two (2) live-work units, each unit is approximately 943 square feet in size. A detached 742.5 square foot garage (two bay) is also proposed. The Applicant is proposing to construct the kitchen, bath and entry patio on the first floor, and bedroom and bathroom on the second floor. Access will be off of Mercure Lane and Lear Lane, both private streets.

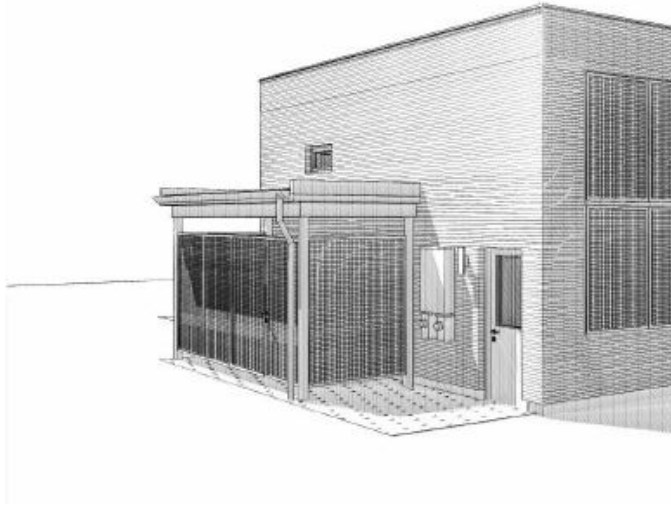
**Procedural History:** The Design Review Application was submitted on December 1, 2020 and certified complete on December 17, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on January 4, 2021, via GoTo Meeting and in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No concerns</i>
				Life/Safety: <i>No concerns</i>
				Water and Sewer: <i>No concerns</i>
				Building: <i>No concerns</i>
				Streets: <i>No concerns</i>
				Landscaping: <i>No concerns</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	No signage is proposed at this time. If signage is proposed, a Sign Permit Application shall be submitted and approved, and all signage shall conform to City Regulations.  The Commission has found this standard to be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code.

			<b>Staff Comments</b>	<p><i>The Hailey Municipal Code requires one and a half (1.5) parking spaces per unit for mixed-use developments. Two (2) live-work units are proposed; therefore, three (3) onsite parking spaces are required. The site plan shows a total of six (6) onsite parking spaces: a two-bay garage and four (4) parking spaces, one (1) of which is designated as ADA.</i></p> <p><i>Parking requirements for the proposed project are met.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.08C.040 Outdoor Lighting Standards</b>	<p><b>17.08C.040 General Standards</b></p> <ol style="list-style-type: none"> <li>All exterior lighting shall be designed, located and lamped in order to prevent:             <ol style="list-style-type: none"> <li>Overlighting;</li> <li>Energy waste;</li> <li>Glare;</li> <li>Light Trespass;</li> <li>Skyglow.</li> </ol> </li> <li>All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</li> <li>Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</li> <li>Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</li> </ol>
			<b>Staff Comments</b>	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut Sheets are attached.</i></p> <div data-bbox="907 1276 1089 1770" data-label="Image"> </div> <p><i>The Commission has found this standard to be met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Bulk Requirements</b>	<b>Zoning District: SCI-Industrial (SCI-I)</b> <b>Maximum Height: 35'</b> <b>Setbacks:</b> <ul style="list-style-type: none"> <li>• Front yard: 10'</li> <li>• Side yards: 10'</li> <li>• Rear yard: 10'</li> <li>• Lot Coverage: 70%</li> </ul>
			<b>Staff Comments</b>	<i>Maximum Building Height: 35'</i> <i>Proposed Building Height for Garage: 17'</i> <i>Proposed Building Height for Live-Work Units: 23'-7"</i>  <b>Proposed Setbacks:</b> <ul style="list-style-type: none"> <li>○ Front Yard (Lear Lane): 41'-4"</li> <li>○ Side Yard (Merlin Loop): 10'-5"</li> <li>○ Side Yard (Mercure Lane): 13'</li> <li>○ Rear Yard (West): 10'</li> </ul> <b>Proposed Lot Coverage:</b> <ul style="list-style-type: none"> <li>○ 1,685 square feet (Proposed Footprint of Live-Work Units + Garage) / 13,839 square foot lot = 13%</li> </ul> <i>The Commission has found all setback, building height, and lot coverage requirements have been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Required Street Improvements Required</b>	<b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b>
			<b>Staff Comments</b>	<i>No sidewalk exists along the eastern side of Merlin Loop, which includes the property frontage of the project. The Applicant is proposing to remove the existing turf within the public right-of-way and replace it with native grasses. Circulation of the site includes construction of a five (5) foot wide, four (4) foot wide and almost seven (7) foot wide gravel paths. These pathways meander through the site, connecting one building to another. That said, a sidewalk in-lieu fee should be discussed for the property frontage of Merlin Loop. This has been made a Condition of Approval.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.070(B) Required Water System Improvements</b>	<b>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</b>
			<b>Staff Comments</b>	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.</i>
<b>Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey</b>				
<b>1. Site Planning: 17.06.080(A) 1, items (a) thru (n)</b>				








Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>
			Staff Comments	<p>The buildings align nicely with the lot lines and maximize western and southern sun exposure. Exterior spaces surround the proposed buildings, creating open and usable areas for residents. Circulation of the site includes construction of a five (5) foot wide, four (4) foot wide an almost seven (7) foot wide gravel paths. These pathways meander through the site, connecting one building to another, and connecting the buildings to the private streets, Lear Lane and Mercure Lane, and provide safe access to and from the buildings.</p> <p>To further support site circulation, the Commission requested that the Applicant delineate bicycle racks on the site plan. The Applicant plans to do so on the Building Permit Drawing set. The Commission has found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p>
			Staff Comments	<p>With the exception of three (3) street trees within the public right-of-way, no plant material or landscaping currently exists onsite. A Landscape Plan has been prepared (Sheets L3.0), which provides a Plant Material List for proposed landscaping. The Plant Material List includes:</p> <ul style="list-style-type: none"> <li>- 2 Douglas Fir Trees at 16' to 18' in size</li> <li>- 8 Tor Birch Leaf Spirea at 5 gallons each</li> <li>- 800 square feet of assorted perennials</li> <li>- 8,300 square feet of native grasses</li> </ul> 

				<i>The Commission discussed the proposed landscaping and requested that the Applicant provide an Irrigation and Maintenance Plan, to be reviewed by City Staff prior to issuance of the Building Permit. Upon Staff approval, the Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1c	<b>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</b>
			<i>Staff Comments</i>	<i>Site circulation has been designed to keep vehicular access to Lear Lane and Mercure Lane, and parking onsite. Circulation of the site includes construction of a five (5) foot wide, four (4) foot wide and almost seven (7) foot wide gravel paths. These pathways meander through the site, connecting one building to another, and connecting the buildings to the private streets, Lear Lane and Mercure Lane.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1d	<b>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</b>
			<i>Staff Comments</i>	<i>No loading areas are proposed and/or needed. Trash bins and recycling are located along the west side of the garage bays, and will be screened by a perforated aluminum screen.</i>    <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1e	<b>e. Where alleys exist, or are planned, they shall be utilized for building services.</b>
			<i>Staff Comments</i>	<i>The garage bays and trash/recycling enclosure are located off of the private street, Mercure Lane.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1f	<b>f. Vending machines located on the exterior of a building shall not be visible from any street.</b>
			<i>Staff Comments</i>	<i>N/A, as none are proposed or existing.</i>

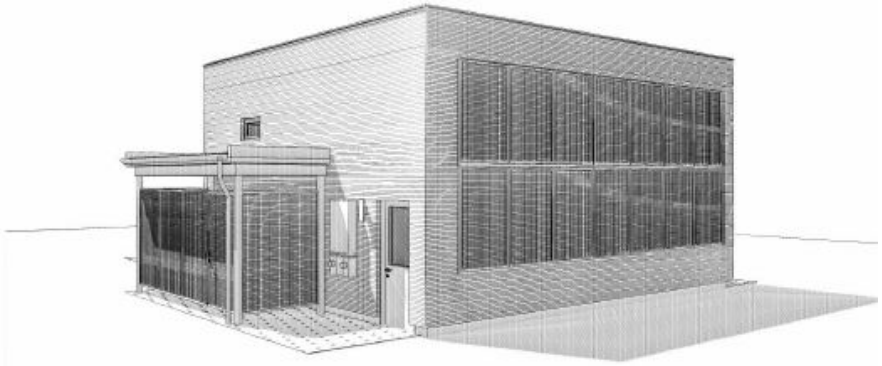
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1g	<p><b>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</b></p> <p><b>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</b></p> <p><b>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</b></p>
			Staff Comments	<p><i>The onsite parking areas are located off of the private streets, Mercure Lane and Lear Lane. Parallel parking is located in front of the live-work units and off of Lear Lane. The garage bays and two (2) additional onsite parking spaces are located off of Mercure Lane. The entrance of each unit is clearly visible and parking does not dominate the building frontage.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1h	<p><b>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</b></p>
			Staff Comments	<p><i>Four (4) parking spaces (two bay garage and two onsite spaces) can be accessed off of Mercure. Two (2) parallel spaces, one of which is an accessible space, can be accessed off of Lear Lane.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1i	<p><b>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</b></p>
			Staff Comments	<p><i>The site plan proposes 2,963 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (740 square feet) is required; 1,013 square feet of snow storage is proposed. The snow storage areas also appear to be accessible to all types of snow removal vehicles and are not less than 25% of the improved parking, vehicle and pedestrian areas.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1j	<p><b>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</b></p>
			Staff Comments	<p><i>Please refer to Section 17.06.080(A) 1i for further details.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1k	<p><b>k. A designated snow storage area shall not have any dimension less than 10 feet.</b></p>
			Staff Comments	<p><i>The proposed snow storage area is greater than 10'-wide.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1l	<p><b>l. Hauling of snow from downtown areas is permissible where other options are not practical.</b></p>
			Staff Comments	<p><i>N/A, as this parcel is not located downtown.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1m	<p><b>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</b></p>

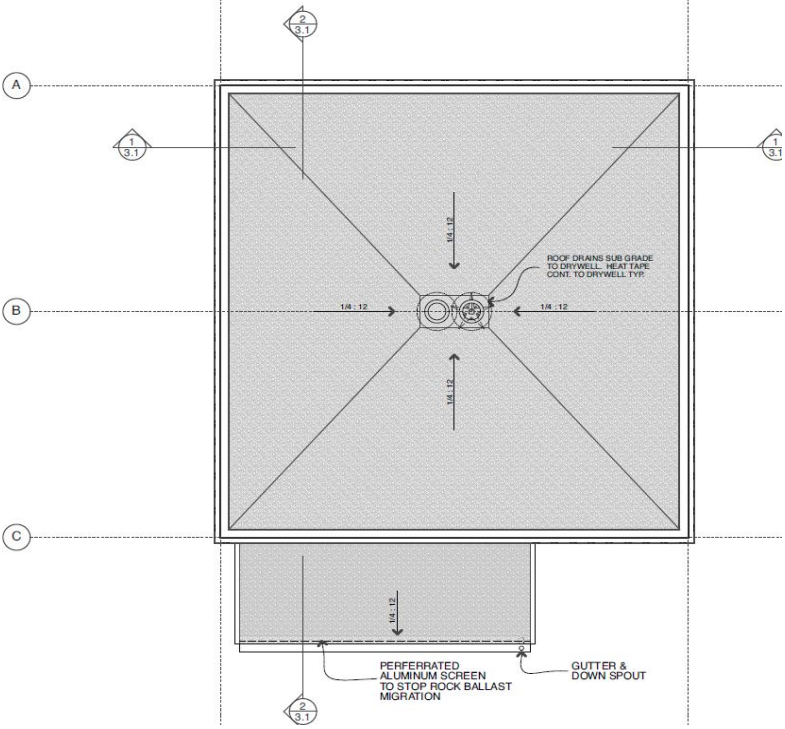
			<b>Staff Comments</b>	<i>Snow storage areas do not impede parking or pedestrian areas.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A) 1n</b>	<b>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</b>
			<b>Staff Comments</b>	<i>Snow storage areas are shown in native grass landscaped areas.</i>  <i>The Commission has found this standard to be met.</i>
<b>2. Building Design: 17.06.080(A) 2, items (a) thru (m)</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A) 2a</b>	<b>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</b>
			<b>Staff Comments</b>	<i>The live-work units, or Homeworks, incorporate unique designs and will be complementary to the surrounding buildings and area. The garage is designed to be compatible with The Granary and Lightworks projects, located to the north and east of the subject parcel.</i>  <i>The Commission complemented the proposed design and encouraged the Applicant to utilize color to enhance the natural wood components of the project. The Applicant plans to incorporate color as accents throughout the design. The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.080(A) 2b</b>	<b>b. Standardized corporate building designs are prohibited.</b>
			<b>Staff Comments</b>	<i>N/A, as no standardized corporate design will be utilized.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A) 2c</b>	<b>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</b>
			<b>Staff Comments</b>	<i>The buildings feature large entry windows and doors, a front patio, and balcony to help break up the mass of the buildings and encourage human interaction.</i>  <i>Additionally, the live-work units are located on the same parcel, approximately eleven (11) feet apart. Native grasses and gravel pathways surround the units to further encourage human activity and interaction.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A) 2d</b>	<b>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</b>
			<b>Staff Comments</b>	<i>Various design features are shown on the front façade and around the proposed buildings: horizontal wooden siding, large windows in black, and balconies with simple detailing. The natural colors of the wood tones will harmonize with the existing structures. Furthermore, the proposed buildings will complement the existing nearby structures of Lightworks and the Granary. Materials and design features have been chosen to create a cohesive design among the three developments.</i>



				      <p>SIDING PRECEDENT    SIDING COLOR    WINDOW PRECEDENT    WINDOW COLOR    WOOD FENCE PRECEDENT    ROOF BALLAST</p> <p><i>The Commission has found this standard to be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2e	<p><b>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</b></p> <p><i>Staff Comments</i> N/A, as there are no plans for future additions or renovations.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2f	<p><b>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</b></p> <p><i>Staff Comments</i> A variety of materials are proposed: the proposed buildings will be sided with horizontal wood siding in natural hues. All exterior doors and windows to be a metal finish brushed in black. Please refer to the Materials Sample Board, colored elevations and elevation sheets for exact materials and locations.</p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2g	<p><b>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</b></p> <p><i>Staff Comments</i> The proposed exterior colors and materials are compatible with the surrounding area. The natural colors of the wood tones will harmonize with the existing structures. Furthermore, the proposed buildings will complement the existing nearby structures of Lightworks and the Granary. Materials and design features have been chosen to create a cohesive design among the three developments.</p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2h	<p><b>h. Flat-roofed buildings over two (2) stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</b></p> <p><i>Staff Comments</i> The proposed live-work units incorporate flat roofs and are two (2) stories in height. The garage, though single story, also incorporates a flat roof. Each unit incorporates a balcony, front patio, and large entry windows.</p> 



				<i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> <li>i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within thirty (30) degrees of true south.</li> <li>ii) South facing windows with eave coverage. At least forty percent (40%) of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.</li> <li>iii) Double glazed windows.</li> <li>iv) Windows with Low Emissivity glazing.</li> <li>v) Earth berming against exterior walls</li> <li>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> <li>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</li> </ul>
			Staff Comments	<p><i>The buildings proposed minimize energy consumption by incorporating the following throughout the project:</i></p> <ul style="list-style-type: none"> <li>- All windows will be triple-paned with low emissivity glazing.</li> <li>- Solar panels are also proposed on the south wall of the proposed garage/storage building.</li> </ul> <p>..</p>  <p><i>The Commission discussed the location of the buildings in relation to sun exposure and the proposed window glazing. The Applicant noted that that the buildings have been positioned onsite to reduce glare; not necessarily take advantage of sun exposure. The Applicant discussed the three (3) energy-efficient standards they intend to meet:</i></p> <ul style="list-style-type: none"> <li>- All windows will be triple-paned</li> <li>- All windows will have low emissivity glazing</li> <li>- Solar panels will be installed on the south wall of the proposed garage/storage building</li> </ul> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>

			<b>Staff Comments</b>	<p>The roof design incorporates snow rails to retain snow. Additionally, the roof has been designed for water to drip into gutters that are then piped into onsite drywells.</p> 
				<i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A) 2k</b>	<p><b>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</b></p>
			<b>Staff Comments</b>	<p>Gutters are shown on the proposed buildings. Gutters drain to onsite drywells, which are located in landscape areas. Please reference Section 17.06.080(A)2j for further details.</p> <p><i>The Commission has found this standard to be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.080(A) 2l</b>	<p><b>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of three to twelve (3:12) and be consistent with the colors, material and architectural design used on the principal building(s).</b></p>
			<b>Staff Comments</b>	<i>N/A, as none are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.080(A) 2m</b>	<p><b>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with section 17.08A.020 of this title.</b></p>
			<b>Staff Comments</b>	<i>N/A, as no signage is proposed at this time.</i>

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

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3a	<b>a. Accessory structures shall be designed to be compatible with the principal building(s).</b>
			<i>Staff Comments</i>	<i>The garage/storage buildings are accessory, and are designed with similar materials, which are compatible with the principal buildings.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3b	<b>b. Accessory structures shall be located at the rear of the property.</b> <b>a. Accessory structures may be considered in a location other than the rear on sites determined to have characteristics that prevent location at the rear of the site.</b>
			<i>Staff Comments</i>	<i>The proposed garage is located off of the private drive, Mercure Lane. It is tucked behind the proposed live-work units and surrounding by landscaping.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3c	<b>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</b>
			<i>Staff Comments</i>	<i>Screening walls are proposed at the project entrance (Lear Lane and Merlin Loop and at the corner of Lear Lane and Mercure Lane. Reclaimed wood will be utilized and screening height will be approximately six (6)) feet in height.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3d	<b>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</b>
			<i>Staff Comments</i>	<i>The proposed screening walls are compatible with the proposed buildings, and other surrounding buildings, and do not dominate the site features (i.e., landscaping, buildings, etc.).</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3e	<b>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</b>
			<i>Staff Comments</i>	<i>N/A, as no roof projects or roof-mounted mechanical equipment are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3f	<b>f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</b>
			<i>Staff Comments</i>	<i>N/A, as no hardware associated with alternative energy sources are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3g	<b>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</b>
			<i>Staff Comments</i>	<i>N/A, as no ground-mounted mechanical equipment are shown or proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3h	<b>h. All service lines into the subject property shall be installed underground.</b>
			<i>Staff Comments</i>	<i>All services and utilities will be installed underground.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3i	<b>i. Additional appurtenances shall not be located on existing utility poles.</b>

			<b>Staff Comments</b>	<i>N/A, as no appurtenances are proposed at this time.</i>
<b>4. Landscaping: 17.06.080(A) 4, items (a) thru (n)</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4a	<p><b>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</b></p> <p><i>Plant materials proposed are native to the area and are intended to complement the surrounding landscaping of Lightworks and the Granary. The native palette includes:</i></p> <ul style="list-style-type: none"> <li>- 2 Douglas Fir Trees at 16' to 18' in size</li> <li>- 8 Tor Birch Leaf Spirea at 5 gallons each</li> <li>- 800 square feet of assorted perennials</li> <li>- 8,300 square feet of native grasses</li> </ul> <p><i>The Commission discussed the proposed landscaping and requested that the Applicant provide an Irrigation and Maintenance Plan, to be reviewed by City Staff prior to issuance of the Building Permit. Upon Staff approval, the Commission has found this standard to be met.</i></p>
			<b>Staff Comments</b>	<p><i>The Commission discussed the proposed landscaping and requested that the Applicant provide an Irrigation and Maintenance Plan, to be reviewed by City Staff prior to issuance of the Building Permit. Upon Staff approval, the Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4b	<p><b>b. All plant species shall be hardy to the Zone 4 environment.</b></p> <p><i>The proposed plant species are native and hardy to the Zone 4 environment.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
			<b>Staff Comments</b>	<p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4c	<p><b>c. At a minimum, a temporary irrigation system that fully operates for at least two (2) complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</b></p> <p><i>Existing trees and plant material will be irrigated throughout the construction process. All proposed plant material will be irrigated once installed.</i></p> <p><i>The Commission discussed the proposed landscaping and requested that the Applicant provide an Irrigation and Maintenance Plan, to be reviewed by City Staff prior to issuance of the Building Permit. Upon Staff approval, the Commission has found this standard to be met.</i></p>
			<b>Staff Comments</b>	<p><i>The Commission discussed the proposed landscaping and requested that the Applicant provide an Irrigation and Maintenance Plan, to be reviewed by City Staff prior to issuance of the Building Permit. Upon Staff approval, the Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4d	<p><b>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) shall be at least three-inch (3") caliper, and twenty percent (20%) shall be at least two- and one-half inch (2½") caliper and a maximum of twenty percent (20%) of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</b></p> <p><i>The Landscape Plan has been thoughtfully integrated into the hardscape and the building design. The parcel is located within the SCI-I Zone District; however, for further details on said plan, please reference Section 17.06.080(A)1b.</i></p>
			<b>Staff Comments</b>	<p><i>The Landscape Plan has been thoughtfully integrated into the hardscape and the building design. The parcel is located within the SCI-I Zone District; however, for further details on said plan, please reference Section 17.06.080(A)1b.</i></p>

				<i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<i>N/A, as permanent landscaping is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>N/A, as the parcel is located within the SCI-I Zone District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>Storm water runoff will be retained onsite and directed toward landscape areas.</i>
				<i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>The proposed landscaping will be maintained to ensure the project appears in a healthy, clean condition. Although no Maintenance Plan has been submitted, the Applicant can further describe, if necessary.</i>
				<i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet (4") or terraced with a three foot (3') horizontal separation of walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4m	m. Retaining walls over twenty-four inches (24") high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4n	n. Low retaining walls may be used for seating if capped with a surface of at least twelve (12) to sixteen (16) inches wide.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<b>Additional Design Review Requirements for all Non-Residential Buildings located within the LI, SCI, TI or A Zoning Districts</b>				

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1a	<p><b>a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.</b></p> <p><i>The adjoining parcels, Lightworks and the Granary, have been considered when planning Homeworks. The proposed exterior colors and materials are compatible with the surrounding area. The natural colors of the wood tones will harmonize with the existing structures. Materials and design features have been chosen to create a cohesive design among the three developments. Vehicular circulation, access and parking all complement the surrounding uses.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1b	<p><b>b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.</b></p> <p><i>Site circulation has been designed to keep vehicular access to Lear Lane and Mercure Lane, and parking onsite. Circulation of the site includes construction of a five (5) foot wide, four (4) foot wide an almost seven (7) foot wide gravel paths. These pathways meander through the site, connecting one building to another, and connecting the buildings to the private streets, Lear Lane and Mercure Lane.</i></p> <p><i>Additionally, the adjoining parcels utilize Lear Lane and Mercure Lane as ingress, egress and parking, which have been thoughtfully designed to facility the ease of vehicular movement between properties.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1c	<p><b>c. Vehicle circulation, parking and loading shall not block pedestrian access ways.</b></p> <p><i>No pedestrian access ways are blocked by vehicular circulation, parking and loading.</i></p> <p><i>The Commission has found this standard to be met.</i></p>

**Accessory Uses in the Service Commercial Industrial District**

**1. Accessory Uses: 17.04L.030.03 (D), items (1) thru (5)**

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"/>	17.04L.030.03(D)1	<p><b>D. Accessory Dwelling Units (ADUs), provided the following criteria are met:</b></p> <p><b>1) There shall not be more than one ADU per unit within a principal building.</b></p> <p><i>There are two (2) primary buildings. Each building is of mixed-use and contains one (1) dwelling unit.</i></p>

				<i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04L.030.0 3(D)2	<b>2) ADU entrances shall connect to sidewalks and/or designated pedestrian circulation areas that lead to and from the primary sidewalk system, and away from the work zone alleys.</b>
			<i>Staff Comments</i>	<i>The entrance to the dwelling units connect to sidewalks in front of and along the proposed buildings, to the garage bays, as well as to the private drives (Lear Lane and Mercure Lane).</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04L.030.0 3(D)3	<b>3) Each ADU shall have designated ground floor storage space for the Occupant's use. The storage space shall be secure, covered and screened.</b>
			<i>Staff Comments</i>	<i>Tenant storage space has been identified within the garage area. The space is covered and secure, and can be accessed via a separate door per space.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04L.030.0 3(D)4	<b>4) An ADU shall be occupied by an owner or employee of a business which occupies the principal building.</b>
			<i>Staff Comments</i>	<i>This will be made a Condition of Approval.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04L.030.0 3(D)5	<b>5) An ADU shall not be sold as a condominium or a separate legal parcel from the principal building.</b>
			<i>Staff Comments</i>	<i>This will be made a Condition of Approval.</i>  <i>The Commission has found this standard to be met.</i>

**17.06.060 Criteria.**

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
1. The project does not jeopardize the health, safety or welfare of the public.
  2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Hailey Municipal Code, and City Standards.
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
1. Ensure compliance with applicable standards and guidelines.
  2. Require conformity to approved plans and specifications.
  3. Require security for compliance with the terms of the approval.
  4. Minimize adverse impact on other development.
  5. Control the sequence, timing and duration of development.
  6. Assure that development and landscaping are maintained properly.
  7. Require more restrictive standards than those generally found in the

**Hailey Municipal Code.**

- C. Security.** The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
- 1.** If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
  - 2.** In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

## **CONCLUSIONS OF LAW**

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

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

## **DECISION**

The Design Review Application by Butterfly, LLC, represented by Chase Gouley of BYLA, for a new mixed-use development, consisting of two (2) live-work units, each unit is approximately 943 square feet with a detached 742.5 square foot garage, has been approved. The project is to be located at 1911 Lear Lane (Lot 2D, Block 3, Airport West Subdivision #2) in 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 Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (k) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be



required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.

- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- d) The project shall be constructed in accordance with the Application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to Section 17.08C.010 of the Hailey Municipal Code.
- f) The Applicant shall pay a sidewalk in-lieu fee for the property frontage of Merlin Loop. This payment shall be made prior to issuance of a Certificate of Occupancy.
- g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- i) The residential units shall be owner or employee-occupied, and shall not be sold separately.
- j) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- k) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

Attest:

\_\_\_\_\_  
Jessie Parker, Community Development Assistant

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 4, 2021, the Hailey Planning and Zoning Commission considered a Design Review Application Concrete Construction Supply (C.C.S.), represented by Insight Architects, for approval of a new 3,705 square foot single-story commercial building that includes a display area, office and warehouse, Lot 18 and Lot 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Drive and 4130 Black Oak Drive) within the Light Industrial (LI) Zoning District.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 16, 2020 and mailed to property owners within 300 feet on December 15, 2020.

**Application:** The Applicant plans to construct a new 3,705 square foot single-story commercial building, to be known as Concrete Construction Supply (C.C.S.). The proposal includes a display area, office and warehouse.

The programming of the proposed building is as follows:

- One (1) electronically-operated overhead door
- Restroom to be code compliant and accessible
- Breakroom to be ADA-compliant
- Office, Display and Warehouse Area
- Four (4) onsite parking spaces, one (1) of which is accessible

Access to the site will be from Black Oak Drive. A metal awning will extend fifteen (15) feet from the building to the southern property boundary, which will support the loading and unloading of goods/services within a covered area.

**Procedural History:** The Application was submitted on December 10, 2020, and certified complete on December 14, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on January 4, 2021, via GoTo Meeting and in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No comments
				Life/Safety:
				Water and Sewer: No utility plans have been submitted. Comments will apply to the Building Permit. If the lot does not have an existing water service with a meter vault the owners at their expense will need to have one installed.
				Building: No comments

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	No signage has been shown on the drawings submitted December 29, 2020. If signage is proposed, a Sign Permit Application shall be submitted and approved prior to installation.  The Commission has found this standard to be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. Required: 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.
			Staff Comments	The site plan shows a total of four (4) onsite spaces which are head-in spaces accessed off of the street. City regulations require that four (4) onsite parking spaces be provided. A large additional area is available on site for parking loading and warehouse activities. The project meets the number of parking spaces required by the Hailey Municipal Code.  The Commission has found this standard to be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ul> </li> <li>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</li> <li>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator</li> </ul>
			Staff Comments	The Applicant is proposing light fixtures that are downcast and low in wattage. All proposed fixtures will be Dark Sky Compliant. Cut sheets are attached to this report.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Light Industrial (LI) Zone District: <ul style="list-style-type: none"> <li>- Minimum Lot Size: 6,000 square feet</li> <li>- Minimum Lot Width: 60 feet</li> <li>- Maximum Building Height: 35 feet</li> <li>- Front Yard Setback: 10 feet</li> <li>- Side Yard Setbacks: 10 feet</li> <li>- Rear Yard Setback: 10 feet</li> </ul>
			Staff Comments	The Applicant is proposing: <ul style="list-style-type: none"> <li>- Lot Size: square feet (once Lots 18 &amp; 19 have seen a Lot Line Adjustment to eliminate the interior lot lines)</li> <li>- Building Height: 18'-3"</li> </ul>

				<ul style="list-style-type: none"> <li>- Front Yard Setback: 25'</li> <li>- Side Yard Setbacks: 10' (North), 46'(South)</li> <li>- Rear Yard Setback: 10'</li> </ul> <p><i>All setback, building height and lot coverage requirements have been met.</i></p> <p><i>The Commission has found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	No sidewalks exist in the area. Sidewalks are required along Black Oak Drive, or a payment in-lieu fee shall be collected, as outlined by the Hailey Municipal Code. An in lieu payment is recommended by staff.
				<i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	N/A

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</p> <p><i>Staff Comments</i> The orientation of the building provides for southern and western solar exposure to the parking areas, which will assist in snow removal and maintenance of drivable spaces, creating safe access to/from the building.</p> <p><i>The Commission has found this standard to be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> N/A, as no existing plant material, trees and landscaping exists on the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>

			<b>Staff Comments</b>	<i>The primary pedestrian access is from the west side of the proposed building. A second man-door is also located in the shop yard on the south side.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<b>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</b>
			<b>Staff Comments</b>	<i>Utility boxes and trash areas are not shown. Loading areas are also included within a proposed screened service yard, screened with a fence and gate.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	<b>e. Where alleys exist, or are planned, they shall be utilized for building services.</b>
			<b>Staff Comments</b>	<i>There is no alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<b>f. Vending machines located on the exterior of a building shall not be visible from any street.</b>
			<b>Staff Comments</b>	<i>No vending machines are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<b>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</b> <b>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</b> <b>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</b>
			<b>Staff Comments</b>	<i>The project is located within the Light Industrial (LI) Zoning District. The site plan shows a total of four (4) onsite spaces, to be located on the proposed building off of Black Oak Drive. A similar layout was approved several years ago by the Commission for the Espinosa Building.</i>  <i>A useable, prominent entrance is located on the front of the proposed building. While the parking is located in front of this entrance, the design seems practical and consistent with the neighborhood, particularly if this parking is used for customer parking. Since staff recommends an in-lieu payment, the parking location will not impede sidewalk use. Staff recommends that this standard can be met.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<b>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</b>
			<b>Staff Comments</b>	<i>The shop yard is accessed from a single entry point off of the street. Little to no pedestrian traffic exists in the area.</i>  <i>The Commission has found this standard to be met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	A snow storage has been designated within the street yard. Dimensions have not been shown, but have been requested of the applicant. Plenty of room appears to exist for this snow storage.  The Commission has found this standard to be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	See Standard (i) above.  The Commission has found this standard to be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	Snow storage areas appear to meet dimensional requirements.  The Commission has found this standard to be met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	Snow storage areas do not impede parking or pedestrian areas.  The Commission has found this standard to be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	Snow storage areas are proposed to be located on existing permeable areas, such as compacted road mix. No landscaping or vegetation are existing and/or proposed.  The Commission has found this standard to be met.

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			Staff Comments	The proportion, size and shape of the roof profile of the proposed building matches the existing building and complements various elements of the surrounding buildings.  The Commission has found this standard to be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2b	a. Standardized corporate building designs are prohibited.
			Staff Comments	The building is a very functional building and is not a standardized corporate design.  The Commission has found this standard to be met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<b>b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</b>
			<i>Staff Comments</i>	<i>The single-story building is pedestrian in scale with front and side entries at ground level. The primary door to the building faces the street.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<b>c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</b>
			<i>Staff Comments</i>	<i>The proposed building's front façade faces the street and includes a pedestrian entrance on the street side and shop yard side.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<b>d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</b>
			<i>Staff Comments</i>	<i>This is a new building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<b>e. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</b>
			<i>Staff Comments</i>	<i>The exterior walls incorporate corrugated metal siding, clay for the body and blue for the roof and belly band. The front door and windows are aluminum "Dark Bronze". A base of stone is shown on the street façade. The materials appear to be complimentary to the surrounding buildings.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<b>f. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</b>
			<i>Staff Comments</i>	<i>The design and colors are harmonious in color palette to other surrounding buildings and integrated appropriately for function.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<b>g. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</b>
			<i>Staff Comments</i>	<i>N/A, as the proposed building is not over two (2) stories in height.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<b>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</b> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls



				<p>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			Staff Comments	<p>The applicant states:</p> <p>ii) The glazing is located in the middle of the building and the building has an awning located above the entire length of the south side of the building.</p> <p>iii) All glazing will be double glazed.</p> <p>iv) All windows will be specified as low "E" glazing.</p> <p>The Commission has found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			Staff Comments	<p>The design of the primary entrance eliminates the need for gutters and downspouts. The secondary entrance is under a canopy.</p> <p>The Commission has found this standard to be met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			Staff Comments	N/A.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.</p>
			Staff Comments	N/A, as no signage is proposed at this time.

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	<p>b. Accessory structures shall be located at the rear of the property.</p>
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	<p>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p>
			Staff Comments	<p>Fence material is proposed as a 6' high chain-link fence.</p> <p>The Commission has found this standard to be met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	<b>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</b>
			<i>Staff Comments</i>	<i>Proposed fencing is consistent with other fencing in the area.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	<b>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</b>
			<i>Staff Comments</i>	<i>N/A None are proposed at this time. If any mechanical equipment is installed in the future, it will be located at the rear of the building or roof-mounted and shall be screened from view at ground level.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	<b>f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</b>
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	<b>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</b>
			<i>Staff Comments</i>	<i>None are proposed at this time. The applicant will describe the trash location at the hearing, and it will be required to be shown on the building permit plans.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<b>h. All service lines into the subject property shall be installed underground.</b>
			<i>Staff Comments</i>	<i>All services lines will be installed underground.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	<b>i. Additional appurtenances shall not be located on existing utility poles.</b>
			<i>Staff Comments</i>	<i>None proposed.</i>  <i>The Commission has found this standard to be met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<b>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</b>
			<i>Staff Comments</i>	<i>One tree is proposed.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<b>b. All plant species shall be hardy to the Zone 4 environment.</b>
			<i>Staff Comments</i>	<i>The proposed Amur Maple is hardy to Zone 4.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	<b>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought</b>

				<b>tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</b>
			<i>Staff Comments</i>	<i>Staff and the City Arborist recommend permanent irrigation for the one tree proposed.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<b>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</b>
			<i>Staff Comments</i>	<i>Irrigation is not yet shown, but has been made a condition of approval.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4e	<b>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</b>
			<i>Staff Comments</i>	<i>This project is located within the Light Industrial (LI) Zoning District; therefore, seasonal plantings are required. None shown at this time. This has been made a Condition of Approval.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	<b>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</b>
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<b>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</b>
			<i>Staff Comments</i>	<i>A catch basin is proposed, but not yet engineered. This has been made a condition of approval.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<b>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</b>
			<i>Staff Comments</i>	<i>The proposed tree should have permanent irrigation. Seasonal planters are required and will be maintained by the Owner.</i>  <i>The Commission has found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<b>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</b>
			<i>Staff Comments</i>	<i>No retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	<b>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</b>
			<i>Staff Comments</i>	<i>No retaining walls are proposed.</i>

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

**Additional Design Review Requirements for all  
Non-Residential Buildings located within the LI, SCI, TI or A Zoning Districts**

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1a	a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.
			<i>Staff Comments</i>	<i>Adjoining parcels include other light industrial buildings and storage. The proposed design, circulation, access, parking and drainage do not conflict with the adjoining parcels.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1b	b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.
			<i>Staff Comments</i>	<i>All vehicular access can be accessed from Black Oak Drive. Ingress, egress and parking arrangements facilitate circulation within the site.</i>  <i>The Commission has found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1b	c. Vehicle circulation, parking and loading shall not block pedestrian access ways.
			<i>Staff Comments</i>	<i>All circulation and loading are kept within the screened service yard, away from any pedestrian access areas.</i>  <i>The Commission has found this standard to be met.</i>

**17.06.060 Criteria.**

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

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

**Municipal Code, and City Standards.**

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

## **CONCLUSIONS OF LAW**

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

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

## DECISION

The Design Review Application by Concrete Construction Supply (C.C.S.), represented by Insight Architects, for approval of a new 3,705 square foot single-story commercial building that includes a display area, office and warehouse, Lot 18 and Lot 19, Block 43, Woodside Subdivision #10 (4060 Black Oak Drive and 4130 Black Oak Drive) 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 Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (n) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Infrastructure plans shall be stamped by a licensed engineer. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense includes, but will not be limited to, the following requirements and improvements:
  - a. A Sidewalk in-lieu payment be made for the required sidewalk along Black Oak Drive. Sidewalk in-lieu fees collected prior to issuance of a Certificate of Occupancy.
- d) The project shall be constructed in accordance with the application or as modified by the Findings of Fact, Conclusions of Law and Decision.
- e) All exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) A Lot Line Adjustment Application, a request to eliminate the interior lots lines of the parcel, shall be applied for concurrently with the Building Permit.
- i) Seasonal Planters shall be added to the site plan, and shown on the Building Permit submittal.
- j) Permanent irrigation shall be added to serve the proposed tree and will be shown on the Building Permit submittal.
- k) Snow storage areas shall be calculated and shown on the Building Permit submittal.

- l) Trash cans and/or dumpsters shall be shown on the Building Permit submittal.
- m) A fence permit shall be applied for prior to issuance of a building permit.
- n) All utilities shall be located underground, consistent with 17.06.080(A)3h, and shall be shown on the Building Permit submittal.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_

Jessie Parker, Community Development Assistant

**Return to Agenda**





**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of January 19, 2021**

**To:** Planning and Zoning Commission

**From:** Robyn Davis, Community Development City Planner

**Proposal:** Consideration of a Design Review Pre-Application by Hailey Airport Inn, LLC, represented by Owen Scanlon, for the addition of two (2) new three-story apartment buildings, for a total of 21 new apartment units. This project is located at Lot 1A, Block 137, Hailey Townsite (804 South 4<sup>th</sup> Avenue) within the Limited Business (LB) and Townsite Overlay (TO) Zoning Districts.

**Hearing:** January 19, 2021

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**Applicant:** Hailey Airport Inn, LLC

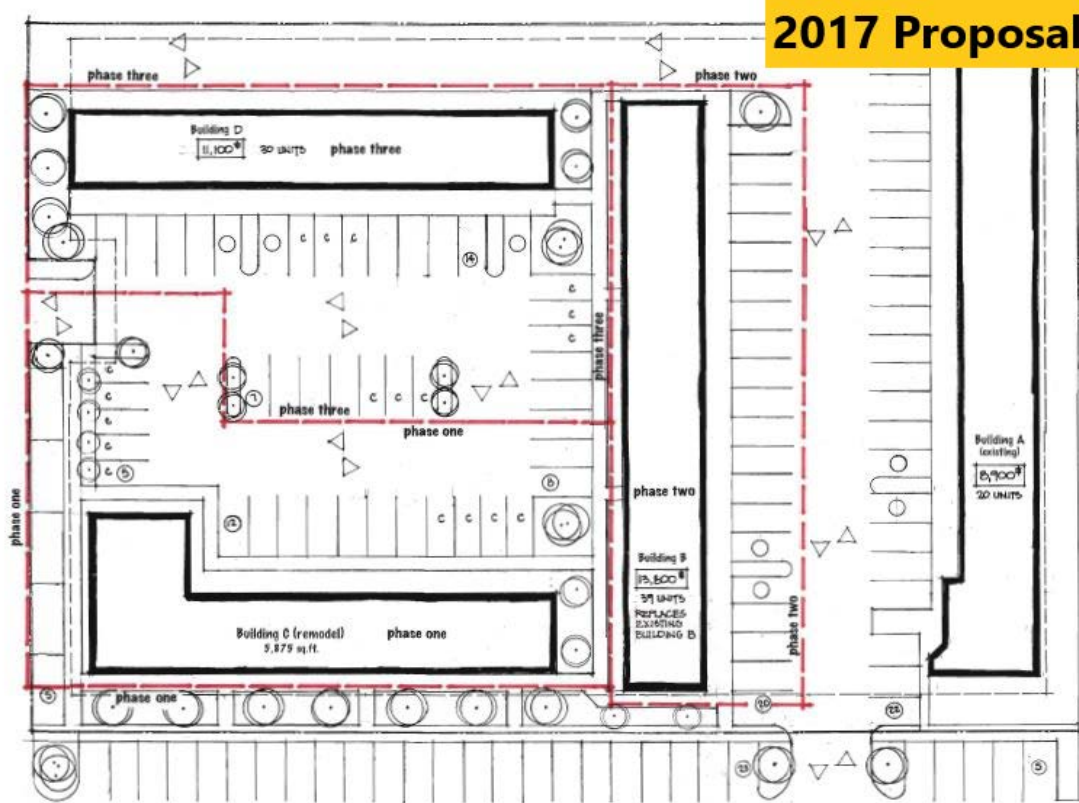
**Location:** 804 South 4<sup>th</sup> Avenue (Lot 1A, Block 137, Hailey Townsite)

**Zoning:** Limited Business (LB) and Townsite Overlay (TO) Zoning Districts

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 30, 2020 and mailed to property owners on December 29, 2020.

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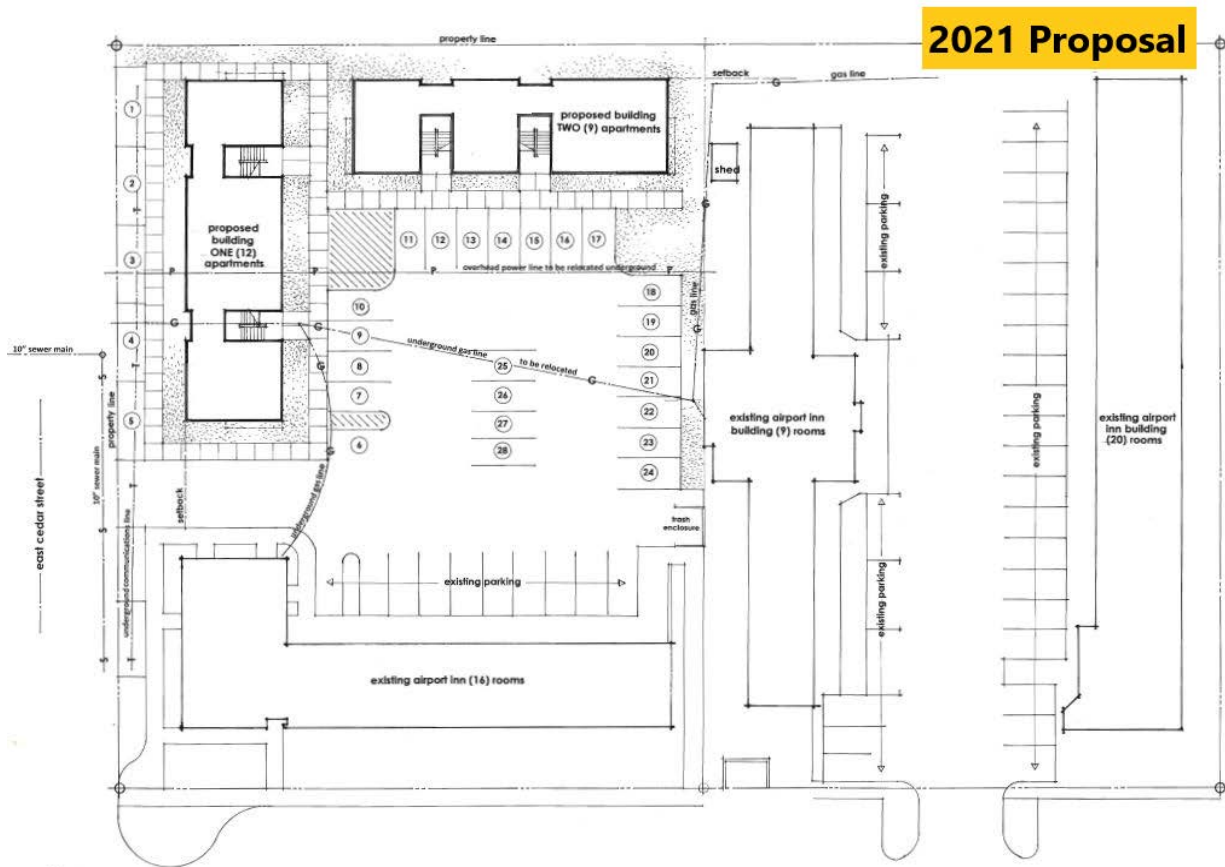
**Background and Project Overview:** In 2017, Hailey Airport Inn, LLC, was approved for a remodel of the existing 5,875 square foot mixed-use building and onsite improvements (new asphalt paving and gravel, landscaping and sidewalk improvements). At that time, the Applicant supplied an Area Development Plan (see image below), which depicted a Phase III, similar in size and shape to the current proposal. The Planning and Zoning Commission approved the Applicant's proposal to remodel the existing Airport Inn, and shared in the excitement of potential future phases.



The Applicant, Hailey Airport Inn, LLC, represented by Owen Scanlon, is proposing to construct two (2) new three-story apartment buildings within the mixed-use development. Building One will consist of three (3) one-bedroom units and nine (9) two-bedroom units, ranging in size from 484 square feet to 745 square feet. Building Two will include four (4) one-bedroom units, two (2) two-bedroom units and three (3) three-bedroom units, ranging in size from 598 square feet to 1,020 square feet. Together, the total units proposed will be 21 new apartment units.

The proposal (see image below) also includes: twenty-eight (28) additional parking spaces. Additionally, the Applicant plans to complete a Lot Line Adjustment Application to remove the interior lots of 804 South 4<sup>th</sup> Avenue (Lot 1A and Lot 2A, Block 137, Hailey Townsite), and 820 South 4<sup>th</sup> Avenue (Lot 3A, Block 137, Hailey Townsite). In doing so, the density proposed complies with the Limited Business (LB) Zone District, and is as follows:

- Original mixed-use buildings in Phase One (Buildings A, B and C): 45 short-term dwelling units exist and are considered commercial, which do not count toward the overall density.
- The proposed buildings (Building One and Building Two) are considered long-term residential dwelling units. Per the Bulk Requirements of the LB Zone District, 20 units per acre is the maximum density for any multi-family or mixed-use project. The total land area (after removal of all interior lot lines) is 1.62 acres (.42 acres + .44 acres + .76 acres) or 70,567 square feet ( $1.62 \times 20 = 32$ ). At this time, the Applicant is proposing 21 long-term residential units within the mixed-use project. Thirty-two (32) long-term residential units are permitted per the density requirements outlined in the Hailey Municipal Code.



The Applicant has submitted a Site Plan, Floor Plans and Renderings, as outlined in the Hailey Municipal Code, Pre-Application Design Review submittal requirements. No Landscape Plan has been submitted, nor is it a requirement of the Pre-Application Design Review.

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

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

1. **Required:** An application for PreApplication Design Review shall follow the procedures and be subject to the requirements established by section [17.03.070](#) of this title, and shall be made by at least one holder of any interest in the real property for which the PreApplication Design Review is proposed.
2. **Information Required:** The following information is required with an Application for PreApplication Design Review:
  - a. The Design Review Application form, including project name and location, and Applicant and representative names and contact information.
  - b. One (1) eleven inch by seventeen inch (11" x 17") and one electronic copy showing at a minimum the following:
    - i. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: A vicinity map must show 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)**

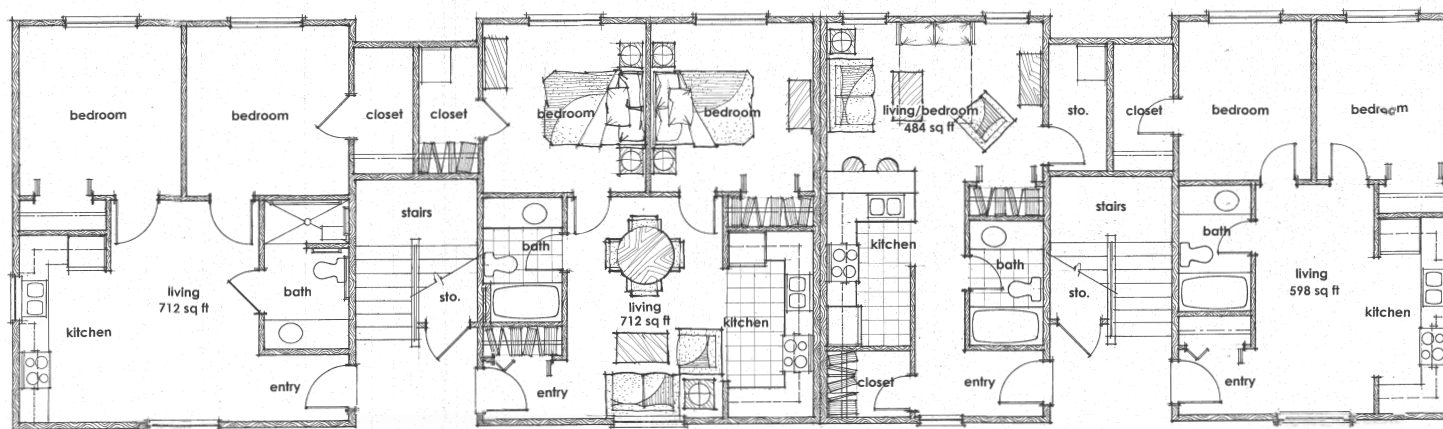
The Applicant is proposing the following exterior materials:

- Two-toned Hardie Board Lap Siding on exterior of building
- Metal or steel balconies
- Steel, fiberglass and/or aluminum windows and doors; materials yet to be determined.
- Dark Asphalt Shingles

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

1. **Building Design:** The Commission may wish to discuss the overall design and undulation of the buildings, which contain a long wall facing Cedar Street (Building One) and another facing Fourth Avenue (Building Two); however, the long wall of Building Two will be screened from view by the existing building along the western property line. Undulation is created by the utilization of balconies, exterior staircases, gable ends and minor architectural elements.
2. **Water, Sewer and Fire:** This is a Pre-Application Design Review. Final drawings that show connection details will be required for Design Review.
3. **Streets/Right-of-Ways:** Planning Staff suggests that the Applicant provide irrigation to all new landscaping.
4. **Materials and Colors:** While materials and colors are preliminary, the Commission may wish to discuss the proposed materials and colors.
5. **Landscaping and Street Trees:** Though no landscaping is shown, additional landscaping will be provided. A Landscape Plan will be provided and reviewed during the Design Review hearing.



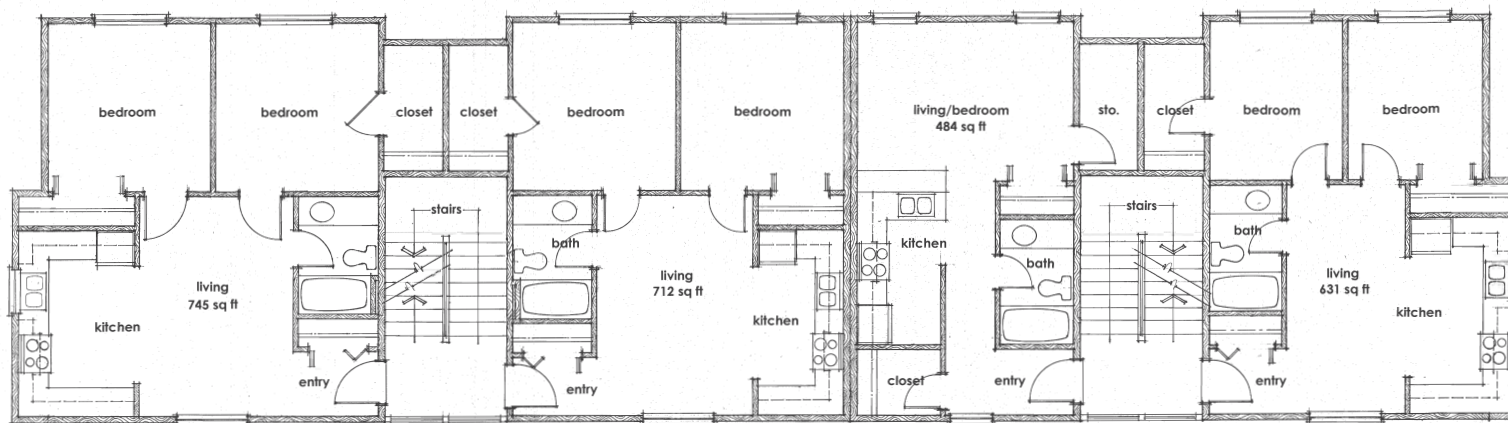


main floor plan

SCALE 1/4" = 1'-0"

building one





**2nd floor plan**

SCALE 1/4" = 1'-0"

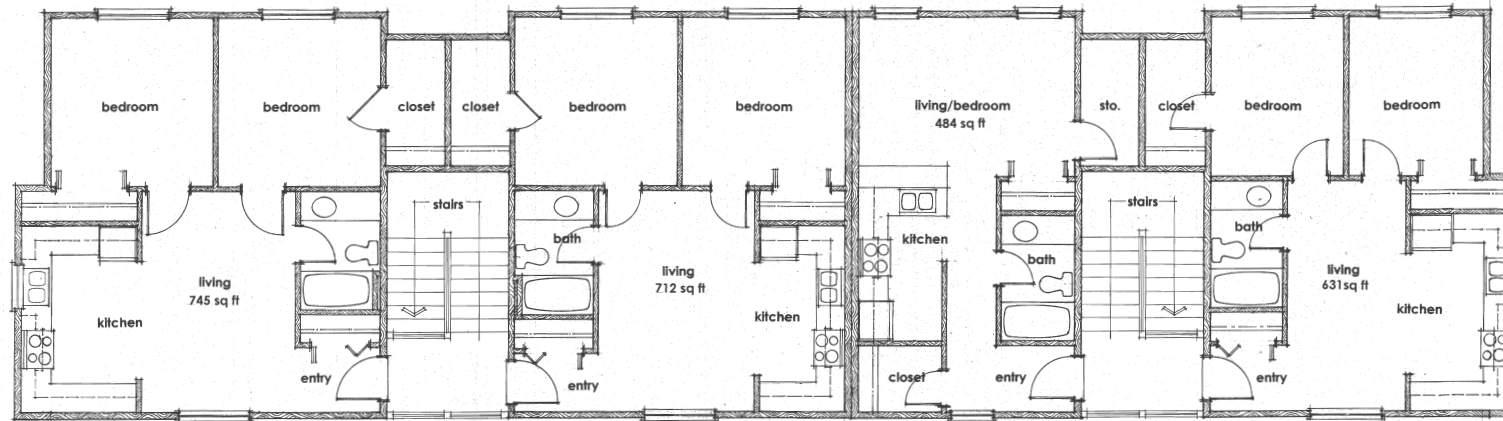
**building one**

ARCHITECT/PLANNER  
119 N ANGELA DR  
HAILEY, ID 83333  
(208) 720-2344

PROJECT NO.  
DATE  
DRAWN BY

**OWEN WRIGHT SCANLON**  
apartments at airport inn  
820 4th ave s  
hailey, idaho 83333





3<sup>rd</sup> floor plan

building one

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

ARCHITECT/PLANNER  
110 N ANGELA DR  
HAILEY, ID 83333  
(208) 720-2344

REVISED

PROJECT NO.  
DATE  
DRAWN BY

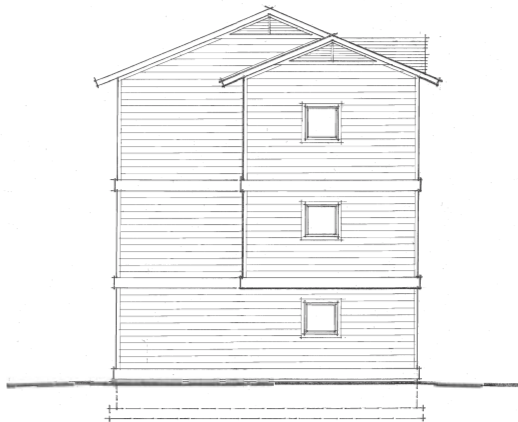
OWEN WRIGHT SCANLON  
apartments at airport inn  
820 4<sup>th</sup> ave s  
hailey, idaho 83333



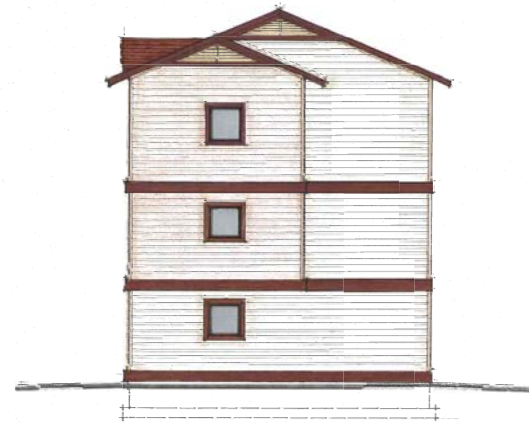




**south elevation** **building one**  
SCALE  $\frac{3}{16}" = 1'-0"$



**west elevation** **building one**  
SCALE  $\frac{3}{16}" = 1'-0"$

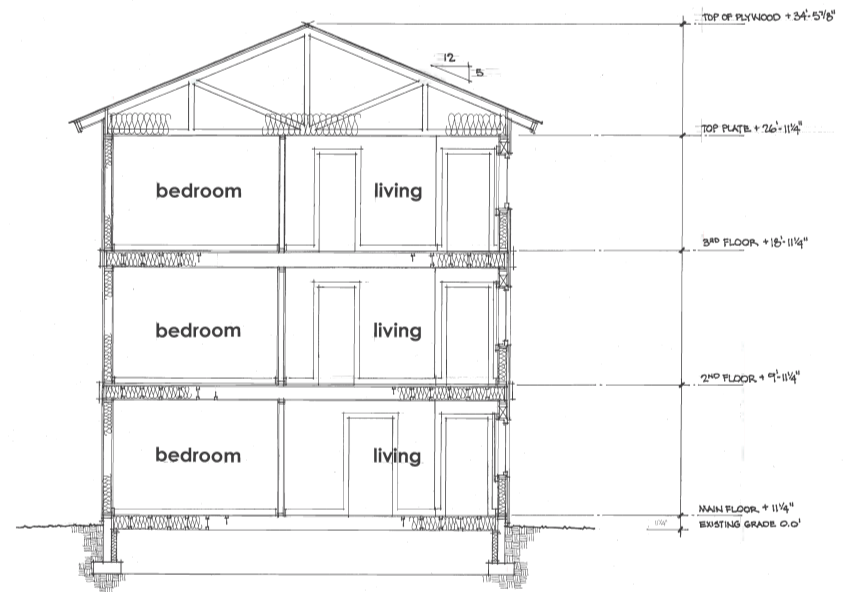


**east elevation** **building one**  
SCALE  $\frac{3}{16}" = 1'-0"$



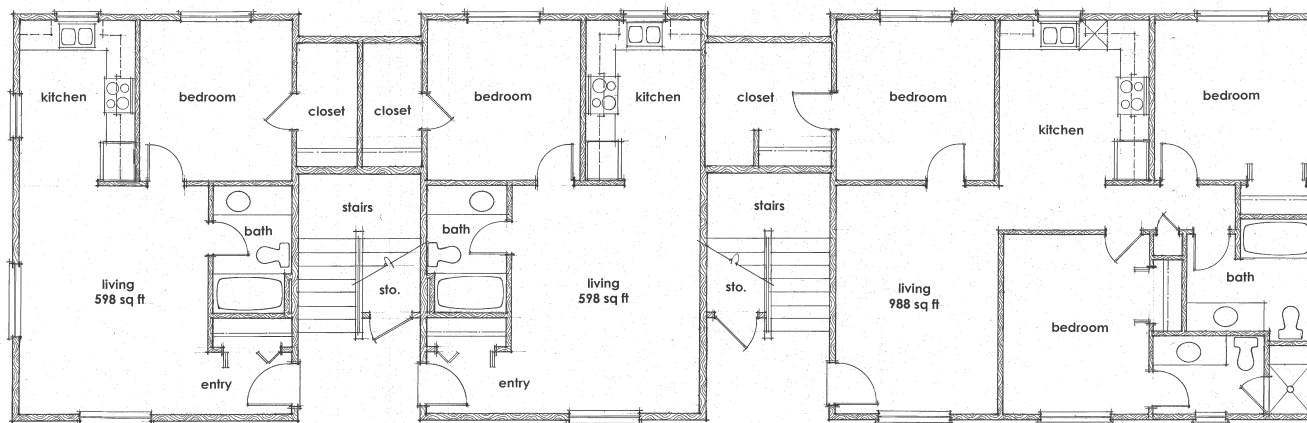
**north elevation** **building one**

SCALE 3/16" = 1'-0"



**cross section**

SCALE 1/4" = 1'-0"



main floor plan

building two

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

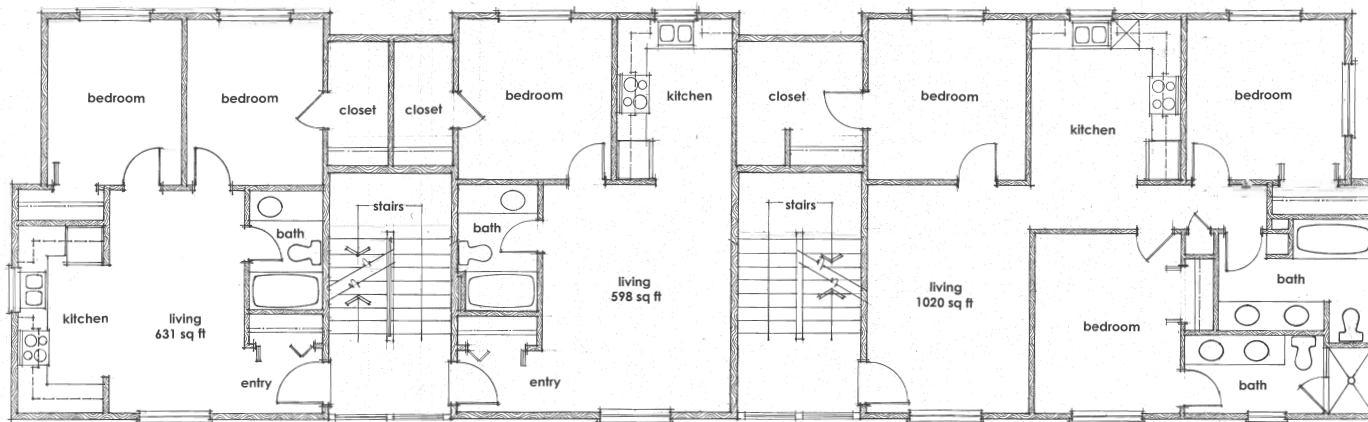
ARCHITECT/PLANNER  
110 N ANGELA DR  
HAILEY, ID 83333  
(208) 720-2344

08/01/2008

PROJECT NO.  
DATE  
DRAWN BY

OWEN WRIGHT SCANLON apartments at airport inn  
hailey, idaho 83333  
820 6th ave s

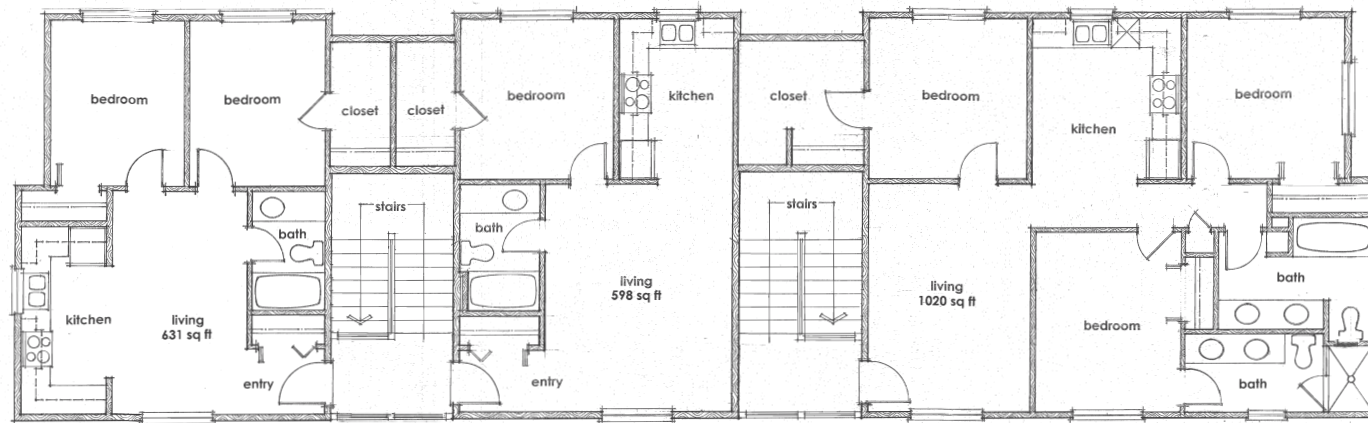
OWEN WRIGHT SCANLON  
ORIGINAL



**2nd floor plan**

SCALE: 3/16" = 1'-0"

**building two**



3<sup>rd</sup> floor plan

building two

SCALE 3/16" = 1'-0"

ARCHITECT/PLANNER  
110 N ANGELA DR  
HAILEY, ID 83333  
(208) 720-2344

REVISIONS

PROJECT NO.  
DATE  
DRAWN BY

apartments at airport inn  
halley, idaho 83333

820 4<sup>th</sup> ave s

OWEN WRIGHT SCANLON  
NCARB



west elevation

SCALE:  $\frac{3}{16}'' = 1'-0''$

building two

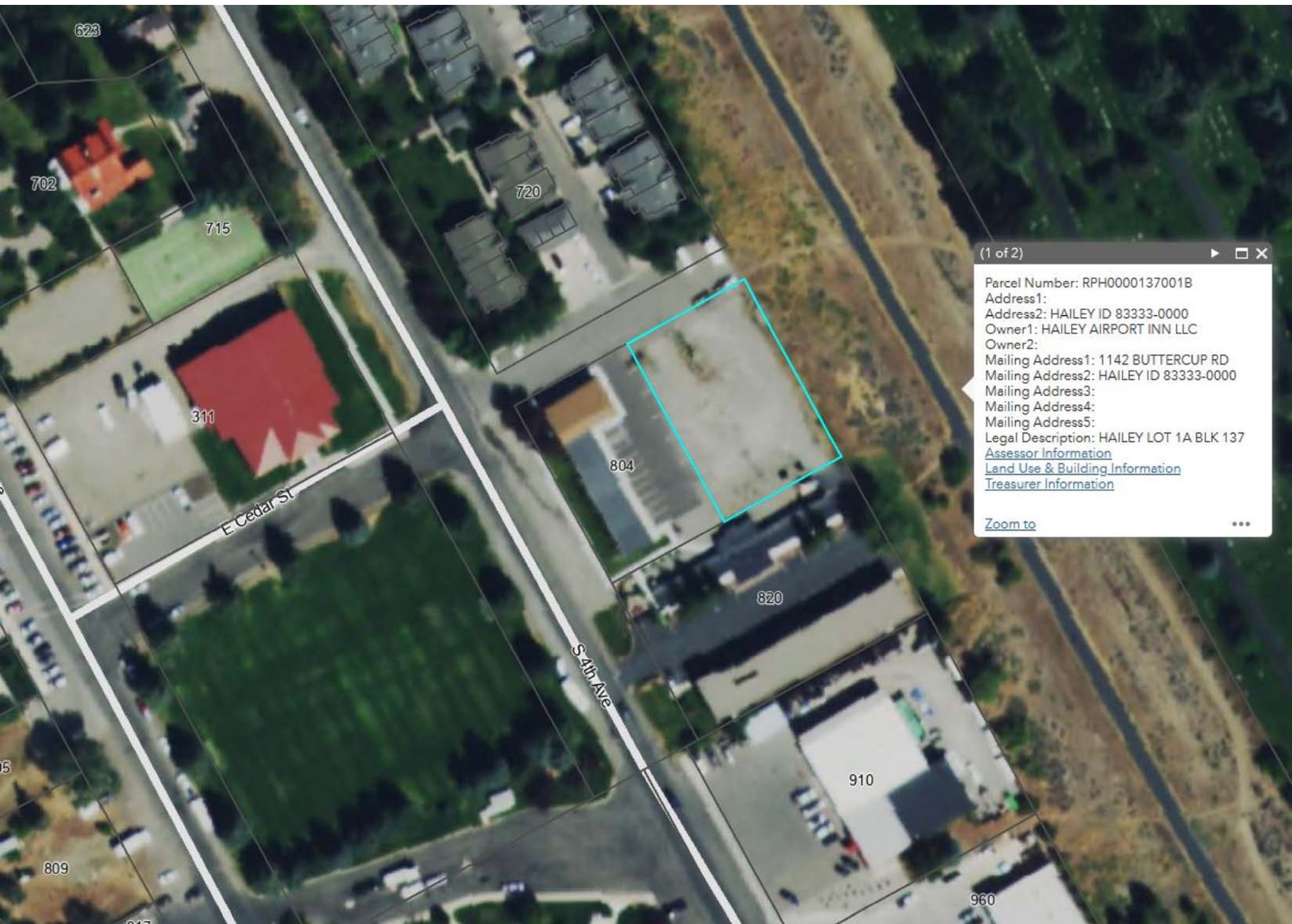


east elevation

SCALE:  $\frac{3}{16}'' = 1'-0''$

building two





(1 of 2) ▶ □ ✕

Parcel Number: RPH0000137001B  
Address1:  
Address2: HAILEY ID 83333-0000  
Owner1: HAILEY AIRPORT INN LLC  
Owner2:  
Mailing Address1: 1142 BUTTERCUP RD  
Mailing Address2: HAILEY ID 83333-0000  
Mailing Address3:  
Mailing Address4:  
Mailing Address5:  
Legal Description: HAILEY LOT 1A BLK 137  
[Assessor Information](#)  
[Land Use & Building Information](#)  
[Treasurer Information](#)

[Zoom to](#) ...

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