

**Agenda**  
**Hailey Planning and Zoning Commission**  
**Tuesday, January 21, 2025**  
**5:30 p.m.**

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

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Phone Conference ID: 602 369 677#

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## **Call to Order**

- Public Comment for items not on the Agenda.

## **Consent Agenda - ACTION ITEM**

- [CA 1](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by Tyler and Laura Jones for the construction of a 1,288 square foot residential addition with a 937 square foot garage to be located at 314 North 4<sup>th</sup> Avenue (Lots S 1' of 16, all of 17 and 18, Block 88, Townsite) within the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- [CA 2](#) Motion to approve Findings of Fact, Conclusions of Law, and Decision of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapter 17.02 Definitions, to modify, refine, remove, and/or add various definitions to the title. **ACTION ITEM**

## **Public Hearing(s) - ACTION ITEM**

- [PH 1](#) Consideration of a Planned Unit Development (PUD) Application submitted by St. Charles Borromeo Catholic Church, represented by The Land Group, Inc., to consider various waivers and benefits of the zoning and subdivision codes to be able to construct a new Parish Hall, Classrooms, Administrative Offices, Worship Sanctuary, as well as repurpose the existing church building, all located at 311 South 1st Avenue (Lots 3-10, Block 21, Townsite Overlay) within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. As part of the community benefit, the PUD Application proposes offsite sidewalk improvements in the vicinity of the project site. This includes improvements to

South 1st Avenue and East Pine Street, as well as East Walnut Street, to South Main Street. Additional community benefits will be discussed throughout multiple Public Hearings for this PUD Application. As part of the Application, the Applicant requests the following waivers:

1. Waiver to maximum Building Height
  2. Waiver to Setback requirements
  3. Waiver to maximum Lot Coverage
  4. Waiver to required onsite Parking requirements **ACTION ITEM**
- **PH 2** Consideration of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01 Definitions to modify, refine, remove, and/or add various definitions to the title. **ACTION ITEM**

### **New Business**

- **NB 1** Nomination of Chair and Vice Chair. (*No Documents*) **ACTION ITEM**

### **Staff Reports and Discussion**

- **SR 1** Discussion: Upcoming Projects, Code Changes, Next Planning and Zoning Meeting:
- **Monday, February 3, 2025:**
    - Comp Plan
    - 637 DR

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 6, 2025, the Hailey Planning and Zoning Commission considered and conditionally approved a Design Review Application by Tyler and Laura Jones, represented by Thomas Howland, for a 1,288 square foot addition to the existing residence, as well as a new 937 square foot attached garage. This project is located at 314 N 4th Avenue (Lot 17A, Block 88, Hailey Townsite) within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts. This project is also associated with a Lot Line Adjustment Application, which was considered and approved by the Hailey Planning and Zoning Commission Chair on July 25, 2024.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 17, 2024, and mailed to property owners within 300 feet on December 17, 2024. No public comments were received prior to the Public Hearing.

**Application:** The Applicant proposed to construct a 1,288 square foot addition to an existing 800 square foot single-family residence. The proposed addition features 1,192 square feet of second-floor living area, containing three (3) bedrooms, two (2) bathrooms, a family room, and approximately 148 square feet of outdoor deck space. Below this second-floor addition, the Applicant proposed 96 square feet of laundry/utility area and a 937 square foot, two-car garage. An existing 312-square-foot garage (closest to southern lot line) was also proposed to be demolished/removed in conjunction with the residential addition. A small shed (less than 120 square feet) will be retained and utilized as job site storage during construction. The new garage will continue to be accessed via the alley, as was the case with the old garage proposed for demolition.

**Background:** The proposed project is located within the Townsite Overlay District. The purpose of the Townsite Overlay District is stated within the Hailey Municipal Code as follows:

#### **17.04M.010: PURPOSE:**

The purpose of the Townsite Overlay District is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)

The Design Review Application by Tyler and Laura Jones presented a building design that includes a small, cantilevered portion of second floor living area, adjoined to a second-floor, unenclosed deck. Below this deck is an unenclosed, carport-like feature that leads to the two (2) car garage and utility area on the ground level. The carport feature extends beyond the cantilevered second floor, towards the interior of the structure, remaining unenclosed in its entirety. The carport provides additional parking and usable, unenclosed space on the ground level.

The Applicant's proposed ground-level addition (garage and laundry/utility room), plus the existing historic residence, produces a lot coverage (29.9%) that is compliant with the lot coverage maximum (30%). However, the inclusion of all portions of the exterior walls of the enclosed second-story addition produces additional square footage that may be included in building footprint calculations, thus producing a footprint of 32.67%.

During the review process of this Application, Staff identified an opportunity to address unique design considerations/challenges with bulk requirements in the Townsite Overlay, while also protecting Hailey's historic character, promoting adaptive reuse of existing building materials and structures, and addressing new Housing/Land Use/Sustainability goals that are being established within the Hailey Comprehensive Plan Update. At the January 6, 2025 Public Hearing, Staff asked that the Commission consider conditional approval for the Jones' Design Review Application, contingent upon the approval of a future Text Amendment to the Hailey Municipal Code. This Text Amendment would grant flexibility of the required bulk requirements limited to only those Applications which are within the Townsite Overlay District and that also explicitly preserve existing historic residences onsite. Applications seeking to apply this Text Amendment in the future would be reviewed by Staff and the Commission on a case-by-case basis.

In general, the Commission expressed approval and support of the Applicant's overall design proposal, especially as it related to exterior building materials and design. The Commission also commended the Applicant for their efforts to preserve the existing residential structure on site, before any such proposal for a historical preservation Text Amendment was presented to the Applicant. However, the Commission noted that the Applicant could consider specific floor plan modifications that would possibly allow the Applicant to reduce their overall building footprint square footage. This reduction could allow the Applicant to remain within the maximum lot coverage applied to their property.

The Commission also expressed broad approval of Staff's proposed historical preservation Text Amendment, although a few Commissioners struggled with the notion of conditional approval for a design that included non-conforming features, especially as a non-conforming building was already present on site. After being presented with the option for continuation of the Design Review Application to the Applicants, in addition to the option of conditional approval and potential future Text Amendment adoption, the Applicant ultimately expressed their desire to move forward with a conditional approval, understanding the possibility of denial for the historical preservation Text Amendment and the design amendments that would be necessary for their Application, should the denial occur.

**Procedural History:** The Design Review Application was submitted on December 9, 2024, and certified complete on December 13, 2024. A public hearing before the Planning and Zoning Commission was held on January 6, 2025, in the Hailey City Council Chambers and virtually via Microsoft Teams. Two (2) Commissioners voted to deny approval for the project, based on the grounds of current bulk requirements being unmet. The other three (3) Commissioners voted in favor of project approval, with certain Conditions of Approval included.

## 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	<b>Engineering:</b> <b>Life/Safety: No comments</b> <b>Water and Sewer: No comments</b> <b>Building: No comments</b> <b>Streets: No comments</b>  <i>Finding: Compliance. These standards have been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<b>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.</b>  <i>N/A -- Signage is prohibited in residential zones.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040 On-site Parking Req.	<b>See Section 17.09.040 for applicable code.</b> <b>17.09.040 Single family dwelling: 2 spaces minimum, 6 spaces maximum</b>  <i>The Municipal Code requires two (2) parking spaces for each single-family residential unit. The proposed addition is not increasing the number of residential units; therefore, two (2) parking spaces remain as the required number of spaces provided. The Applicant is proposing a two-car garage in conjunction with the residential addition, meeting the stated parking requirements.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<b>17.08C.040 General Standards</b> <ol style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:                             <ol 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> </ol> </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> </ol>
			Staff Comments	<i>Applicant is proposing to install Dark Sky compliant fixtures, which are downcast, low wattage, and integrate LED components. Six (6) wall</i>

				<p>sconces are proposed across the addition, as well as twelve (12) recessed can lighting areas under overhangs that accompany circulation areas. The proposal meets this standard.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
☒	☐	☐	Bulk Requirements	<p>The property is zoned in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Districts</p> <p><b>Maximum Building Height: 30'</b></p> <p><b>Setbacks:</b></p> <ul style="list-style-type: none"> <li>• <b>Street R.O.W. Adjacent: 12'; 20' to garage door</b></li> <li>• <b>Private Property Abutment: 1' for every 2.5' of wall height and a minimum of 6'</b></li> <li>• <b>Alley: 6' minimum</b></li> </ul> <p><b>Lot Coverage: 30%</b></p>
			Staff Comments	<ul style="list-style-type: none"> <li>- <b>Building Height:</b> <ul style="list-style-type: none"> <li>○ Existing building height: Approx. 21'</li> <li>○ Proposed building height of addition: 29'-6"</li> </ul> </li> <li>- <b>Proposed Setbacks:</b> <ul style="list-style-type: none"> <li>○ Front Yard (West): 57'-1"</li> <li>○ Side Yard (South): 9'-5"</li> <li>○ Side Yard (North): 11'-9.5" (wall height approx.. 20', requiring 7'-8")</li> <li>○ Rear Yard/alley (East): 17.9"</li> </ul> </li> <li>- <b>Maximum Lot coverage: 30% for GR in the Townsite Overlay District, with two stories above grade, and a garage.</b> <ul style="list-style-type: none"> <li>○ Proposed lot coverage: 32.67%                             <ul style="list-style-type: none"> <li>▪ 1,997.6 square feet (800 square foot existing building footprint + 1197.6 square foot building footprint of the residential addition) = 32.67% of 6,114 square foot lot</li> </ul> </li> </ul> </li> </ul> <p>The proposed lot coverage is the only bulk requirement that does not currently meet standards in the Code, according to specific interpretation of Hailey Municipal Code's current "Building Footprint" definition:</p> <p><b>"BUILDING FOOTPRINT (FOOTPRINT):</b>          The area of the lot or parcel which is within the perimeter created by a <b>vertical extension to the ground of the exterior walls of all enclosed portions of a building</b>, also including attached garages, carports and porte-cocheres, enclosed decks, enclosed porches, solariums and similar enclosed extensions, attachments and accessory annexes. Not included in the footprint are unenclosed portions or extensions of buildings, including, but not limited to, unenclosed decks, porches, eaves and roof overhangs".</p> <p>The Applicant's proposed ground-level addition (garage and laundry/utility room), plus the existing residence, produce a lot coverage (29.9%) that is compliant with the lot coverage maximum (30%). However, the inclusion of all portions of the exterior walls of the enclosed second-story addition</p>

				<p><i>produces additional square footage that may be included in building footprint calculations, thus producing a footprint of 32.67%.</i></p> <p><i>At the January 6, 2025 Public Hearing, the Commission discussed a potential future Text Amendment that, if approved, could grant the Applicant sufficient flexibility in their required lot coverage (and other possible bulk requirements) if the Applicant preserved the existing residential structure on site for ongoing use. The Applicant plans to preserve their existing residential structure; they were also receptive to a conditional approval of their Design Review application, pending future approval of the historic preservation Text Amendment.</i></p> <p><i>If no such Text Amendment is approved, the Applicant shall reduce their building footprint and provide alternative building designs that adhere to all bulk requirements outlined in Hailey Municipal Code at the time of Design Review conditional approval. Such designs shall be reviewed and approved administratively by Staff and the Planning and Zoning Commission Chair. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Street Improvements Required</b>	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p>
			<i>Staff Comments</i>	<p><i>The project property is a mid-block parcel within the outer extent of the Townsite Overlay District. No sidewalks exist along this section of N 4<sup>th</sup> Avenue. The Streets Division Manager and Public Works Director do not desire fragmented right-of-way improvements that lack overall connectivity to the surrounding area. No sidewalk improvements will be required for the Applicant, given these circumstances.</i></p> <p><i>One (1) drywell exists on site, and it appears that two (2) new drywells are proposed for the project property.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(B) Required Water System Improvements</b>	<p><b>Water Line Improvements: In the townsite overlay district, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</b></p>
			<i>Staff Comments</i>	<p><i>The proposed garage addition will be accessed from the alley and the water main lines are existing and located in the alley. While it appears this standard has been met, the Applicant shall ensure main lines adhere to the requirements of this standard throughout the construction process. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>



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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p><b>1) Site Planning</b></p> <p><b>Guideline:</b> The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p> <p><i>Staff Comments</i></p> <p><i>The lot is existing, and the proposed addition meets all setback requirements. The addition also follows the traditional east-west building orientation that is characteristic of narrow, east-west oriented lots within the Townsite Overlay.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline:</b> Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> <li>scale and massing of new buildings consistent with the surrounding neighborhood;</li> <li>building orientation that respects the established grid pattern of Old Hailey;</li> <li>clearly visible front entrances;</li> <li>use of alleys as the preferred access for secondary uses and automobile access;</li> <li>adequate storage for recreational vehicles;</li> <li>yards and open spaces;</li> <li>solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>snow storage appropriate for the property;</li> <li>underground utilities for new dwelling units.</li> </ul> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li><i>The scale of the residence with the new addition and garage is consistent with the scale and massing of buildings in the surrounding neighborhood.</i></li> <li><i>The building orientation will not change with the new addition; it will remain east-west.</i></li> <li><i>The main entrance to the living area will remain on N 4<sup>th</sup> Avenue, with no changes proposed for the entrance façade. The new garage will be accessed from the adjacent alley, consistent with vehicular site access and the existing garage, proposed for demolition.</i></li> <li><i>The proposed addition will include a new garage that maintains established alley access for vehicular traffic.</i></li> <li><i>Recreational vehicles may be stored within the new garage, within the gravel area adjacent to the alley, or underneath the proposed second-story deck/overhang area. Ample space for recreational vehicles is provided.</i></li> <li><i>The size of the existing lawn in the front/western portion of the lot will be maintained; the lawn in the rear/eastern portion of the property will be slightly altered, with new building footprint covering the interior lawn area, and existing building footprint (existing garage) being removed to allow for new lawn and garden area. The removal of the existing garage will eliminate a significant degree of building setback nonconformity and provide a renewed landscape buffer for the southern adjacent property</i></li> </ul>



				<p>owner. These adjustments will benefit both the property owner and surrounding neighbors.</p> <ul style="list-style-type: none"> <li>The addition is located on the west side of the lot, facing the alley and directly in line with an adjacent parcels' garages and open areas. Significant impact to surrounding properties is not anticipated.</li> <li>991.2 square feet of snow storage is identified onsite, placed across five (5) storage locations that are conveniently accessible from snow removal areas. The snow storage locations will not impact site access, visibility, or safety.</li> <li>N/A - This is not a new dwelling unit. This is an addition to an existing dwelling unit. Utilities are located overhead and within the alley, with no changes to utility provisioning anticipated.</li> </ul> <p><i>Finding: Compliance. These standards have been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</b></p> <p><i>Staff Comments</i>                  Energy-conserving building features of the proposed addition include all LED outdoor lighting fixtures, bulk fenestrations on the southern wall plane, pre-wiring for solar on the south-facing roof area, and the inclusion of at least one (1) 240V 40A circuit installed in the garage for EV charging capability (pending Idaho Power approval).</p> <p>While not directly related to energy conservation, the Applicant has also selected compacted gravel and permeable pavers as the hardscape materials on site. These materials, when compared to concrete or asphalt, allow for greater groundwater absorption and the reduction of runoff from the site. Staff commend design features that enhance resilience of our local natural resources and utilize nature-based solutions best-practices.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p> <p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p> <p><i>Staff Comments</i>                  The proposed addition incorporates varying roof lines, two (2) outdoor deck areas, a mix of horizontally and vertically-oriented windows, and a natural wood siding material, paired with black metal roofing, window trim, and fascia. The natural stain on the wood siding will allow for depth of texture to be displayed across all addition facades. The north and south-facing building elevations present the largest building masses, although these masses are balanced by continuous roofing at a 3:12 pitch; significantly gentler than the primary 7:12 pitch for the second-floor roof, but complimentary in their matching materials (black metal).</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p><b>3. Architectural Character</b></p>
			17.06.090(C)3a	<p><b>a. General</b></p> <p><b>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</b></p>
				<p><i>Staff Comments</i>                  The project proposes an addition to an existing single-family residence built in 1940. The proposed addition is larger in scale than the existing residence, although the addition is set back from the primary access/entrance point on N 4<sup>th</sup> Avenue,</p>

				<p><i>located behind and slightly south of the existing structure. The new roofline matches that of the existing structure, which is traditional in pitch and style (7:12, gabled).</i></p> <p><i>The primary building material of the addition – naturally stained wood - is highly reminiscent of historical cabin styles of the past. Architectural detailing provided through the black metal roof, fascia, railings, and window/door frames illustrates modern-day trends in materials and colors that are commonly found within new developments in and around Hailey.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p><b>b. Building Orientation</b></p> <p><b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b></p> <p><i>Staff Comments</i>  <i>The existing entrance is highlighted with an exterior vestibule, walkway, and overhead lighting. The project does not propose to alter the main entrance, it shall be maintained as it exists and as it is described herein.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</b></p> <p><i>Staff Comments</i>  <i>N/A – The historic primary dwelling structure will remain oriented as it exists, with the addition featuring a secondary front entry point that also faces N 4<sup>th</sup> Avenue. The addition also supports the City’s preferred orientation by maintaining vehicle access to the rear alley and placing largest wall planes at an east-west orientation.</i></p> <p><i>Finding: Compliance. This standard has been met or does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p><b>c. Building Form</b></p> <p><b>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</b></p> <p><i>Staff Comments</i>  <i>The proposed addition is broken up with varying roof lines, materials, and textures compatible with those of the existing house. A gabled roofline and familiar, rectangular building footprint are proposed for the addition, mirroring the existing building footprint.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>d. Roof Form</b></p> <p><b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b></p> <p><i>Staff Comments</i>  <i>The front entry to the existing building is currently defined by a gabled roof over a vestibule pop-out, with the roofline of the pop-out matching that of the main roof above. As for the addition, a small outdoor deck on the second floor frames the sliding glass door entry way below. This entry provides secondary access to the residential areas of the site.</i></p> <p><i>A continuous second-floor roofline along the northern and southern building elevations breaks up perceived mass of these larger facades, while also creating additional usable outdoor space underneath. The garage addition faces the alley, diminishing its presence from street view. An additional second-floor deck area and adjoining ground-level side walls on the north/south building elevations</i></p>

				<p>created a partially enclosed area that resembles that of a carport, before leading directly into the garage spaces. This design style greatly diminishes the garage addition.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b></p> <ul style="list-style-type: none"> <li>• Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.</li> <li>• Designs should avoid locating drip lines over key pedestrian routes.</li> <li>• Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.</li> </ul> <p><i>Staff Comments</i>          All of the proposed roof additions will feature snow clips, and new pedestrian walkways will be covered with new rooflines that prevent snow from falling directly upon such pedestrian areas. The south setback is slightly less than 10' (9' 5"), although this roofline is very gentle (3:12) and will also feature snow clips for retention.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</b></p> <p><i>Staff Comments</i>          The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood. The proposed roof pitches over the garage and addition are similar to or will match the existing structure roof pitch.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b></p> <p><i>Staff Comments</i>          The proposed roof pitches over the garage and addition are consistent with surrounding neighborhood.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>e. Wall Planes</b></p> <p><b>Guideline: Primary wall planes should be parallel to the front lot line.</b></p> <p><i>Staff Comments</i>          The proposed structure's primary (largest) wall plane is parallel to the adjacent side yard lot lines to the north and south. As the proposed addition is not altering the main entryway for the site, the primary pedestrian wall plane will remain parallel to the front lot line. However, the wall plane of the proposed addition that faces the front lot line mirrors the style and orientation of the existing structure's front lot line wall plane. Rather than proposing new wall plane orientations, the proposed addition adds depth and scale to existing primary wall plane orientations.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.</b></p> <p><i>Staff Comments</i>          The wall planes, existing house, and proposed addition are proportional to the site. The proposed addition adds to the rectangular layout of the existing house, which is congruent with the lot. The existing and proposed structures, combined, respect the scale of the surrounding neighborhood.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<p>The proposed addition's longest wall planes are located on the north and south building elevations. These building elevations incorporate pop-out rooflines that provide cover for pedestrian walkways, as well as additional outdoor gathering and/or light storage areas (e.g. gardening supplies, bicycles, etc.). The proposed design breaks up longer wall planes.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>f. Windows</b>
			<i>Staff Comments</i>	<p><b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b></p> <p>The proposed windows are traditional in size, scale, and proportion. Inset frames further highlight traditional design elements.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b>
			<i>Staff Comments</i>	<p>The east-facing wall plane of the existing building closely mirrors the placement and extent of the corresponding wall planes for residential structures on both the north and south-adjacent properties. With the entirety of the proposed addition to be placed behind (west of) the east-facing wall plane of the existing structure, there are no anticipated impacts to adjoining properties as a result of the proposed addition. Across the western alley, there appears to be slight overlap in line of sight from the addition's west façade and residential areas of the property backing up to the opposite side of the alley. However, most of the overlap appears to occur between the garage areas of each property, respectively. In general, privacy has been preserved for neighbors on both side and rear lot lines.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<b>g. Decks and Balconies</b>
			<i>Staff Comments</i>	<p><b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b></p> <p>The Applicant is proposing two (2) new second-floor deck areas on the east and west building elevations for the proposed addition. The east-facing deck is proposed at approximately 148 square feet, and the west-facing deck appears to be approximately 90 square feet. The placement of the larger deck area at the rear of the property ensures that front, street-facing deck and corresponding building scale is maintained with respect to the surrounding neighborhood.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b>
			<i>Staff Comments</i>	<p>As discussed above, the larger deck area has been proposed for the rear of the property. This will ensure maximum distances between residential areas of the surrounding properties and neighbors.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<b>h. Building Materials and Finishes</b>
			<i>Staff Comments</i>	<p><b>Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</b></p>

			<b>Staff Comments</b>	<p>The Applicant is proposing a naturally stained, vertical wood siding material. The natural stain will highlight the grain and unique features of the wood, providing depth of texture and detail that will reduce the perceived scale of some of the larger wall areas, especially along the north and south wall planes. Changes in material and color are provided with the black metal roof pop-outs and window/door trim.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p><b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b></p> <p><b>Staff Comments</b></p> <p>See Section 17.06.090(C)3h as to how this guideline is met.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>i. Ornamentation and Architectural Detailing</b></p> <p><b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b></p> <p><b>Staff Comments</b></p> <p>The proposed addition's front wall plane includes a sliding glass door at the ground level, significant degree of window area with respect to size of the wall plane, and an approximately 90 square foot balcony area that is supported by angled stilts to the ground level.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</b></p> <p><b>Staff Comments</b></p> <p>The proposed addition incorporates gabled rooflines, windows and trim detailing, all of which are reminiscent of Old Hailey.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b></p> <p><b>Staff Comments</b></p> <p>As described in Sections 17.06.090(C)3d, 17.06.090(C)3e, 17.06.090(C)3h, and 17.06.090(C)3i, the proposed design incorporates naturally stained, vertical wood siding, black window and door trim, gabled rooflines, and metal roofing, all of which are all compatible with the historic existing house and Old Hailey neighborhood.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p><b>4. Circulation and Parking</b></p> <p><b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation, and snow storage issues.</b></p> <p><b>Staff Comments</b></p> <p>Adequate parking is proposed in the new garage and carport area with access via the rear alleyway. Pedestrian circulation and safety are maintained through paver walkways leading from the N 4<sup>th</sup> Avenue right-of-way to the existing and proposed residential structures, as well as an additional paver walkway area on the north side of the proposed addition. Snow storage is proposed at a variety of locations across the property; staff anticipate that this arrangement will prevent any one snow storage area from becoming inundated and conflicting with pedestrian circulation and safety.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b>
			<i>Staff Comments</i>	<i>A proposed two-car garage facing the rear alley will house and screen vehicles from the street.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b>
			<i>Staff Comments</i>	<i>The proposed garage and carport are accessed from the existing alley.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<i>Staff Comments</i>	<i>The proposed addition, accessed from the alley, includes a garage that is attached to the house.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<i>Staff Comments</i>	<i>N/A – The proposed garage is accessed via the alley.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</b>
			<i>Staff Comments</i>	<i>N/A – The proposed garage is accessed via the alley and does not involve curb cuts.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<i>Staff Comments</i>	<i>The proposed design maintains large outdoor spaces in the front and rear of the parcel. The proposed garage doors appear to be 8' in height. Adequate off-street parking for recreational vehicles is provided.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>5. Alleys</b>
			<i>Staff Comments</i>	<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b>  <i>The proposed design maintains and uses the public alley for vehicular access.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</b>
			<i>Staff Comments</i>	<i>Utilities and vehicular access to the garage is proposed off the alley.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.</b>

			<b>Staff Comments</b>	<i>The proposed design in the Limited Residential 1 zone and the existing alley is gravel. The Applicant understands and shall manage the alley for noxious weed control.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.</b>  <b>Staff Comments</b> <i>The design proposes to maintain the minimal existing landscaping on the alleyway—three (3) existing, mature chokecherry trees—in addition to retaining five (5) other existing, mature trees onsite.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>6. Accessory Structures</b>  <b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</b>  <b>Staff Comments</b> <i>N/A. The proposed addition will be attached and integrated within the existing structure, not as a standalone accessory structure. While the addition is not subordinate in size to the existing structure, the placement of the addition behind the existing structure, with the garage addition accessed off of the alley, will deliver the overall appearance and function of a subordinate structure.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b>  <b>Staff Comments</b> <i>See Standard 17.06.090(C)6 above for further explanation.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>7. Snow Storage</b>  <b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b>  <b>Staff Comments</b> <i>The total square footage of all circulation areas on-site, including covered walkways, equals 1,770 square feet. The Applicant has provided 991.2 square feet of snow storage, or 56% of the total circulation area. According to the Applicant, areas available for snow storage were intentionally oversized to account for a number of factors including storage of snow from the metal roof without impacting neighbors and providing a place to clear snow from the alley to keep the driveway accessible.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>Guideline: A snow storage plan shall be developed for every project showing:</b> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul> <b>Staff Comments</b> <i>Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>8. Existing Mature Trees and Landscaping</b>  <b>Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.</b>

			<b>Staff Comments</b>	Existing trees are identified onsite and are proposed to be maintained, aside from one (1) dead pine tree towards the western property boundary.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	<b>Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.</b>
			<b>Staff Comments</b>	N/A. Existing trees are the only significant, existing landscape feature on site. These have been designated for retention and/or removal.  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>Guideline: Noxious weeds shall be controlled according to State Law.</b>
			<b>Staff Comments</b>	If noxious weeds are present on the site, the Applicant shall control them according to State Law.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<b>9. Fences and Walls</b>
				<b>Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.</b>
			<b>Staff Comments</b>	N/A. No new fences and/or walls abutting public streets or sidewalks are proposed.  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<b>Guideline: Retaining walls shall be in scale to the streetscape.</b>
			<b>Staff Comments</b>	N/A – There are no existing or proposed retaining walls.  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<b>10. Historic Structures</b>
				<b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b> <ul style="list-style-type: none"> <li>• The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</li> <li>• The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.</li> </ul>
			<b>Staff Comments</b>	The existing house was built in 1940 and is maintained in the proposed project. The proposed project includes a residential addition and garage, which is described in the application overview. As described in Sections 17.06.090(C), the façades of the addition and garage are congruous with the surrounding area and will provide complimentary elements to the existing residence. It contributes to the overall charm of Old Hailey and incorporates aspects of modern design, distinguishable from the historic structure.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b> <ul style="list-style-type: none"> <li>• The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.</li> </ul>



			<ul style="list-style-type: none"> <li>• New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:           <ul style="list-style-type: none"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> <li>~ The roof form and slope of the roof on the addition should be in character with the original building;</li> <li>~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul> </li> </ul>
		<i>Staff Comments</i>	<p><i>N/A. The proposed addition and garage do not alter the existing structure. See section 17.06.090(C) for specific examples and discussion of how each of these standards are met.</i></p> <p><i>Finding: Compliance. This standard has been met or does not apply.</i></p>

**17.06.060 Criteria.**

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
  1. The project does not jeopardize the health, safety, or welfare of the public.
  2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.
  
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
  1. Ensure compliance with applicable standards and guidelines.
  2. Require conformity to approved plans and specifications.
  3. Require security for compliance with the terms of the approval.
  4. Minimize adverse impact on other development.
  5. Control the sequence, timing, and duration of development.
  6. Assure that development and landscaping are maintained properly.
  7. Require more restrictive standards than those generally found in the Zoning Title.
  
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**

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

## **CONCLUSIONS OF LAW**

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

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

## **DECISION**

The Design Review Application by Tyler and Laura Jones, represented by Thomas Howland, for a 1,288 square foot addition to the existing residence, as well as a new 937 square foot attached garage, located at 314 N 4th Avenue (Lot 17A, Block 88, Hailey Townsite) within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts, is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (l) 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 approval of this Application shall be contingent upon the consideration and approval of a future Text Amendment to the Hailey Municipal Code, which would allow for greater flexibility of the bulk requirements of the Townsite Overlay District, where historic residential structures are preserved. If no such Text Amendment is approved, the Applicant shall reduce their building footprint and provide alternative building designs that adhere to all bulk requirements outlined in Hailey Municipal Code at the time of Design Review conditional approval. Such designs shall

be reviewed and approved administratively by Staff and the Planning and Zoning Commission Chair.

- e) The project shall be constructed in accordance with the application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- g) The Applicant shall ensure that all site plans and proposed construction activities are reviewed and approved by Idaho Power, prior to issuance of a Building Permit.
- h) If noxious weeds are present on the site, the Applicant shall control them according to State Law.
- i) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(A).
- j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- k) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- l) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

Attest:

\_\_\_\_\_  
Jessie Parker, Building Operations Coordinator, Deputy Treasurer

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 6, 2025, the Hailey Planning and Zoning Commission recommended for approval by the Hailey City Council a City-Initiated Text Amendment amending Hailey's Municipal Code, Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to provide modifications and clarification, as well as add new definitions to the title.

### FINDINGS OF FACT

Applicant: City of Hailey  
Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on December 11, 2024.

**Background:** The content of a municipal code should be evolving and community-affirming. A code, allowed to become stagnant, cannot serve its purpose effectively. Citizens, business owners, developers, and municipal officials need a code that is accurate, easy to understand, and enforceable. In an effort to continue to retain clarity, accurateness, and timelessness, City Staff proposed amendments to existing definitions, or the addition of terms, to Title 17: Zoning Regulations, Chapter 17.02: Definitions, of Hailey's Municipal Code.

The Planning and Zoning Commission held a public hearing on December 2, 2024. At this meeting, they provided refinements, edits, and suggestions for Staff to incorporate into the draft Ordinance. The Commission tabled the meeting and requested Staff to return once all suggested edits were incorporated, and a clean version of the draft Ordinance prepared.

The Planning and Zoning Commission held a second public hearing on the item on January 6, 2024. At this meeting they provided a few edits, mainly grammatical, which Staff have incorporated herein. The Commission unanimously recommended approval to the City Council the proposed text amendment amending Hailey's Municipal Code, Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words.

#### **Title 17: Zoning Regulations**

**Chapter 17.02: Definitions:** The definitions have been added or modified to add full transparency and clarity, while refining the chapter to align with the State Code as applicable.

**Section 1.** Chapter 17.02.20, Meaning of Terms or Words of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

#### **17.02.010: INTERPRETATION OF TERMS OR WORDS:**

Words and phrases used in this title shall have the meanings set forth in this chapter. Words and phrases used in this title, or referenced in this title, but defined in Titles 16 and/or 18, shall have the meanings set forth in this and/or those sections. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. The present tense includes the future tense, the singular includes the plural, and the plural number includes the singular, unless the context clearly indicates otherwise. For the purpose of this title, certain terms or words used herein shall be interpreted as follows:

**ALLEY:** ~~A minor way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.~~ Refer to Section 16.0, Definitions, for a detailed definition.

**APARTMENT:** A residential unit that is part of one (or several) residential buildings, with its own entrance, living area, bathroom, and kitchen. Apartments are typically one-story units within a multi-family building or development. ~~multiple family dwelling containing three (3) two (2) or more dwelling units in which all,~~ Exclusive Regardless of a unit type, the unit which may be occupied by the owner, are or may be rented or leased.

**BUILDING FOOTPRINT:** ~~The area of the lot or parcel which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, also including attached garages, carports and porte-cocheres, enclosed decks, enclosed porches, solariums and similar enclosed extensions, attachments and accessory annexes. Not included in the footprint are unenclosed portions or extensions of buildings, including, but not limited to, unenclosed decks, porches, eaves and roof overhangs.~~ The area of the lot which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, including all attached structures, enclosed decks and porches, and accessory structures. Enclosed projections and other like features, located/constructed on upper levels, shall also be included within the building footprint.

**CLEAN ENERGY:** A form of stationary energy that is derived from sources that produce little to no greenhouse gas emissions or other harmful pollutants when generating power. Clean energy includes solar, wind, hydroelectric, geothermal, and nuclear power sources.

**COMMISSION:** ~~The~~ A governing body of the City of Hailey, Idaho, maintaining the power to make decisions or recommendations. Commissions for the City of Hailey, Idaho include the Hailey Arts and Historic Preservation Commission and the Hailey Planning and Zoning Commission.

**COVERED PARKING:** Covered parking refers to any parking space that has a roof or structure shielding it from the elements.

**DEED RESTRICTION:** A permanent restriction on the use, occupancy, and transfer of real property that runs with the land and is recorded against the property in the Blaine County Clerk and Recorder's office.

**DENSITY:** A unit of measurement; the number of dwelling units per acre of land area.

**DROUGHT TOLERANT:** Plants or other organic matter that can survive in conditions where there is less precipitation than expected. Drought-tolerant plants can withstand long periods of dryness without deterioration, and can go several weeks, or even an entire season, between deep waterings.

**ENCLOSED:** An enclosed area is defined as any space between a floor and ceiling that is bound on all sides by walls, doorways, or windows. This includes, but not limited to, retractable dividers, garage doors, or other physical barriers to light or air.

**FLOOR AREA RATIO (FAR):** The gross floor area of a building divided by the lot area on which the building is situated.

**GROSS FLOOR AREA:** The floor area within the inside perimeter of the exterior walls of the building, exclusive of vent shafts and open courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

**KITCHEN:** A room or area for storage, preparation and cooking food. A room or other portion of a structure intended for cooking food, which at a minimum, contains a functioning sink, refrigerator and cooking facilities to include a range or built in cooktop.

**LIVE/WORK UNITS:** A dwelling unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant. Live/work units are held jointly in common ownership and the live and workspaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.

**LOT:** Plot, parcel or tract of land with fixed boundaries of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of:

A. A single lot of record;

B. A combination of complete lots of record or portions of lots of record. Refer to Section 16.0, Definitions, for a detailed definition.

**LOT COVERAGE:** The percent of the total lot area included within the footprint of all buildings. The area of a lot occupied by the primary building(s) and any accessory building(s).

**LOT DIMENSIONS:** Lot dimensions are the measurements of a piece of land, including its area, depth, width, and frontage. Refer to Section 16.0, Definitions, for a detailed definition.

**NET FLOOR AREA:** The actual occupied area of a building, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

**OFFICE:** A room or part of a building in which people conduct business and service operations, generally at desks with computers and phones. Offices, as a secondary use may be paired with medical services, personal services, skilled construction and industrial trades, and more.

A room or group of rooms used for conducting a business, profession, service, industry or government.

**OUTDOOR STORAGE:** An area designated on a property for the storage of items owned by the occupants of the property and screened from view of the public street by an acceptably designed landscape buffer or fence.

**PARAPET:** A low wall that extends above the roofline, often decorated with architectural details such as cornices.

**PARK:** A parcel of land dedicated to the city or privately owned and clearly accessible to the public free of charge for nonexclusive recreation and/or cultural use. A park is maintained for the primary purposes

of diverse recreational and social opportunities. A park may include one of the following: Refer to Section 16.0, Definitions, for a detailed definition.

**PARK, MINI:** A parcel of land, between one-fourth ( $\frac{1}{4}$ ) acre and one acre in size, that is privately owned and maintained, unless otherwise allowed by the council, but that is used for nonexclusive public recreation and/or cultural purposes. Refer to Section 16.0, Definitions, for a detailed definition.

**PARK, NEIGHBORHOOD:** A parcel of land generally one or more acres in size dedicated to the city for nonexclusive public recreation and/or cultural use. Refer to Section 16.0, Definitions, for a detailed definition.

**PARK, CULTURAL SPACE:** A parcel of land less than one-fourth ( $\frac{1}{4}$ ) acre in size and located in the business (B), limited business (LB) and transitional (TN) zoning districts, that is privately owned and maintained but that is used for nonexclusive public recreation and/or cultural purposes. A park/cultural space may include courtyards, plazas, gardens, expanded sidewalks and covered areas, provided access to the park/cultural space is available from a public street or property and is normally open to the exterior (e.g., not enclosed in a building). Refer to Section 16.0, Definitions, for a detailed definition.

**PARKING AREA:** An area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and ingress and egress lanes, but shall not include any part of a public street, alley, public right-of-way, or fire access lane.

**PARKING, ONSITE:** The area not located on any public or private street, access easement or alley to be used for the transient storage of private passenger vehicles, and of appropriate dimension according to this title for parking stall, access drives and aisles.

**PARKING, SHARED:** The provision that two or more uses which are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap or conflict.

**PARKING, STREET:** The designated area for parking a vehicle on the side of a public road or street.

**PARKING STRUCTURE:** A building, or portions of a building used to store or park motor vehicles and can be either above or below ground.

**PERIMETER, BUILDING:** The total length of the exterior walls of a building, measured at ground level. It's a horizontal line that includes all the constructed parts of a building's floor, as well as any areas covered by a roof or floor above. The total length of its boundary from the outer edge of the exterior foundation or surface of the stud, whichever is larger.

**PERIMETER, LOT:** The outer edge of an area of land or the border around it.

**PRINTING SERVICES:** Those activities relating to the work of the printing, publishing or graphic arts industries.



**RECORD GRADE:** ~~The natural grade existing prior to any site preparation, grading or filling, unless a new record grade is approved at the time of subdivision approval and noted on the filed preliminary or final plat. Refer to Section 16.0, Definitions, for a detailed definition.~~

**RECYCLING CENTER:** ~~A facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This shall not include junkyards or wrecking yards.~~

**SIDEWALK:** ~~A pathway for nonmotorized vehicles, normally designated for pedestrians and which is usually separated from streets by curb and/or landscaping. Refer to Section 16.0, Definitions, for a detailed definition.~~

**STREET:** ~~A strip of land which provides access to abutting property. Refer to Section 16.0, Definitions, for a detailed definition.~~

**STREET, PRIVATE:** ~~A street which provides public and emergency vehicular and public pedestrian access but is not accepted for a dedication or maintenance by the City and will be owned and maintained by a private entity, owners' association or person(s). Refer to Section 16.0, Definitions, for a detailed definition.~~

**STREET, PUBLIC:** ~~Land, property or interest therein, usually in a strip, acquired for or devoted to public vehicular and public pedestrian access. Refer to Section 16.0, Definitions, for a detailed definition.~~

**SWIMMING POOLS:** ~~A permanent structure, whether above or below grade level, designed to hold water more than 30 inches deep and to be used for recreational purposes, the placement shall comply with the underlying zoning requirements.~~

**TECHNOLOGICAL DEVELOPMENT:** ~~The process of creating new technologies or improving existing ones through research and innovation. It can also refer to the systematic use of scientific, technical, economic, and commercial knowledge to meet specific business objectives.~~

**TRANSPORTATION SERVICES:** ~~A service that transports a rider from one place to another through the use of a provider's vehicle and driver.~~

**UNDERGROUND PARKING:** ~~A parking area that is located entirely below ground level, typically beneath a building, offering complete protection from weather and often providing a more discreet parking option~~

**UNENCLOSED:** ~~Refers to an area or space that is not completely surrounded by walls and is open to the surrounding environment. Examples of unenclosed features include balconies, porches, open walkways or open courts that may have a roof but lack walls on all sides.~~

**WAREHOUSE:** ~~A facility for the use of dry/cold storage, wholesale, and the distribution of manufactured products, supplies, and equipment, excluding storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive. A warehouse is defined by building codes as a separate building or part of a building that is used for warehousing operations.~~

**Standards of Review:**

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

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

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

Hailey’s Municipal Code should continue to address and promote the principles and lifestyle components that are most essential to our community’s identity. Our code is the foundation from which our municipality and citizens begin a journey forward to a vibrant and thriving future. While Hailey’s Comprehensive Plan does not go into the specificity that this code section contemplates, it is anticipated that the City will continue to update, modify, redefine, define, and/or clarify definitions to guide development, land uses, and necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

**Section 3: Special Areas or Sites and Features**

- 3.1 Assure the protection and preservation of Special Sites, area features to maintain a strong community identity for future generations.
- 3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

**Section 4: Recreation, Parks and Lands**

- Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide divers recreation opportunities for Hailey residents.

**Section 5: Land Use, Population and Growth**

- 5.1 Retain a compact City comprised a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.
- 5.7 Encourage development at the densities allowed in the Zoning Code.

**Section 6: Economic Development**

- 6.1 Encourage a diversity of economic development opportunities within Hailey.

**Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being**

- 7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.
- 7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

**Section 8: Housing**

- 8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

**Section 9: Public Services, Facilities and Utilities**

- 9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

**Section 10: Transportation**

- 10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.

*Findings: Compliance. This standard has been met.*

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

The proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services.

*Findings: Compliance. This standard has been met.*

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

The proposed text amendment will not impact compatibility.

*Findings: Compliance. This standard has been met.*

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

The proposed amendment will ensure overall compliance and a thorough understanding of the terms and meanings of Title 17's zoning definitions. The amendments recommended are consistent with the Hailey Comprehensive Plan, and will have no impact on public health, safety, and general welfare.

*Findings: Compliance. This standard has been met.*

## **CONCLUSIONS OF LAW AND DECISION**

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 17, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An ordinance, Ordinance No. \_\_\_\_\_, amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to provide modifications and clarification, as well as add new definitions to the title, is hereby recommended for review and approval by the Hailey City Council.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Fugate, Planning and Zoning Chair

Attest:

\_\_\_\_\_  
Jessica Parker, Building Coordinator, Deputy Treasurer

**Return to Agenda**



## STAFF REPORT

### Hailey Planning and Zoning Commission

#### Meeting of January 21, 2025

**To:** Hailey Planning and Zoning Commission

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

**Overview:** Consideration of a Planned Unit Development (PUD) Application submitted by St. Charles Borromeo Catholic Church, represented by The Land Group, Inc., to consider various waivers and benefits of the zoning and subdivision codes to be able to construct a new Parish Hall, Classrooms, Administrative Offices, Worship Sanctuary, as well as repurpose the existing church building, all located at 311 South 1st Avenue (Lots 3-10, Block 21, Townsite Overlay) within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. As part of the community benefit, the PUD Application proposes offsite sidewalk improvements in the vicinity of the project site. This includes improvements to South 1st Avenue and East Pine Street, as well as East Walnut Street, to South Main Street. Additional community benefits will be discussed throughout multiple Public Hearings for this PUD Application. As part of the Application, the Applicant requests the following waivers:

1. Waiver to maximum Building Height
2. Waiver to Setback requirements
3. Waiver to maximum Lot Coverage
4. Waiver to required onsite Parking requirements

**Hearing:** January 21, 2025

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**Applicant:** St. Charles Borromeo Catholic Church

**Location:** Lots 3-10, Block 21, Hailey Townsite (311 S 1<sup>st</sup> Avenue)

**Zoning/Size:** Transitional (TN), Townsite Overlay (TO) Zoning Districts; 0.66 acres.

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 25, 2024 and mailed to property owners within 300 feet on December 23, 2024. Onsite Notice was posted on the property on January 10, 2025.

**Background:** On April 15, 2024, the Hailey Planning and Zoning Commission considered and recommended denial to the Hailey City Council a Zone Change Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and remain within the Townsite Overlay (TO) Zoning Districts. According to the Applicant, the Zone Change Application for 311 S. 1st Avenue represented a proposal that “aims to better align the zoning classification to the current use, allow for enhancement and expansion of the church buildings to support current uses, and improve connectivity to the surrounding community”. The Applicant indicated that their vision for site redevelopment did not include any onsite parking. Staff subsequently

highlighted that the Applicant did not meet onsite parking requirements (1 space for every 5 seats in the church, per Hailey Municipal Code) with their preliminary site plan. In addition, the Applicant's conceptual building plans also exceeded the lot coverage maximum assigned to the parcel, as currently zoned (30% lot coverage maximum permitted in TN Zoning District, 53% lot coverage proposed by Applicant).

By pursuing a Zone Change approval, the Applicant sought to relieve the proposal from a portion of the scope of waivers that would be required with a Planned Unit Development Application process, which the Applicant intended to pursue from the onset of their development proposal process with the City of Hailey. Ultimately, the Commission found that a zone change from Transitional (TN) to Business (B) could carry unintended consequences of "business creep" and negative impacts to the residential character of this section of the Old Hailey Townsite, in addition to incompatibilities of the Zone Change Application with the Hailey Comprehensive Plan. The Applicant did not pursue a request for reconsideration, opting instead to refine their proposal and prepare a full PUD Application for submittal.

Staff has engaged in numerous discussions with the Applicant leading up to their PUD Application submittal. It is the intent of both the Applicant and Staff that multiple Public Hearings are conducted for this PUD Application, with the initial hearing on January 21, 2025 serving as an opportunity for open discussion and feedback between the Applicant, the Commission, Staff, and the public – no decision is expected or requested at this Hearing. Upon reviewing the Applicant's initial submittal, Staff informed the Applicant that they did not believe that the proposed community amenities/benefits were commensurate with the 4 waivers being requested. At this time, Staff desire to see additional benefits provided by the Applicant that adequately address these waivers, as well as the anticipated future impacts that redevelopment of the site will inevitably create.

Prior to the January 21, 2025 Public Hearing, Staff and the Applicant discussed additional amenity options that may be considered appropriate for this PUD Application. In addition to offsite sidewalk improvements provided in accordance with the established formulas in the Hailey Municipal Code (for nonresidential or mixed-use PUDs, a minimum of 100 linear feet per 1,000 square feet of gross floor area), the Applicant has also expressed enthusiasm and support for the proposed concept of existing residential structure preservation and relocation. An approximately 1,400 square foot residential structure is currently located onsite of the proposed redevelopment parcel. This structure is not currently occupied for residential uses, although it does function as St. Charles' administrative office area. The Applicant does not intend to retain the structure onsite, according to submitted site redevelopment plans.

According to the Applicant, the residential structure is in good condition, and they do not anticipate major challenges with relocation. City Staff have been exploring both City-owned and partner-owned receiving properties for placement. Both Staff and the Applicant are highly supportive of retaining this existing structure and preserving it as part of Hailey's community housing stock. Benefits of preservation for the structure include retention of community housing stock, preservation of physical community character, significant sustainability outcomes for utilizing existing materials versus demolition and building with new materials, and a highly cost-efficient application of City funds to further community housing goals. The Commission may wish to consider this potential amenity and provide feedback to the Applicant, where appropriate.

**Application:** In exchange for waivers to the maximum building height, lot coverage, setback, and onsite parking requirements, the Applicant has initially proposed offsite sidewalk improvements as a community amenity. Approximately 220 linear feet of sidewalk along the Walnut and 1<sup>st</sup> Avenue right-of-ways has been identified by the Applicant as suitable for improvements, benefiting both the redevelopment of the St. Charles Borromeo Church site and the community at large. City Staff strongly support the locations proposed by the Applicant.

As currently proposed, the Applicant does not meet the minimum linear foot requirements for offsite sidewalk improvements, qualifying these improvements as a required community amenity in exchange for waivers requested. City Staff have discussed a variety of other right-of-way improvements – in addition to just sidewalk improvements – that could be provided by the Applicant, commensurate in value to the minimum linear feet calculated through the PUD community amenity requirements in the Hailey Municipal Code. These include bulbouts, street trees and/or lighting, and parking enhancements within the general vicinity. In general, the Applicant is amenable to increasing the linear foot amount of sidewalk improvements, in addition to other community amenities desired by City Staff. This may also include preservation and relocation of the existing residential structure at the site of redevelopment.

The Applicant and Staff support multiple Public Hearings for the consideration of their PUD Application, and the Commission may choose to offer any feedback that can help guide the Applicant in pursuit of a quality PUD Application with commensurate community amenities offered. Consideration of the St. Charles PUD Application should be treated as ongoing as of the January 21, 2025 Public Hearing, with no decision being presented by the Commission at this time.

<b>Standards of Evaluation</b>		
<b>17.10.030: General Requirements:</b>		
<b>A.</b>	<b>The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.</b>	
<b>Staff Comments</b>	<i>The proposed PUD site is measured at 28,784 square feet. Within the Townsite Overlay, the minimum gross size for properties that may be developed as a planned unit development shall be eighteen thousand (18,000) square feet. As this project is within the Townsite Overlay, this standard has been met.</i>	
<b>B.</b>	<b>A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.</b>	
<b>Staff Comments</b>	<i>The parcel is in one ownership, this standard has been met.</i>	
<b>C.</b>	<b>Area Development Plan:</b>	
	<b>C.1</b>	<b>When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</b>
<b>Staff Comments</b>	<i>This PUD proposal only involves one (1) parcel, this standard has been met.</i>	
	<b>C.1.a</b>	<b>Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.</b>
<b>Staff Comments</b>	<i>No new streets – public or private – are proposed within the PUD Application. The project site has frontages along S. 1<sup>st</sup> Avenue and E. Pine Street, both of which are established public streets. Parking and sidewalk infrastructure is present along the</i>	



	<p><i>entirety of the S. 1<sup>st</sup> Avenue block, whereas the E. Pine Street frontage only offers striped parking stalls.</i></p> <p><i>Public Works and Streets Division Managers have reviewed site plans and assessed existing infrastructure adjacent to the project parcel. They have preliminarily requested that the Applicant install pedestrian infrastructure features along the E. Pine Street frontage, in addition to a full curb bulbout at the corner of E. Pine and S. 1<sup>st</sup>. Staff are also requesting parking and sidewalk infrastructure on the south side of E. Pine Street, adjacent to the parcel, parking and/or pedestrian infrastructure along the E. Walnut to S. 1<sup>st</sup> block, and the much-needed parking and sidewalk infrastructure connection at the corner of E. Croy and S. 1<sup>st</sup>. Each of these locations are within close or direct proximity to the project site, and they provide critical linkages to Hailey’s downtown core and surrounding amenities and services.</i></p>
<b>C.1.b</b>	<b>Non-vehicular circulation routes shall provide safe pedestrian and bicycle paths and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</b>
<b>Staff Comments</b>	<p><i>There is an existing 4’-wide sidewalk along the property’s S. 1<sup>st</sup> Avenue frontage. The Applicant will be required to complete sidewalk improvements along the E. Pine Street frontage, if approval of the PUD is granted and/or with the submittal of a Design Review Application.</i></p> <p><i>As for offsite non-vehicular circulation routes, Staff are providing the Applicant with ongoing guidance on the specific locations and design features of such routes. See Section 17.10.030 C.1.a for additional details.</i></p> <p><i>Within the project site itself, the Applicant has provided basic non-vehicular circulation routes from the right-of-way to building entrances, a sunken courtyard, etc. Due to proposed building designs, onsite non-vehicular circulation routes are limited in scope.</i></p>
<b>C.1.c</b>	<b>Water main lines and sewer main lines shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<p><i>Water and sewer main lines servicing the property are existing. There are currently three (3) water services connecting into the project property. The Applicant is proposing to install one (1) new water meter and one (1) new sanitary sewer service for the site. All meters and connections are proposed to be located within the alley.</i></p> <p><i>The Water Division Manager has requested that any service that will not be used after the addition will need to be abandoned at the water main. This action will be made a Condition of Approval in any subsequent Design Review Application submitted by the Applicant.</i></p>
<b>C.1.d</b>	<b>Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<p><i>Other utilities, including power, telephone, and gas service lines, currently exist and actively service the site. Any proposed undergrounding of overhead utilities will be addressed at a later date, in conjunction with the required Design Review Application for any redevelopment of the site. However, the Commission may wish to discuss current utility layout and any potential improvements they envision for the site’s redevelopment in the future.</i></p>

	<b>C.1.e</b>	<b>Park land shall be most appropriately located on the Contiguous Parcels.</b>
<b>Staff Comments</b>		<i>N/A - This PUD proposal only involves one (1) parcel.</i>
	<b>C.1.f</b>	<b>Grading and drainage shall be appropriate to the Contiguous Parcels.</b>
<b>Staff Comments</b>		<i>N/A/ - This PUD proposal only involves one (1) parcel.</i>
	<b>C.1.g</b>	<b>Development shall avoid easements and hazardous or sensitive natural resource areas.</b>
<b>Staff Comments</b>		<i>N/A – This PUD proposal does not encounter any easements and hazard or sensitive natural resource areas.</i>
	<b>C.2</b>	<b>Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner’s successors.</b>
<b>Staff Comments</b>		<i>The Applicant has provided a draft PUD Agreement that depicts the property’s proposed Area Development Plan. This draft may be modified and subsequently approved upon a final PUD approval for St. Charles Borromeo Catholic Church.</i>
	<b>D.</b>	<b>Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide solar access to all south roofs and walls to the maximum extent feasible to promote energy efficiency.</b>
<b>Staff Comments</b>		<i>The proposed structural addition will be oriented from north to south, with the largest wall planes facing the east and west aspect. Lot dimensions and orientation limit design styles that favor stronger solar access to south roofs.</i>
	<b>E.</b>	<b>Access: Access shall be provided according to standards in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.</b>
<b>Staff Comments</b>		<i>Existing pedestrian access to the site from S. 1<sup>st</sup> Avenue will be retained. The Applicant is proposing one (1) new vehicular access point to the site, located to the rear of the building and accessed from the alley. This access point is proposed as a vehicular drop-off area.</i>  <i>The Hailey Fire Department Fire Marshall has reviewed site plans and has no concerns with proposed plans at this time.</i>
	<b>F.</b>	<b>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.</b>
<b>Staff Comments</b>		<i>The Applicant shall ensure that all existing above ground utilities are relocated underground during site redevelopment. This has been made a Condition of Approval.</i>
	<b>G.</b>	<b>Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public access to public lands must be preserved.</b>
<b>Staff Comments</b>		<i>N/A – The PUD is not located adjacent to public lands.</i>
	<b>H.</b>	<b>Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.</b>
<b>Staff Comments</b>		<i>The Public Works Department Supervisor and Streets Division Manager have recommended various onsite and offsite non-vehicular pathway/sidewalk improvements, as they relate to both community amenities required through the PUD and future potential Design Review Standards for property frontage improvements. The improvements will be required to be completed to specific City standards, which may include the “Side Street Standard” outlined for the River Street Typical Section (Chapter 18.14 “Standard Drawings”, Hailey Municipal Code), although the proposed PUD is not located within the River Street Corridor.</i>

		As City Staff desire to see the fulfillment of a safe, interconnected, high-functioning multi-modal network throughout the City of Hailey, the River Street Typical Section may be applied in select non-River Street locations, in order to achieve this desire. City Staff will provide specific guidance to the Applicant in regard to which City standards shall be applied in each respective improvement location, if/when the PUD is approved and enters future development phases.				
I.		<b>Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:</b>				
	I.1	<p><b>Green Space.</b> All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:</p> <table border="1" data-bbox="527 865 1377 968"> <tr> <td>For residential PUDs</td> <td>A minimum of .05 acres per residential unit.</td> </tr> <tr> <td>For non-residential PUDs</td> <td>A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table>	For residential PUDs	A minimum of .05 acres per residential unit.	For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.
For residential PUDs	A minimum of .05 acres per residential unit.					
For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.					
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.2	<b>Active Recreational Facilities:</b> Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the development's needs. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity or replaced with another similar recreation facility.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.3	<b>Public Transit Facilities:</b> Public transit facilities include a weather-protected transit stop or station and must be on a designated transit route.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.4	<b>Preservation Of Vegetation:</b> Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.				
<b>Staff Comment</b>		<i>N/A – is proposing offsite sidewalk improvement amenities.</i>				
	I.5	<b>Wetlands:</b> Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.6	<b>River Enhancement:</b> Enhancement of the Big Wood River and its tributaries must include stream bank restoration and public access to or along the waterway.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.7	<b>Community Housing:</b> For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.				

Staff Comment	<p><i>The Applicant is proposing offsite sidewalk improvement amenities. However, Staff do not believe that the scope of offsite sidewalk improvements is commensurate with the scale of waivers requested. Additional amenities may be required of the Applicant. Both Staff and the Applicant have discussed the preservation and relocation of an existing residential structure on site. This structure may be retained and converted to community housing. The Commission may wish to discuss their support of this potential additional amenity, including whether this addition will adequately fulfill the Applicant's required community amenity.</i></p>					
	I.8	<p><b>Local Deed-Restricted Housing: For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County, Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.</b></p>				
Staff Comment	<p><i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i></p>					
	I.9	<p><b>Real Property: Dedication or conveyance of real property or an interest in real property to the city.</b></p>				
Staff Comment	<p><i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i></p>					
	I.10	<p><b>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</b></p> <table border="1" data-bbox="516 999 1349 1131"> <tr> <td data-bbox="516 999 824 1066">For residential PUDs</td> <td data-bbox="824 999 1349 1066">A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td data-bbox="516 1066 824 1131">For non-residential or mixed-use PUDs</td> <td data-bbox="824 1066 1349 1131">A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table>	For residential PUDs	A minimum of 100 linear feet per residential unit.	For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.
For residential PUDs	A minimum of 100 linear feet per residential unit.					
For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.					
Staff Comment	<p><i>As currently proposed, the Applicant does not meet the minimum linear foot requirements for offsite sidewalk improvements, qualifying these improvements as a required community amenity in exchange for waivers requested. City Staff have discussed a variety of other right-of-way improvements – in addition to just sidewalk improvements – that could be provided by the Applicant, commensurate in value to the minimum linear feet calculated through the PUD community amenity requirements in the Hailey Municipal Code. These include bulbouts, street trees and/or lighting, parking enhancements, etc. In general, the Applicant is amenable to increasing the linear foot amount of sidewalk improvements, in addition to other community amenities desired by City Staff. Discussions about community amenities and the review of this PUD Application are ongoing.</i></p>					
	I.11	<p><b>Underground Parking: Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.</b></p>				
Staff Comment	<p><i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i></p>					
	I.12	<p><b>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</b></p> <table border="1" data-bbox="526 1656 1349 1848"> <tr> <td data-bbox="526 1656 824 1848">For residential PUDs</td> <td data-bbox="824 1656 1349 1848">Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</td> </tr> </table>	For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.		
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		<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>
<b>Staff Comment</b>	<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>		
	<b>I.13</b>	<b>Other Amenities: Other project amenities and/or community benefits found, by recommendation of the commission and council approval, to promote the purpose of this chapter and the goals of the comprehensive plan.</b>	
<b>Staff Comment</b>	<i>Both Staff and the Applicant have discussed the preservation and relocation of an existing residential structure on site. This structure may be retained and converted to community housing. The Commission may wish to discuss their support of this potential additional amenity, including whether this addition will adequately fulfill the Applicant’s required community amenity.</i>		
<b>17.10.040: Developer Benefits:</b>			
<b>The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.</b>			
<b>Staff Comment</b>	<p><i>In exchange for the proposed offsite sidewalk improvements community amenity, the Applicant requests waivers to the following requirements:</i></p> <ul style="list-style-type: none"> <li>• <i>Building Height (30’ maximum) – requesting new building height of 36.5’ and new bell tower height of 45’.</i></li> <li>• <i>Setback from right-of-way in Townsite Overlay (12’ minimum) – entry gate setback along S 1<sup>st</sup> Avenue of 2.5 feet</i></li> <li>• <i>Lot coverage (30% maximum) – requesting new lot coverage of 39.14%.</i></li> <li>• <i>On-site parking (1 space for every 5 seats – new seating capacity of 300 seats; 60 on-site parking spaces minimum requirement) – zero (0) permanent on-site parking spaces provided, with three (3) temporary on-site drop-off stalls proposed.</i></li> </ul> <p><i>As previously highlighted in this Staff Report, Staff do not believe that the proposed offsite sidewalk improvements – as a singular community amenity – are commensurate with the scope of waivers being requested. The Commission may wish to explore additional community amenities with the Applicant throughout the multiple Public Hearings that are anticipated with this project.</i></p>		
<b>17.10.040.01: DENSITY BONUS:</b>			
<b>A.</b>	<b>The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:</b>		
	<b>A.1</b>	<b>Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy sources will provide at least fifty percent (50%) of the total energy needs of the PUD.</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.2</b>	<b>Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is in the floodplain and no development occurs within the floodplain.</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.3</b>	<b>Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.4</b>	<b>Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.5</b>	<b>Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus</b>	

		<b>unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
	<b>A.6</b>	<b>Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
	<b>A.7</b>	<b>Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
	<b>A.8</b>	<b>Twenty-five percent (25%): The PUD provides or contributes deed-covenanted community housing units within the PUD. The number of community housing units so provided shall be determined by the Council and Commission. The density bonus of twenty-five percent (25%) may be increased by the Council and Commission if an increase in the density bonus serves a compelling housing need in the City, as determined by the Commission and Council.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
<b>B.</b>		<b>Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
<b>17.10.040.02: Density Transfer:</b>		
<b>Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.</b>		
<b>Staff Comment</b>		<i>N/A - A density transfer is not requested.</i>
<b>17.10.040.05: Phased Development Allowed:</b>		
<b>The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:</b>		
<b>A.</b>		<b>Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.</b>
<b>Staff Comment</b>		<i>The Applicant has provided a phasing exhibit for the proposed PUD, including five (5) phases. The date of each phase submission has not been provided by the Applicant. The Commission may wish to discuss dates of each phase submission with the Applicant, throughout the series of Public Hearings anticipated for this PUD.</i>
<b>B.</b>		<b>Number of Units: The number of units to be built in each submission.</b>
<b>Staff Comment</b>		<i>N/A – The PUD does not propose more than one (1) new structure throughout its phases. The submitted phasing plan details specific project components, including demolition, new structure construction, renovations to the existing structure, and exterior/landscaping improvements.</i>
<b>C.</b>		<b>Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.</b>

<b>Staff Comment</b>		<i>The Applicant has not submitted a schedule for completion of project amenities and public improvements, although they have identified project phasing that includes these contributions. The Commission may wish to discuss if additional scheduling details for public improvements are necessary, or if the submitted phasing plan shall suffice.</i>
<b>D.</b>		<b>Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.</b>
<b>Staff Comment</b>		<i>The Applicant has submitted a phasing plan that prioritizes public improvements, followed by construction of the new church structure and renovation of the existing church structure. The design of this phasing plan will ensure that public improvements are available as soon as possible, while also preserving church gathering space for St. Charles Borromeo congregants and minimizing disruptions to access of church services.</i>
<b>17.10.040.06: Modifications to the Subdivision Standards:</b>		
<b>Standards in the Subdivision Title for streets, sidewalks, alleys, and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.</b>		
<b>Staff Comment</b>		<i>N/A - Modifications to the Subdivision Standards are neither requested nor proposed.</i>
<b>Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.</b>		
<b>A.</b>		<b>Standards of Evaluation</b>
	<b>A.1</b>	<b>The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;</b>
<b>Staff Comment</b>		<i>The Applicant has proposed a phasing schedule, although dates for completion of the various phases have not been provided. The Applicant may wish to provide additional details as they relate to their specific development schedule.</i>
	<b>A.2</b>	<b>The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;</b>
<b>Staff Comment</b>		<i>S 1<sup>st</sup> Avenue and E Pine Street can accommodate anticipated vehicular traffic from the proposed PUD, and additional pedestrian improvements for these public streets are proposed/anticipated, further accommodating the increased pedestrian activity from the proposed PUD.</i>
	<b>A.3</b>	<b>The PUD will not create excessive additional requirements at public cost for public facilities and services;</b>
<b>Staff Comment</b>		<i>No excessive costs are anticipated from this project. Development in the downtown core makes efficient use of existing facilities and services.</i>
	<b>A.4</b>	<b>The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;</b>
<b>Staff Comment</b>		<i>Utility services are available in the area and are adequate.</i>
	<b>A.5</b>	<b>The development plan incorporates the site's significant natural features;</b>
<b>Staff Comment</b>		<i>The development plan includes the retention of two (2) significant trees associated with the site, each approximately 2-6" DBH. Six (6) additional trees – including three (3) trees that are estimated to be over 40' in height – are proposed for removal by the Applicant. These trees represent the extent of the site's significant natural features.</i>  <i>While Staff do not support the removal of such mature, historic natural features that provide character to the site and surrounding neighborhood, five (5) of the six (6) trees</i>

		<i>proposed for removal exist on private property. Staff have shared their concerns for tree removal with the Applicant, but proposed site redevelopment plans do not allow for tree retention, according to the Applicant.</i>
	<b>A.6</b>	<b>Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;</b>
<b>Staff Comment</b>		<i>See Section 17.10.040.05 of this report for further details.</i>
	<b>A.7</b>	<b>One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;</b>
<b>Staff Comment</b>		<i>Please refer to Section I of this report for further details.</i>
	<b>A.8</b>	<b>All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and</b>
<b>Staff Comment</b>		<i>The Applicant has noted Dark Sky Compliant lighting within their submitted plans, although specific lighting cut sheets have not yet been provided. Staff will ensure that all exterior lighting complies with the standards set forth in subsection 17.08C through a subsequent Design Review Application process, should the Applicant pursue this measure.</i>
	<b>A.9</b>	<b>The proposed PUD Agreement is acceptable to the applicant and the city.</b>
<b>Staff Comment</b>		<i>The proposed PUD Agreement has not yet been finalized. Review of this PUD Application is ongoing.</i>

**Summary and Suggested Conditions:** The Commission shall conduct a public hearing and review the Application, all supporting documents and plans, and recommendations of City Staff, in making their recommendation to the Council. In any public hearing on a PUD Application, the presiding officer may order the hearing to be continued for up to thirty (30) days at the same place, in which case no further published notice shall be required. The following Conditions of Approval shall apply:

1. The project shall receive Planned Unit Development approval subject to the Conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:
  - i. Building Height (30' maximum) – requesting new building height of 36.5' and new bell tower height of 45'.
  - ii. Setback from right-of-way in Townsite Overlay (12' minimum) – entry gate setback along S 1st Avenue of 2.5 feet
  - iii. Lot coverage (30% maximum) – requesting new lot coverage of 39.14%.
  - iv. On-site parking (1 space for every 5 seats – new seating capacity of 300 seats; 60 on-site parking spaces minimum requirement) – zero (0) permanent on-site parking spaces provided, with three (3) temporary on-site drop-off stalls proposed.
3. Any water service that will not be used after the addition shall be abandoned at the water main.
4. The Applicant shall ensure that all existing above ground utilities are relocated underground during site redevelopment.
5. A Maintenance Plan shall be developed for any infrastructure (i.e., sidewalks, landscaping) within the public right-of-way, and shall be recorded prior to issuance of a Certificate of Occupancy.



The Applicant and Staff wish to garner feedback from the Commission, and further request continuation of their Application to a date certain, for refinement of the project.

**Motion Language:**

**Continuation:** Motion to continue the public hearing for the Planned Unit Development (PUD) Application by St. Charles Borromeo Catholic Church to \_\_\_\_\_ [the Commission should specify a date].



December 19, 2024

City of Hailey  
Community Development Department  
115 Main Street South  
Hailey, ID 83333

To whom it may concern,

We are pleased to submit our Planned Unit Development (PUD) application on behalf of the Catholic Diocese of Boise and St. Charles Borromeo Catholic Church. The Land Group, Inc. is privileged to act as the representative for the applicant in this matter. In this submission, we will cover the importance of this site to our community, the need to update, repurpose, and modernize facilities, the requested code waivers with offsetting community benefits, and our phased development outline. We also hope to clearly communicate how this project and the retention of the St. Charles Borromeo Catholic Church in the Hailey community aligns with the comprehensive plan, benefits the church neighbors and the Hailey community.

### Background

The project site is located at 311 S 1st Ave, to the north of Pine Street, to the south of Walnut Street, and to the west of S. 1st Avenue. It encompasses an approximate area of 0.66 acres, Parcel No. RPH0000021003B. It is situated within a traditional grid pattern intersected by SH-75. Currently, the property carries a zoning classification of TN (Transitional District) but with a Townsite Overlay; no change of use is proposed and the current principal use is allowed by right in the TN zone.

The subject parcel is owned by the Catholic Diocese of Boise and operated by the St. Charles Borromeo Catholic Church Parish (St. Charles). St. Charles Parish is an active community providing a range of community benefits at the site since its establishment. As the community needs have evolved over its 100 + year history, the church has added a pastoral residence/office and Parish Hall. In its current role, the church not only conducts multiple services every week but also provides educational classes for students, and serves as the

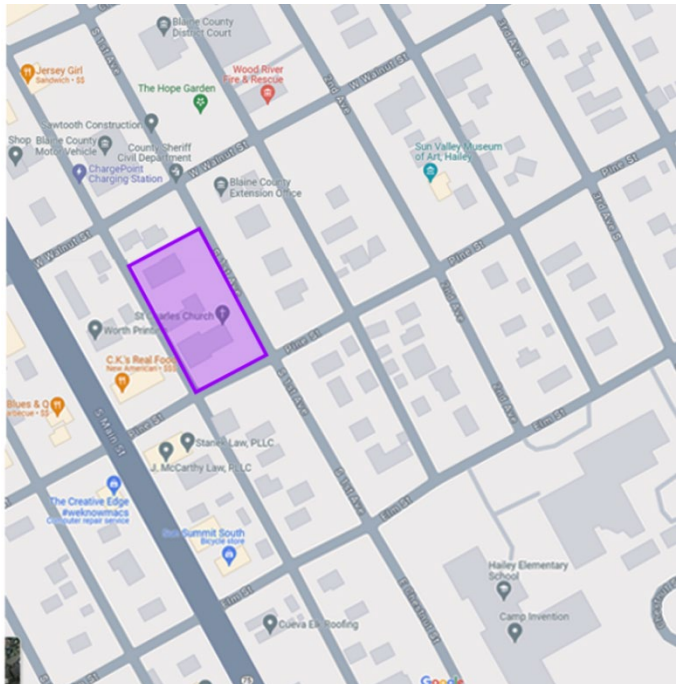


Figure 1 - Vicinity Map, subject property highlighted.

venue for a diverse array of community events throughout the year.

This church holds not only historic significance but also deep religious value for our community. With a committed community of members attending mass here each week, it is essential that we preserve these meaningful aspects. A recent survey of the parish community revealed that 95% of respondents agreed on the need to expand the current facilities. However, only 45% supported the idea of expanding beyond the existing location. In other words, parishioners believe their needs are no longer being met by the current facilities and they want to stay at the current location. This proposed expansion will provide the community with updated and modernized facilities and improved access which will allow them to fully utilize their space, ensuring that the church remains a vital part of the community for many years to come.

The proposed project and subsequent PUD application will result in the construction of a new Parish Hall, Classrooms, Administrative Offices, Worship Sanctuary, and repurpose of the existing church building. The project will require the removal of the existing parish office and hall. The resulting project will occupy a slight increase in the footprint of the existing buildings on site and will retain the current character of the site. Please find attached to our application supporting drawings depicting the proposed improvements including site and architectural plans. The roadway frontage improvements are also shown.

While the proposed project mimics the character and scale of the existing structures, there are specific code requirements that cannot be met and waivers are being requested with offsetting community benefits. We are asking for waivers for the following:

- Bulk Requirement Modification: Bell Tower Height & Entry Gate Setbacks
- Bulk Requirement Modification: Lot Coverage
- Off-Street Parking Modification

#### [Bulk Requirement Modification: Bell Tower Height & Entry Gate Setbacks](#)

Within the waiver, we are requesting for the height requirements outlined in the current zoning code, which limits buildings in the Transitional District (TN) to a maximum height of 35 feet and the Townsite Overlay which limits buildings to a maximum height of 30 feet. As part of our proposed development, we are seeking to exceed this limit we are proposing a building ridge height of 36 feet and 6 inches and a new bell tower height of 45 feet.

However, compared to the surrounding natural and built environment, this height difference will not change the character of the environment.

Looking at the height difference is when compared to the existing bell tower that we plan to retain as part of our development. It is important to note that the existing bell tower, which has been a key feature of the church since its construction, exceeds this height at an estimated height of 45 feet. (See *Figure- 2* for reference.) Our request for a height allowance for the bell tower of 45 feet is consistent with the existing building character and poses no negative impacts to the community or surrounding property.



*Figure 2- Existing Bell Tower, Church and Spruce Trees*

Additionally, our site plan retains two existing large spruce trees in the area closest to the proposed bell tower; those trees stand between 50 and 60 feet tall, far surpassing the height of our proposed tower structure. These trees, already towering over the property, will help integrate the building into its natural surroundings, softening the impact of any height variance.

Moreover, the surrounding area includes Main Street, which has many buildings of significant height. These buildings contribute to the general character of the neighborhood and provide a precedent for greater building heights in the area.

Within the waiver we are requesting setback variance. Townsite Overlay requires that there be a 12-foot setback before any structures. We are proposing an entry structure that is within the setback please see figure 3, this structure sits 6-feet within the setback.



*Figure 3- Entry Arch*

Given these contextual factors and the fact that this waiver is for the height of the bell tower only, and the archway slightly within the setback. We believe that the proposed height and archway will not significantly alter the character of the area. The additional height and archway are designed to blend harmoniously with the surrounding environment and existing structures, ensuring they will not have a detrimental effect on the Transitional District or community.

### Bulk Requirement Modification: Lot Coverage

We are requesting a waiver for the lot coverage requirements as outlined in TN, which stipulates a maximum of 30% lot coverage. The existing conditions of this site result in a lot of coverage of 32%, and our proposal is for a lot coverage of 40%. The additional 8% lot coverage is essentially a result of creating interior building spaces to connect the three primary uses of the church: worship, fellowship

and education, and administration. Creating indoor, all-season connectivity between spaces is essential to the function of the parish community.

Our proposal, resulting in 45% lot coverage, will consolidate all buildings into a single structure, streamlining the layout and reducing fragmentation. This approach does not change the character of the site or the perceived lot coverage from the street level, and the generous setback from the street and neighboring properties, as well as the stepped-back massing of the church, mitigate the impact of the new building on the neighborhood. This change will only be perceived in a viewing of future aerial images and will have no detrimental effect on the TN zone, Townsite Overlay, or the community as a whole.

### Off- Street Parking Modification

We are requesting a waiver to reduce the off-street parking requirements for our proposed project. We are requesting a waiver of the “on-site” parking requirement. The parish currently functions with 33 parking spaces on the Pine St. and 1<sup>st</sup> Street frontages and this application does not increase the anticipated uses or attendance. It is acknowledged that the current parking loads from church use, while functional, are not satisfactory to all of the surrounding neighbors and needs to be improved.

According to the City of Hailey Code, the number of parking spaces required is based on the occupancy capacity (seats) of the primary use of the building. Our proposed seating capacity is 300, which results in a code requirement of 60 parking stalls (one stall per five seats). This results in a deficiency of 27 stalls.

The programming and desired character of this property does not allow for on-site parking. Our proposal for parking, and waiver request, is to provide frontage improvements at the church parcel on Pine St and 1<sup>st</sup> Ave to improve parking efficiency and educate our members to utilize the empty parking lots at the Blaine County Courthouse and Elementary School. The project will add a dedicated drop-off zone and entry to facilitate the efficient use of off-site parking.

We further plan to provide pedestrian improvements at the frontage of 301 S. 1<sup>st</sup> Street (to the north of the project) to encourage use of on-street parking and surface lot parking to the north.

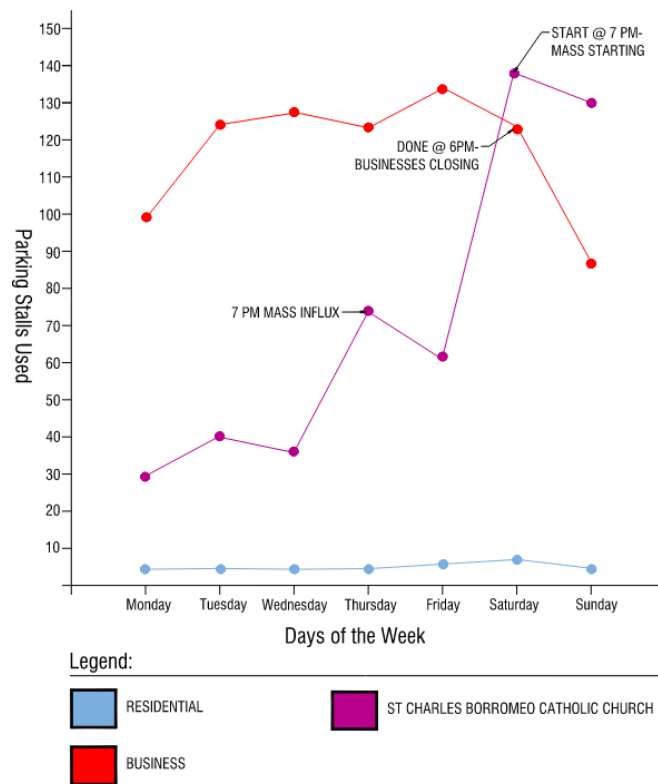


Figure 4- Parking Availability Graph. See Right-of-Way Parking Availability Graphic for more information.

This connection provides access to over 140 parking stalls, far exceeding the required parking. The new drop-off and improved pedestrian connection will result in a code compliant parking count.

We are confident that the parking available in the right-of-way is more than sufficient to meet the needs of the church. To illustrate this, we have provided a graphic (see *Figure 4*) that highlights the parking availability around the church compared to the actual parking demand. The graphic clearly shows that within a 260-foot radius of the church, there are over 300 officially marked parking stalls. This ample parking supply will accommodate all church members without impacting the parking needs of surrounding businesses.

This waiver to allow the church to utilize off-site parking will function and will have no detrimental effect on the TN zone, the Townsite Overlay, or the community as a whole.

### Community Benefit

We are proposing a single, significant community benefit rather than several smaller ones. This proposal includes several key improvements aimed at supporting and engaging the surrounding community.

First, we plan to update the full block right-of-way along 1st Street, establishing a vital connection across Walnut Street. Additionally, we propose a sidewalk connection to solve gaps in connectivity along Walnut Street; this will link North Walnut Street to Main Street and extending pedestrian infrastructure to the nearby bus stop. This connection will enhance access for church members, community residents, and visitors, providing a direct route from the surrounding residential and business districts to public transportation (see *Figure 4* for reference). This new, ADA-compliant route will facilitate access to the bus stop and connect the north end of Walnut to 1st Street, offering a crucial alternative transportation option for all users.

This initiative will benefit both the St. Charles parish and nearby residents facing parking challenges, while also strengthening community connections. By improving transportation options and promoting inclusivity, we aim to create a more vibrant and unified neighborhood.

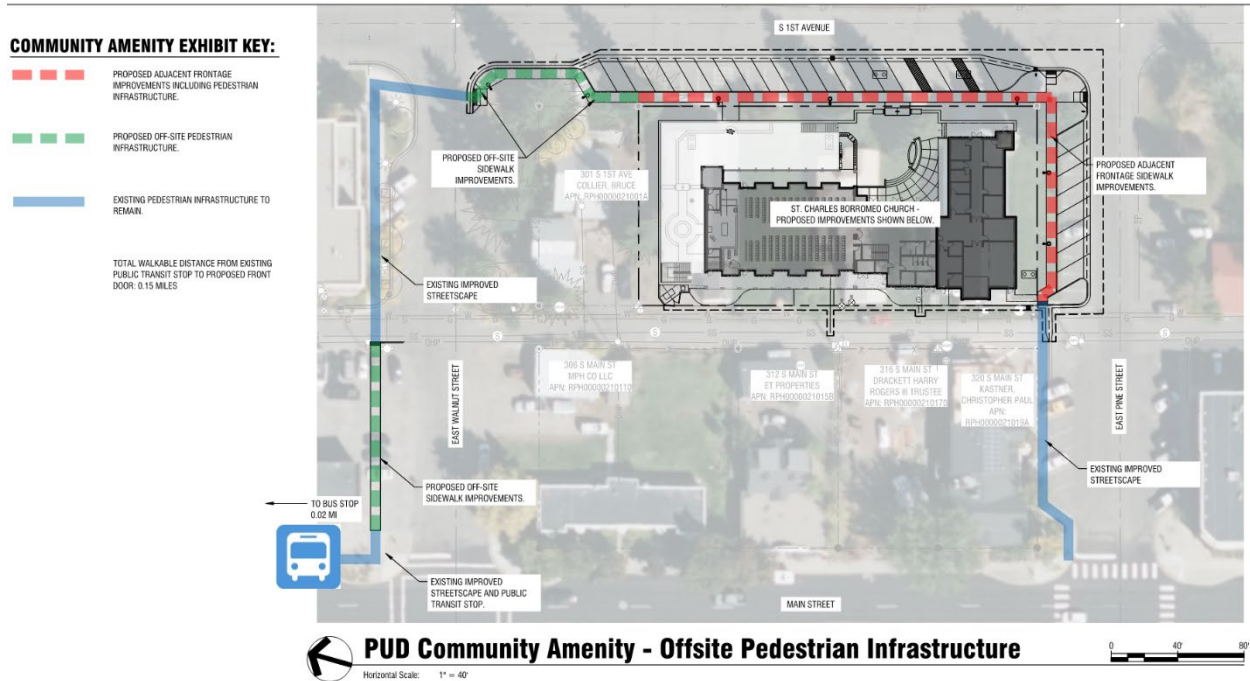


Figure 5- Offsite Pedestrian infrastructure

### Alignments with Comprehensive Plan

The City of Hailey’s Comprehensive Plan articulates several objectives that align closely with the proposed PUD approval for the St. Charles site.

Notably, Section 3 of the Comprehensive Plan emphasizes the importance of “[a]ssuring the protection and preservation of Special Sites, Areas, and Features to maintain a strong community identity for future generations.” The St. Charles site, a longstanding emblem of Hailey’s history, is one such Special Site. Through thoughtful redevelopment and the implementation of a PUD, the Parish community aims to preserve the site’s cultural and historical significance while ensuring its continued relevance in fostering community connection. The PUD approach ensures that the site is developed in a way that complements its role as a vital community hub and maintains the integrity of the area’s identity.

The proposed PUD aligns with the City of Hailey’s Comprehensive Plan Part Three, Goals & Indicators, Section 5, Land Use. With the predicted population growth of the future downtown it will be important to get ahead of the needed infrastructure for the increase of pedestrian density. The church updating their facilities, as well as improvements to the public right-of-way will help manage growth in the downtown area and provide vital community services. During these times of growth, it’s important to maintain the same character of downtown Hailey. Specifically, they are where downtown transitions into Old Hailey Townsite Neighborhood. This project allows us to protect the historic church and blend a new addition to account for population growth. This redevelopment strategy, through careful planning and phased development, maximizes existing infrastructure and resources, ensuring the site remains a central part of Hailey’s evolving community while minimizing urban sprawl.

Additionally, the proposed PUD advances the goal outlined in the Comprehensive Plan, Section 6, Goal #3.6.1, which emphasizes the encouragement of a diversity of economic development opportunities within Hailey. As the redevelopment of the St. Charles site progresses, it is anticipated that the expansion of its facilities will result in the creation of numerous employment opportunities. The enhanced facilities will require additional staff for management, maintenance, and community service functions, thereby directly contributing to the local economy and supporting the city's goal of diverse economic growth.

The PUD also complements the Comprehensive Plan's emphasis on inclusivity, as outlined in Section 7, Goals #7.1 and #7.2, which call for the promotion of projects that foster cultural understanding, educational enrichment, and cross-cultural exchange. The St. Charles community is home to a rapidly growing Hispanic population, with Spanish-speaking Mass attendees showing higher weekly attendance than their English-speaking counterparts. The PUD ensures that the redevelopment of the site will continue to serve this important cultural community, providing spaces that are welcoming and inclusive for all. By facilitating cultural exchange and meeting the diverse needs of the population, the redevelopment embodies the city's commitment to inclusivity and cultural enrichment.

In line with the Comprehensive Plan's Goal #11.1, which emphasizes creating a built environment that fosters community interaction, aesthetic appeal, and neighborhood character, the proposed PUD's design for the St. Charles site will create a cohesive campus. The layout will emphasize aesthetics and community connectivity, enhancing the public realm with pedestrian-friendly features such as wider sidewalks, improved lighting, and well-designed public spaces. This transformation will not only beautify the neighborhood but also reinforce a sense of place and belonging for residents and visitors alike. The PUD also respects the spirit of the city's zoning goals, particularly the intent of the Townsite (TN) District, which provides a buffer between residential and business areas. The proposed PUD would allow the St. Charles community to maintain its role as both a religious and community hub, while ensuring that the surrounding area is enhanced through well-planned infrastructure improvements and aesthetically sensitive development. The plans allow the site to maintain its role as the buffer between commercial and residential areas.

The Parish's vision for the site under the PUD aligns with its current function, with no significant changes to the essential role it serves. However, the ongoing growth of Hailey and the need to modernize aging infrastructure necessitate a PUD that enables the Parish to continue offering essential community services. The PUD would provide the flexibility to expand and improve the site's facilities, ensuring it remains a vital space for worship, education, and social services, meeting both present and future community needs. It would directly benefit the surrounding area, creating a more cohesive, pedestrian-friendly, and aesthetically pleasing environment. It will enhance safety through wider sidewalks, improved lighting, traffic calming measures, and better pedestrian crossings. These improvements align with the city's goals of promoting a vibrant, accessible, and connected urban environment.

### Public Outreach and Engagement

To ensure that our development is well-aligned with its neighboring community, we have incorporated feedback from the community members and neighbors. During the 2024 rezone application hearing



with the city, we took the opportunity to gather input from the surrounding community and actively integrate their suggestions into our design. While not easy to receive a P&Z recommendation for denial, utilizing the community and commission feedback to improve the project is the right thing to do and is what this PUD application does.

One of the primary concerns raised by neighbors was the visual impact of the development. In response, we have made significant changes to our plans, including orienting many of the building's active uses below grade while providing outdoor gathering space at both the street level and in the lower courtyard for sound mitigation. This decision was made specifically to minimize the visual footprint of the project, ensuring that the development blends more seamlessly with the surrounding area and remains unobtrusive to those living nearby.

Parking was a concern voiced by community members, particularly regarding potential congestion in nearby driveways. To address this, we are proposing significant investment in the public right-of-way as well as creating a pedestrian connection to existing transit infrastructure. Beyond design interventions, we are committed to educating our church members about proper parking etiquette, specifically encouraging them to park in marked stalls within the public right-of-way that are within walking distance of the church or use the proposed drop-off area. By reinforcing this practice, we aim to minimize the impact on private driveways and ensure that our members are parking in designated, convenient spaces.

In addition to these measures, we believe in the importance of transparency and continued dialogue with our neighbors. We proactively hosted an open house on December 9 inviting our neighbors to come and preview the plans. This provided an opportunity for them to ask questions, share comments, and engage directly with the project team. We value the input of the community and remain committed to addressing any concerns they may have as we move forward with the development. See attached mailing list, invite letter, and follow up response letter for reference.

Through these efforts, we have worked to ensure that the project is not only responsive to the needs of the community but also reflects a genuine commitment to fostering positive relationships with our neighbors.

### [Conceptual Site Plan and Elevations](#)

During the master planning design effort, the primary objectives were centered on enhancing the facilities for the parish community, while remaining respectful of the neighbors. Recognizing the importance of inclusivity and four-seasons of equitable access to facilities for all people, the design creates internal connections among programming elements. This climate and community responsive design requires careful planning and designing efforts. See attachments for more context on site design.

The thoughtful layout of the front entrance area adds to the architectural interest of the building and provides a welcoming focal point for visitors. This traditional Spanish Catholic Church entry, an *Atrio* preceding the entrance, reinforces the inclusivity envisioned by the redesign. This feature provides a place of transition from general public space into a place of worship. Continuing the thoughtful design around the building, incorporating a decorative and functional fence

around the perimeter to delineate the church space from public and commercial areas, enhancing both security, aesthetics, and maintaining visual transparency into the site.

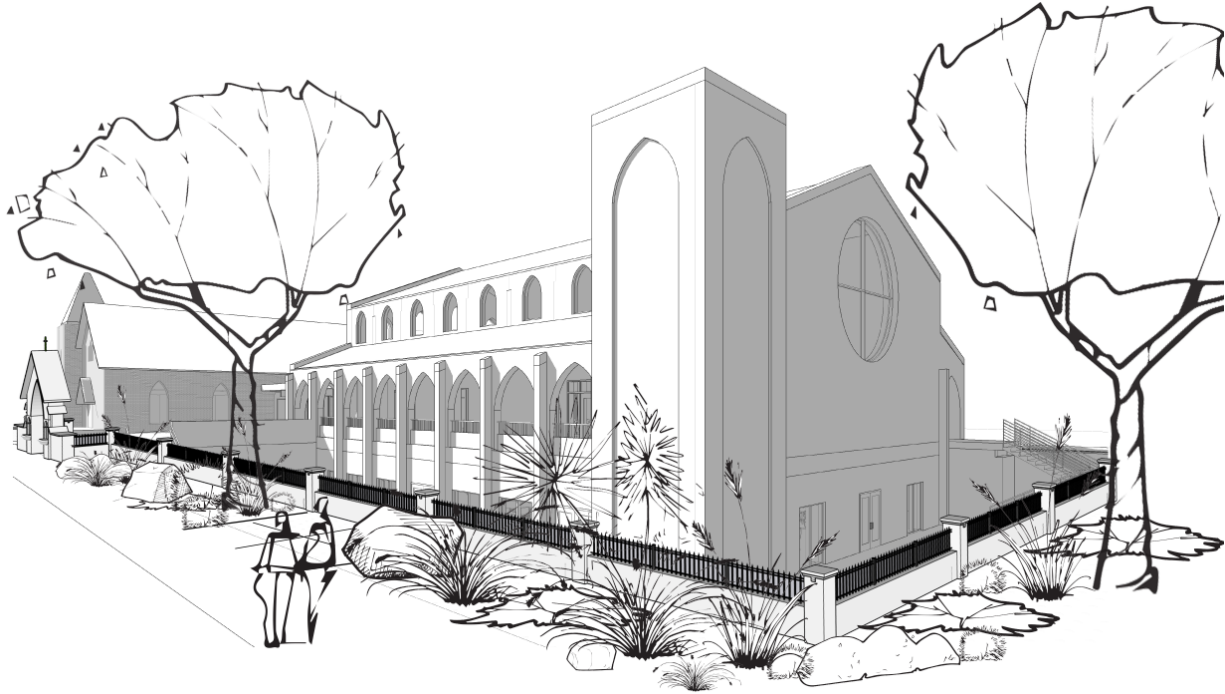


Figure 6- New church perspective drawing. Please see attached drawings for more information.

### Phased Development

We are proposing a phased approach to this project, which will allow for a smooth and efficient progression of construction. The phasing presented here is preliminary and is dependent on many factors such as: building permits, engineering constraints, fundraising, etc. We will make every effort to execute the project in the phased approach outlined below.

The first phase will involve the demolition of the existing hall and pastor's office, followed by the installation of utilities and the construction of the new building shell. This foundational work is essential for setting the stage for the following phases.

The second phase will focus on improvements to the right-of-way and creating a connection to Main Street. This phase is important for ensuring that the project is well-integrated into the surrounding area and provides easy access to the site.

In the third phase, we will complete the building's main structure, allowing the church to transition from its current location into the new building for services and activities.

The fourth phase will involve the reconstruction of the existing church building, which will be repurposed into office space, ensuring that the space continues to serve the community in a new capacity.

Finally, the fifth phase will focus on completing the landscaping and finishing the basement build-out, bringing the project to its full completion and ensuring that the property is fully functional and aesthetically appealing.

This phased approach allows us to carefully manage the construction process, minimize disruption to the community, and ensure that each step is completed with attention to detail.

Please see attached exhibit for the Proposed schedule for development of the site, for more information.

### Conclusion

This development will deliver a favorable outcome for both community members and the city at large. Approval of this PUD request will enable the St. Charles Borromeo Catholic Church community to remain in their beloved historic church, where they have cultivated profound connections and enduring attachments to this venerable place of worship.

We appreciate the opportunity to formally present this application to the to the City of Hailey Planning and Zoning Commission and City Council. As you complete your review, please let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at [kwise@thelandgroupinc.com](mailto:kwise@thelandgroupinc.com) or at 208-939-4041.

Sincerely,

*Kira Wise*

Kira Wise  
**Landscape Designer**  
**The Land Group, Inc.**

Enclosures - Planned Unit Development Agreement, PUD Drawing Set, Neighborhood Outreach Correspondence, 300' Neighbor List, Church Deeds.



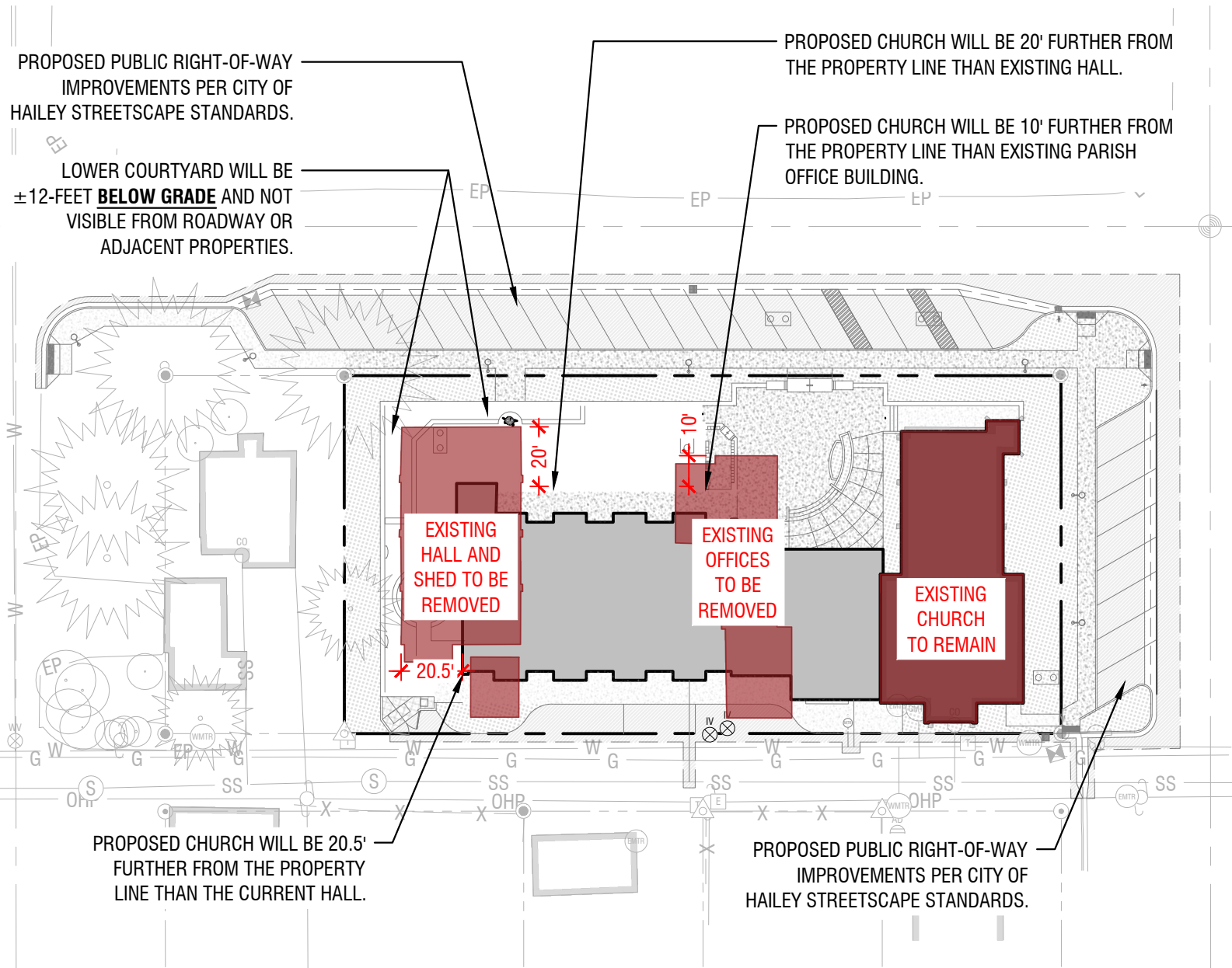


# Existing vs. Proposed Comparison

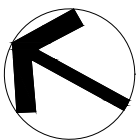
## Community Open House Follow-Up

### St. Charles Borromeo Catholic Church

# EX-1

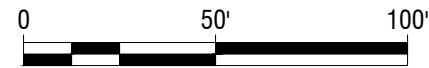


File Location: g:\2021\12\1154\acad\temp\121154 scb proposed vs existing exhibit.dwg  
Last Plotted By: chad lorenzen  
Date Plotted: Friday, December 13 2024 at 11:30 AM



## Existing vs. Proposed Comparison

Horizontal Scale: 1" = 50'



Project No.: 121154  
Date of Issuance: 12/13/2024

# Topographic Survey for St. Charles Borromeo

Being Lots 3-10, Block 21 of Hailey Townsite,  
Situate in the NW 1/4 of the SE 1/4 of Section 9,  
Township 2 North, Range 18 East, Boise Meridian  
City of Hailey, Blaine County, Idaho  
2024

Vicinity Map:



Referenced Survey Table:

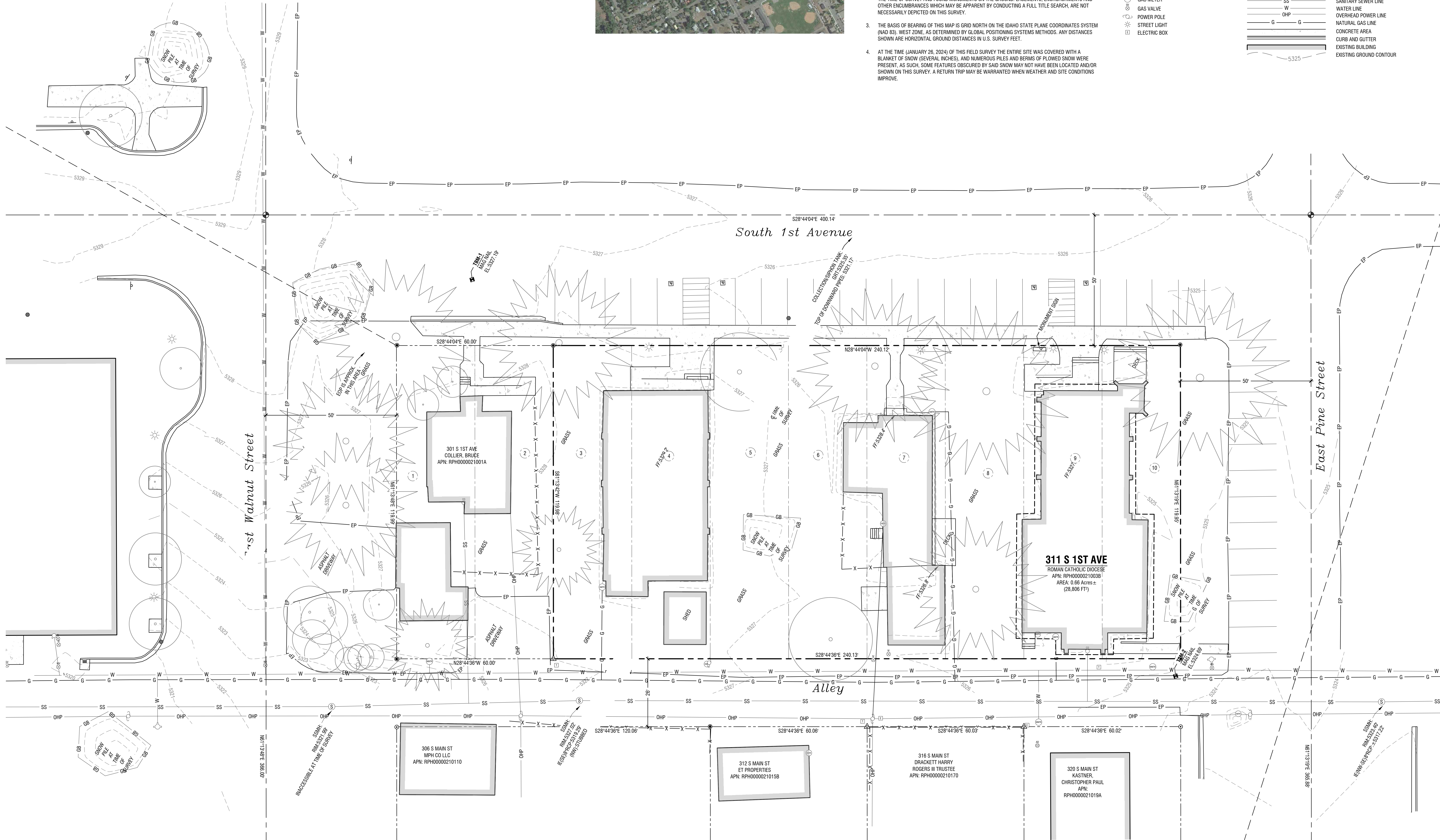
- R1. RECORD OF SURVEY INSTRUMENT #703181, RECORDS OF BLAINE COUNTY.
- R2. RECORD OF SURVEY INSTRUMENT #690043, RECORDS OF BLAINE COUNTY.
- R3. RECORD OF SURVEY INSTRUMENT #698696, RECORDS OF BLAINE COUNTY.

Keynotes:

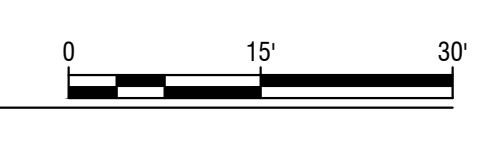
1. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES. IT APPEARS AS ALL UNDER GROUND UTILITIES ARE LOCATED WITHIN THE RIGHT OF WAY OF THE 26-FOOT ALLEY.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON RECORDS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY AND FOUND MONUMENTS ON THE GROUND. EASEMENTS, ENCROACHMENTS AND OTHER ENCUMBRANCES WHICH MAY BE APPARENT BY CONDUCTING A FULL TITLE SEARCH, ARE NOT NECESSARILY DEPICTED ON THIS SURVEY.
3. THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83), WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
4. AT THE TIME (JANUARY 26, 2024) OF THIS FIELD SURVEY THE ENTIRE SITE WAS COVERED WITH A BLANKET OF SNOW (SEVERAL INCHES), AND NUMEROUS PILES AND BERRIS OF PLOWED SNOW WERE PRESENT, AS SUCH, SOME FEATURES OBSCURED BY SAID SNOW MAY NOT HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. A RETURN TRIP MAY BE WARRANTED WHEN WEATHER AND SITE CONDITIONS IMPROVE.

Legend:

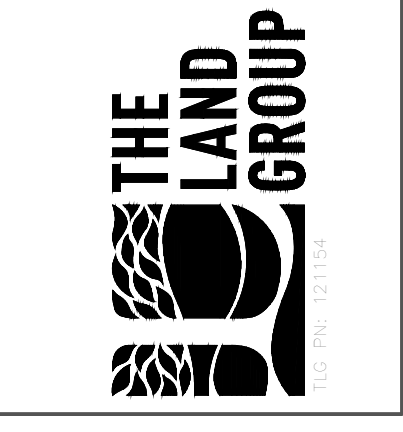
<ul style="list-style-type: none"> <li>● FOUND ALUMINUM CAP MONUMENT</li> <li>● FOUND 1/2" REBAR, AS SHOWN</li> <li>● FOUND MAG NAIL</li> <li>◆ TEMPORARY BENCHMARK</li> <li>○ CALCULATED POINT, NOTHING FOUND OR SET</li> <li>○ WATER VALVE</li> <li>○ WATER METER</li> <li>○ FIRE HYDRANT</li> <li>○ FIRE DEPARTMENT CONNECTION</li> <li>○ RECTANGULAR INLET</li> <li>○ ROUND INLET</li> <li>○ AREA DRAIN</li> <li>○ SANITARY SEWER MANHOLE</li> <li>○ CLEAN OUT</li> <li>○ PRESSURE IRRIGATION VALVE</li> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ POWER POLE</li> <li>○ STREET LIGHT</li> <li>○ ELECTRIC BOX</li> </ul>	<ul style="list-style-type: none"> <li>○ ELECTRIC METER</li> <li>○ TELEPHONE RISER</li> <li>○ ADA SYMBOL</li> <li>○ SIGN</li> <li>○ DECIDUOUS TREE</li> <li>○ CONIFEROUS TREE</li> <li>○ OVERALL PARCEL BOUNDARY LINE</li> <li>○ ADJACENT PROPERTY LINE</li> <li>○ ORIGINAL HAILEY TOWNSITE LOT LINE</li> <li>○ ROADWAY CENTERLINE</li> <li>○ EDGE OF PAVEMENT</li> <li>○ FENCE LINE</li> <li>○ SANITARY SEWER LINE</li> <li>○ WATER LINE</li> <li>○ OVERHEAD POWER LINE</li> <li>○ NATURAL GAS LINE</li> <li>○ CONCRETE AREA</li> <li>○ CURB AND GUTTER</li> <li>○ EXISTING BUILDING</li> <li>○ EXISTING GROUND CONTOUR</li> </ul>
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**Existing Conditions**  
Horizontal Scale: 1" = 15'



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CONSTRUCTION



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**St. Charles Borromeo**  
311 1st avenue  
hailey, idaho 83333

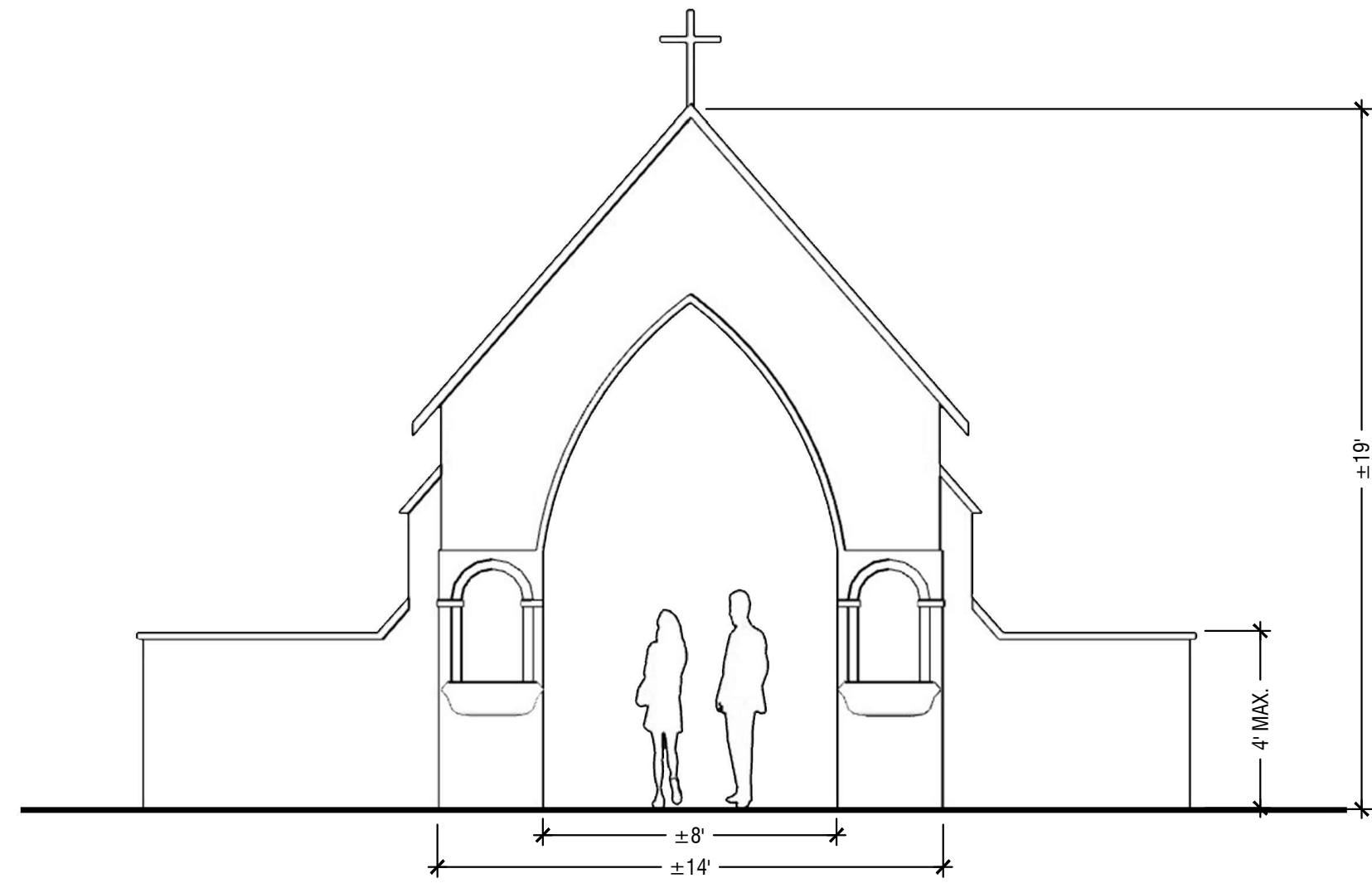
revision:  
no. desc. date

project: 230706  
date: 12.19.24  
drawn: KW/CL/TC  
checked: MTA

**pud application**

**Existing Conditions**

**PUD 1**

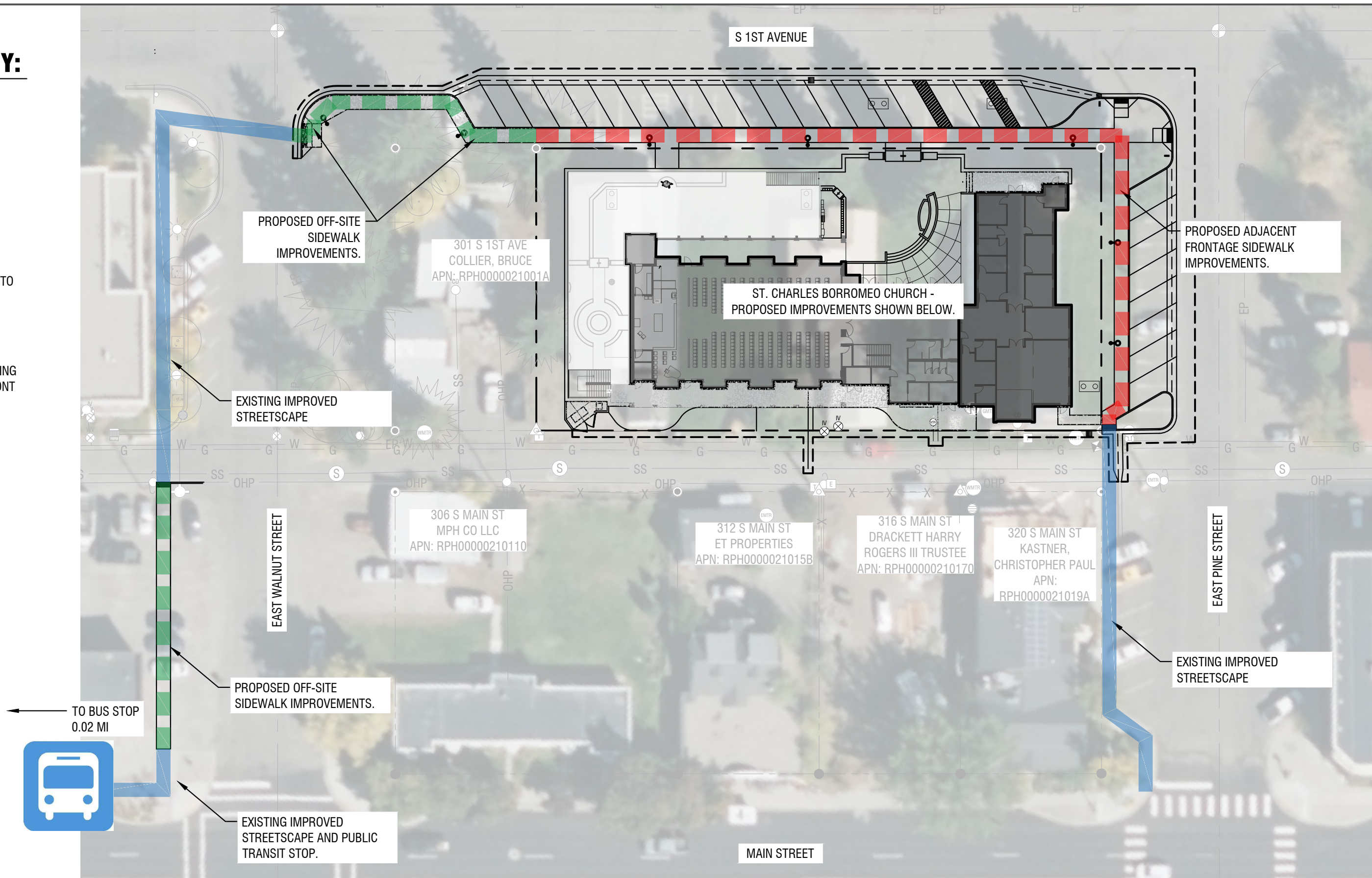


**1 Entry Gate Elevation**  
Scale: NTS

**COMMUNITY AMENITY EXHIBIT KEY:**

- PROPOSED ADJACENT FRONTAGE IMPROVEMENTS INCLUDING PEDESTRIAN INFRASTRUCTURE.
- PROPOSED OFF-SITE PEDESTRIAN INFRASTRUCTURE.
- EXISTING PEDESTRIAN INFRASTRUCTURE TO REMAIN.

TOTAL WALKABLE DISTANCE FROM EXISTING PUBLIC TRANSIT STOP TO PROPOSED FRONT DOOR: 0.15 MILES



**PUD Community Amenity - Offsite Pedestrian Infrastructure**  
Horizontal Scale: 1" = 40'

**Sheet Notes:**

1. FOR LOWER COURTYARD SITE PLAN, SEE SHEET PUD 3.
2. FOR GRADING, DRAINAGE AND UTILITIES, SEE SHEET PUD 5 & 6.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS, CENTER OF WHEEL STOP OR CENTER OF POST.
4. SIDEWALK CROSS SLOPE CANNOT EXCEED 2%. NO TOLERANCES ALLOWED.

**Material Legend:**

- ASPHALT PAVING IN CITY OF HAILEY R/W. MATCH EXISTING PAVEMENT SECTION.
- LANDSCAPE AREAS. REFER TO LANDSCAPE SHEETS PUD 6 & 7 FOR MORE INFORMATION.
- STANDARD CONCRETE FLATWORK.
- REINFORCED CONCRETE FLATWORK.

**Keynotes:**

1. TRASH ENCLOSURE
2. MAIN ENTRY ARCH TO COURTYARD; SEE DETAIL 1/PUD 2
3. DROP-OFF AREA
4. PUBLIC SEATING AREA
5. DECORATIVE RETAINING WALL AND FENCE; HEIGHT SHALL BE NO GREATER THAN 4-FT ABOVE STREET LEVEL'S FINISHED GRADE.
6. BUILDING ENTRY
7. SHIELDED/DARK-SKY COMPLIANT STREET LIGHT
8. ADA RAMP WITH DETECTABLE WARNING STRIP
9. STREET SIGNAGE
10. STAIRS
11. OUTDOOR GATHERING SPACE

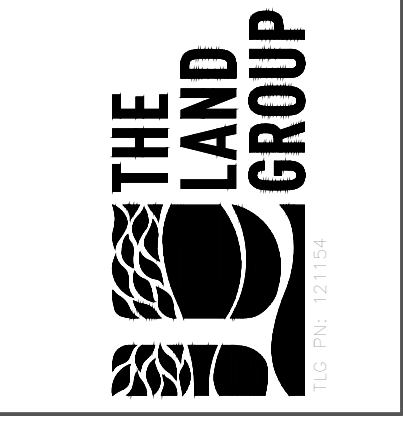
**Code Compliance Data:**

PARKING: RELIGIOUS INSTITUTION AS PRINCIPAL USE, 1 SPACE PER 5 SEATS.		
EXISTING ON-SITE		0
EXISTING IN RIGHT-OF-WAY		33
REQUIRED (BASED ON 300 SEAT OCCUPANCY)		60
PROPOSED ON-SITE		3
PROPOSED IN RIGHT-OF-WAY		28

BULK/DIMENSIONAL REQUIREMENTS: TN ZONE WITH TOWNSITE OVERLAY		
FRONT YARD BUILDING SETBACK		12-FT OCCUPIED STRUCTURE; 5-FT UNOCCUPIED STRUCTURE (PER TOWNSITE OVERLAY)
SIDE YARD BUILDING SETBACK		10-FT (NORTH P/L PER TN ZONE); 12-FT (PINE PER TOWNSITE OVERLAY)
REAR YARD SETBACK (ALLEY ROW)		6-FT (PER TOWNSITE OVERLAY)
BUILDING HEIGHT		30-FT (PER TOWNSITE OVERLAY)
LOT COVERAGE		30% (PER TOWNSITE OVERLAY)

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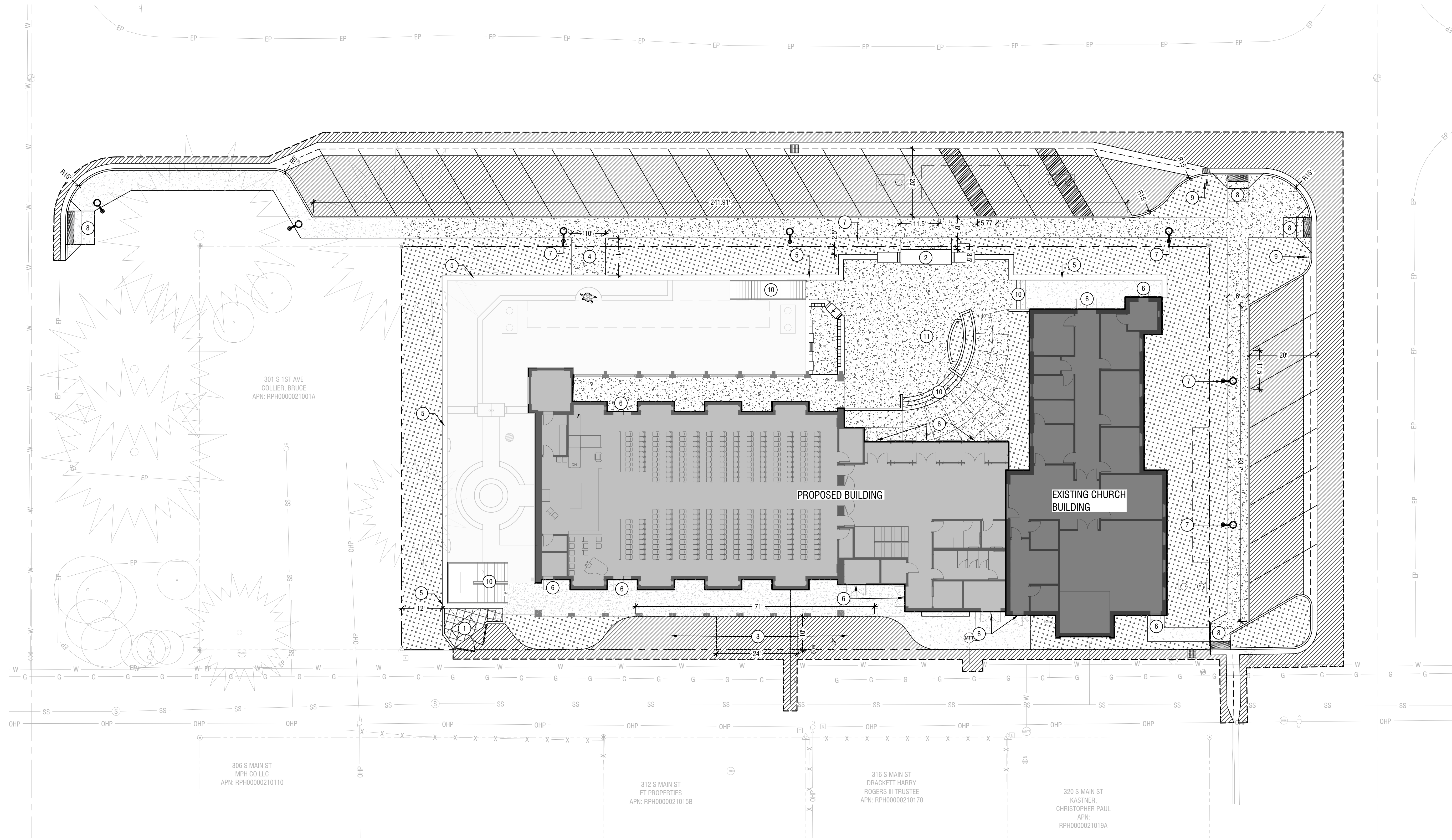
revision:	no.	desc.	date

project: 230706  
date: 12.19.24  
drawn: KW/CL/TC  
checked: MTA

**pud application**

**Site Plan- Main Level**

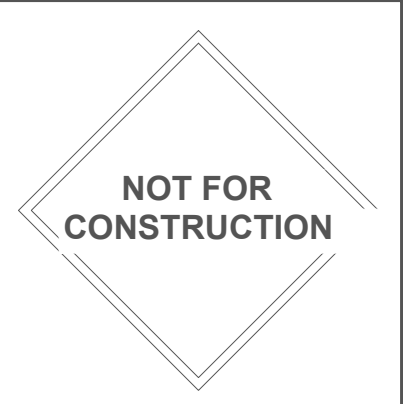
**PUD 2**



**Site Plan- Main Level**  
Horizontal Scale: 1" = 15'







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Hailey, Idaho 83333

no.	desc.	date

project: 230706  
date: 12.19.24  
drawn: KW/CL/TC  
checked: MTA  
**pad application**

**Grading and Drainage Plan- Main Level**

**Sheet Notes:**

- LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWORK ADJACENT TO BUILDING SHALL NOT EXCEED 2% CROSS SLOPE OR HAVE CROSS SLOPE LESS THAN 1%.
- SPOT ELEVATIONS INDICATE TOP OF FINISH GRADE SURFACE AS NOTED BY THE FOLLOWING:  
FF = FINISHED FLOOR
- ALL PIPE INSTALLATION AND TRENCHING SHALL COORDINATE WITH ISPWC DIVISION 300 AND SD-301. BEDDING AND BACKFILL SHALL BE CONSTRUCTED PER SECTIONS 305 AND 306 OF THE ISPWC.

**Grading Keynotes:**

- SAWCUT PER ISPWC SD-303. PROVIDE A NEAT AND SMOOTH SAWCUT LINE.

**Storm Keynotes:**

- INSTALL CATCH BASIN TYPE 1 PER ISPWC SD-601.
- INSTALL 30-INCH ROUND CATCH BASIN WITH A SQUARE GRATED LID.
- INSTALL STORM WATER SEEPAGE BED.
- INSTALL SAND AND GREASE TRAP.

**Water Keynotes:**

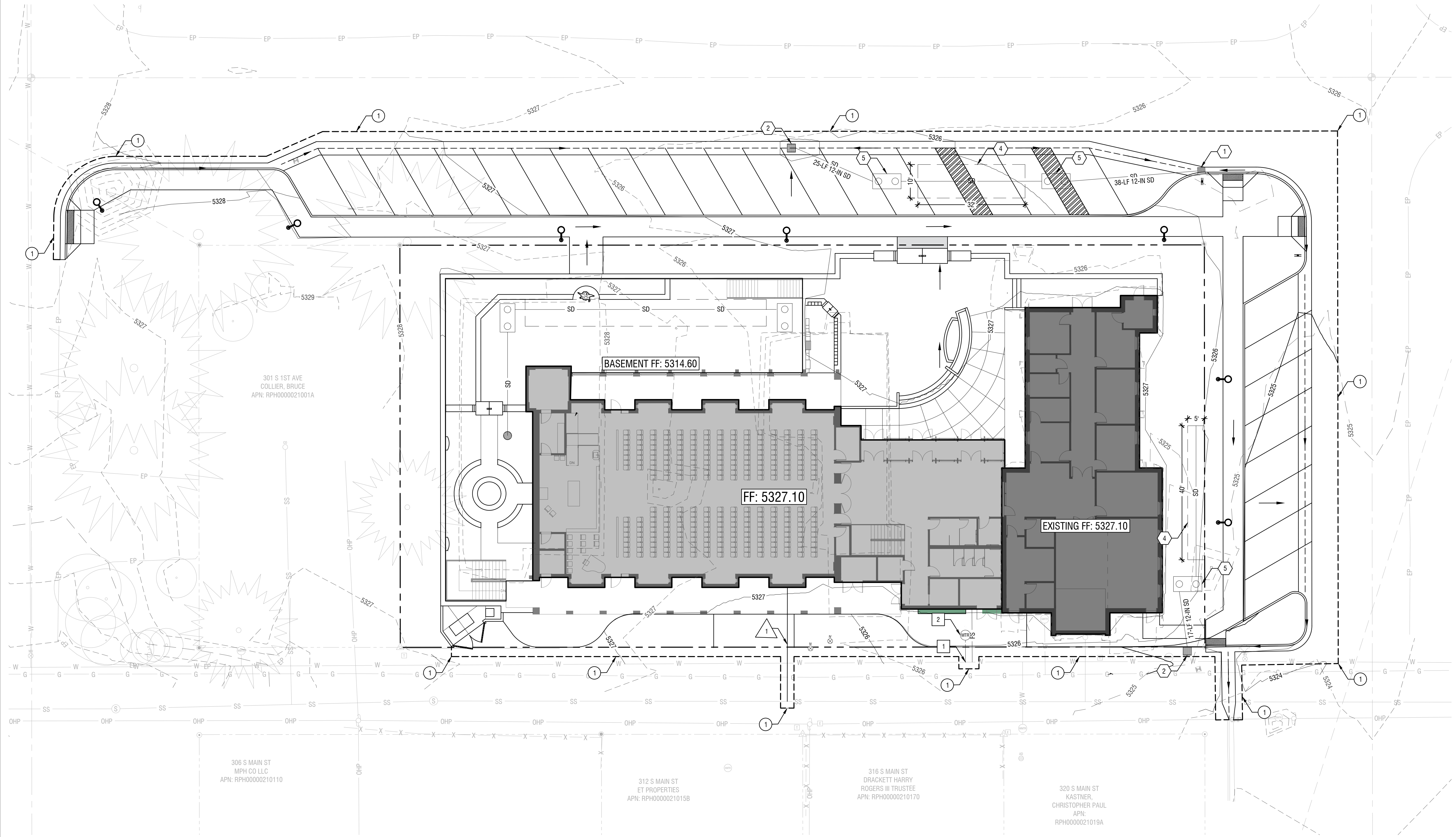
- TAP WATER SERVICE FROM EXISTING WATER MAIN. COORDINATE WITH CITY OF HAILEY WATER DEPARTMENT.
- INSTALL WATER METER PER ISPWC AND CITY OF HAILEY REQUIREMENTS.

**Sewer Keynotes:**

- INSTALL SANITARY SEWER SERVICE PER ISPWC SD-511.

**Legend:**

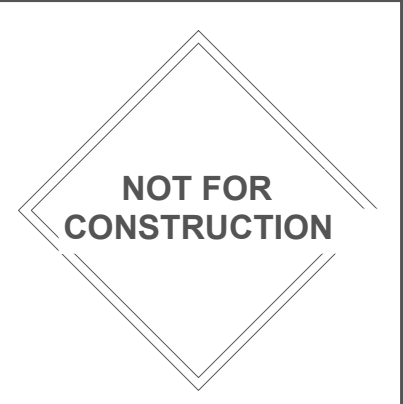
—> DRAINAGE DIRECTIONAL ARROW



**Grading and Drainage Plan- Main Level**  
Horizontal Scale: 1" = 15'







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Hailey, Idaho 83333

no.	desc.	date

project: 230706  
date: 12.19.24  
drawn: KW/CL/TC  
checked: MTA

**puD application**

**Grading and Drainage Plan- Lower Level**  
**PUD 5**

**Sheet Notes:**

- LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWORK ADJACENT TO BUILDING SHALL NOT EXCEED 2% CROSS SLOPE OR HAVE CROSS SLOPE LESS THAN 1%.
- SPOT ELEVATIONS INDICATE TOP OF FINISH GRADE SURFACE AS NOTED BY THE FOLLOWING:  
FF = FINISHED FLOOR
- ALL PIPE INSTALLATION AND TRENCHING SHALL COORDINATE WITH ISPWC DIVISION 300 AND SD-301. BEDDING AND BACKFILL SHALL BE CONSTRUCTED PER SECTIONS 305 AND 306 OF THE ISPWC.

**Grading Keynotes:**

- SAWCUT PER ISPWC SD-303. PROVIDE A NEAT AND SMOOTH SAWCUT LINE.

**Storm Keynotes:**

- INSTALL CATCH BASIN TYPE 1 PER ISPWC SD-601.
- INSTALL 30-INCH ROUND CATCH BASIN WITH A SQUARE GRADED LID.
- INSTALL 30-INCH ROUND CATCH BASIN WITH A ROUND GRADED LID.
- INSTALL STORM WATER SEEPAGE BED.
- INSTALL SAND AND GREASE TRAP.

**Water Keynotes:**

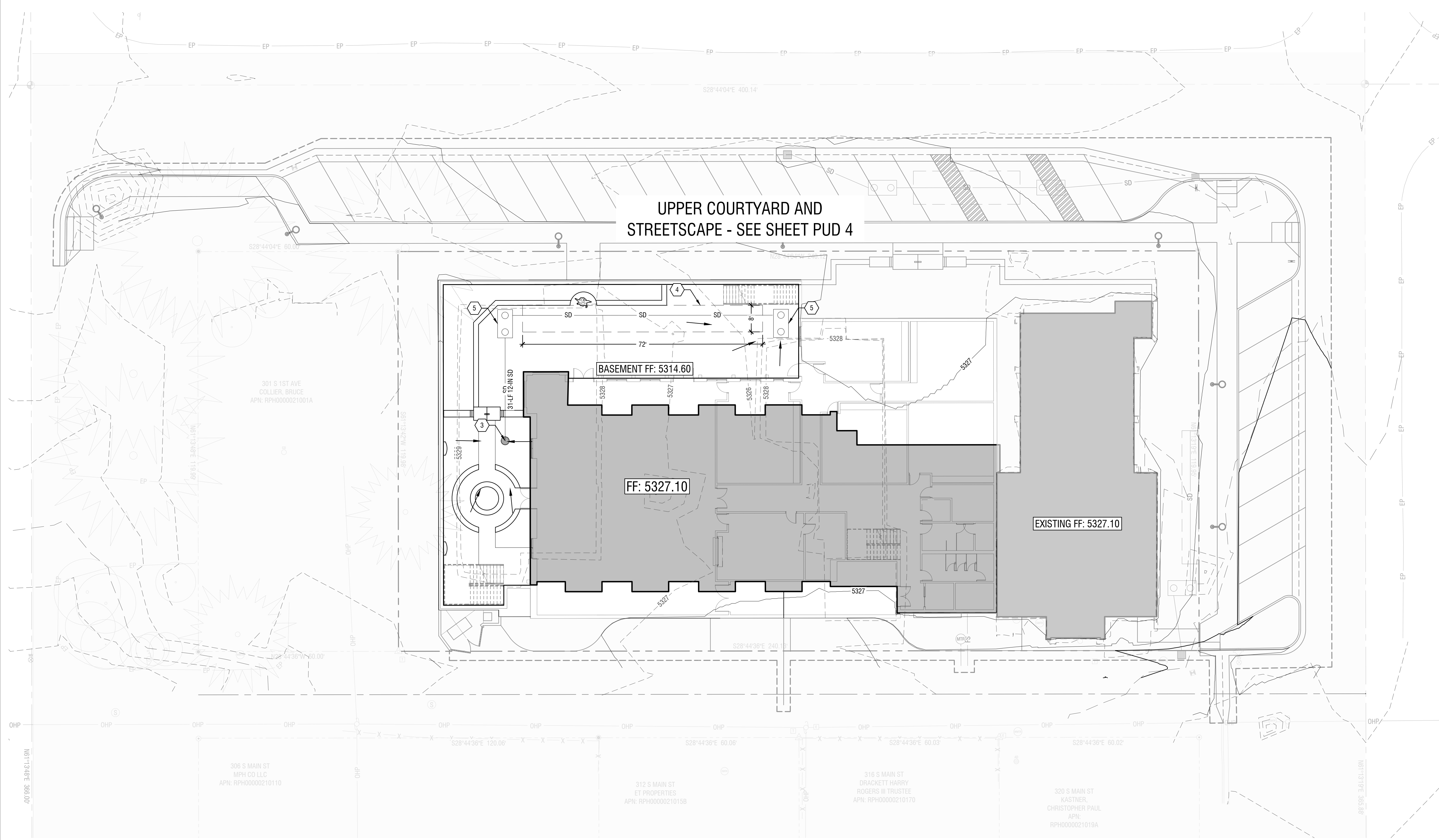
- TAP WATER SERVICE FROM EXISTING WATER MAIN. COORDINATE WITH CITY OF HAILEY WATER DEPARTMENT.
- INSTALL WATER METER PER ISPWC AND CITY OF HAILEY REQUIREMENTS.

**Sewer Keynotes:**

- INSTALL SANITARY SEWER SERVICE PER ISPWC SD-511.

**Legend:**

→ DRAINAGE DIRECTIONAL ARROW



PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>CLASS I TREES</b>					
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B	1
	CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	2.5" CAL.	B&B	1
<b>CLASS II TREES</b>					
	AC	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING NORWAY MAPLE	2.5" CAL.	B&B	1
	GA	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL.	B&B	4
	QE	QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	2.5" CAL.	B&B	2
<b>CLASS III TREES</b>					
	GD	GYMNOCLADUS DIOICIS 'ESPRESSO' / KENTUCKY COFFEETREE	2.5" CAL.	B&B	4
<b>CONIFERS</b>					
	AL	ABIES LASIOCARPA / SUBALPINE FIR	8" HT.	B&B	2
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	8" HT.	B&B	3

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>SHRUBS</b>					
	CM	CORNUS SANGUINEA 'MIDWINTER FIRE' / MIDWINTER FIRE BLOODTWIG DOGWOOD	3 GAL.		7
	CS	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	3 GAL.	POT	8
	PB	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCK ORANGE	5 GAL.	POT	2
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL.	POT	12

PERENNIAL AND FORB PALETTE - FULL SUN			
SPECIES	MATURE SIZE	NURSERY STOCK SIZE	
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA GRASS	3' HGT; 3' SPD	2 GAL	
CENTRANTHUS RUBER   RED VALERIAN	3' HGT; 2' SPD	1 GAL	
ECHINACEA PURPUREA 'FRAGRANT ANGEL'   FRAGRANT ANGEL CONEFLOWER	4' HGT; 2' SPD	1 GAL	
CALAMINTHA NEPATA   CALAMINT	2' HGT; 2' SPD	1 GAL	
SALVIA PACHYPHYLLA   GIANT FLOWERED PURPLE SAGE	3' HGT; 3' SPD	1 GAL	
SALVIA X SYLVESTRIS 'MAY NIGHT'   MAY NIGHT SAGE	2' HGT; 2' SPD	1 GAL	
LIATRIS SPICATA   BLAZING STAR	3' HGT; 2' SPD	1 GAL	
PENSTEMON X MEXICAL 'POORS'   RED ROCKS PENSTEMON	3' HGT; 3' SPD	1 GAL	
PANICUM VIRGATUM 'SHENANDOAH'   SHENANDOAH SWITCH GRASS	4' HGT; 3' SPD	2 GAL	
NEPETA X FRAASSENI 'WALKER'S LOW'   WALKER'S LOW CATMINT	2' HGT; 4' SPD	2 GAL	
SPOROBOLUS HETEROLEPIS   PRAIRIE DROPSIDE	3' HGT; 2' SPD	2 GAL	
PENNISETUM ALOPECUROIDES 'HAMELY'   HAMELY FOUNTAIN GRASS	3' HGT; 3' SPD	2 GAL	
SCHIZACHYRIUM SCOPARIUM   LITTLE BLUESTEM	3' HGT; 2' SPD	2 GAL	

PERENNIAL AND FORB PALETTE - PARTIAL SHADE			
SPECIES	MATURE SIZE	NURSERY STOCK SIZE	
HEUCHERA X 'PARIS'   PARIS CORAL BELLS	2' HGT; 2' SPD	1 GAL	
HOSTA X 'BLUE ANGEL'   BLUE ANGEL HOSTA	3' HGT; 4' SPD	2 GAL	
IRIS SIBIRICA   SIBERIAN IRIS	3' HGT; 2' SPD	1 GAL	
CAREX PENNSYLVANICA   PENNSYLVANIA SEDGE	1' HGT; 2' SPD	1 GAL	
PLATYCODON GRANDIFLORUS   BALLGON FLOWER	2' HGT; 2' SPD	1 GAL	
POLEMONIUM CAERULEUM   JACOB'S LADDER	2' HGT; 2' SPD	1 GAL	
POLYSTICHUM MUNITUM   WESTERN SWORD FERN	3' HGT; 3' SPD	2 GAL	
SYMPHYOTRICHUM OBLONGIFOLIUM   FALL ASTER	4' HGT; 2' SPD	1 GAL	
HELLEBORUS X 'WALHELVOR'   IVORY PRINCE HELLEBORE	2' HGT; 2' SPD	1 GAL	
DESCHAMPSIA CESPITOSA   TUFTED HAIR GRASS	3' HGT; 2' SPD	2 GAL	

- Sheet Notes:**
- FOR LOWER COURTYARD LANDSCAPE PLAN, SEE SHEET PUD 7.
  - FOR EXISTING TREE INVENTORY, SEE SHEET PUD 8.
- Material Legend:**
- PLANTER WITH MULCH AT 3" DEPTH; FULL SUN PERENNIAL/FORB PALETTE.
  - PLANTER WITH MULCH AT 3" DEPTH; PART-SHADE PERENNIAL/FORB PALETTE.
  - LARGE SANDSTONE BOULDERS, 3-4 DIA. TYP.
- Keynotes:**
- SANDSTONE BOULDER, INSTALL PER DETAIL 4/PUD 7.
  - RAISED PLANTER.
  - RAISED PLANTER AND INTEGRAL BENCH.

- Landscape Notes:**
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
  - FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 3" OF MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
    - 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
    - 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
  - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL, SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
  - RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
  - IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
  - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
  - ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
  - NEW TREE PLANTING, SEE DETAIL 1&2/PUD 7. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
  - NEW SHRUB PLANTING, SEE DETAIL 3/PUD 7.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
  - TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES: BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 6"x6"x5' (37.5 CF / 1.5 CF).
    - APPLICATION RATES:
      - HUMIC ACID: 25 LBS PER TREE PIT
      - COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
      - PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
      - CALCIFED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
    - SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES: BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2'x2'x2' (8.25 CF / 0.25 CF).
      - APPLICATION RATES:
        - HUMIC ACID: 2 LBS PER SHRUB PIT
        - COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
        - PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
        - CALCIFED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
  - IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
  - CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

- Automatic Underground Irrigation Notes:**
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
  - EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
  - POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS.
  - PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
  - ELECTRONIC WATER DISTRIBUTION TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    - PRECISE INDIVIDUAL STATION TIMING
    - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
    - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
  - INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
  - SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
  - EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

**Project Calculations:**

- NON-RESIDENTIAL STREET TREE CALCULATIONS:
 

	LINEAR FOOTAGE	TREES REQUIRED	TREES PROVIDED
E. PINE STREET:	119 LF	3	3
S. 1ST AVENUE:	240 LF	6	6 (INCL. 1 RETAINED)
<b>TOTAL STREET TREES</b>		<b>9</b>	<b>9</b>
- LANDSCAPE BUFFER CALCULATIONS:
 

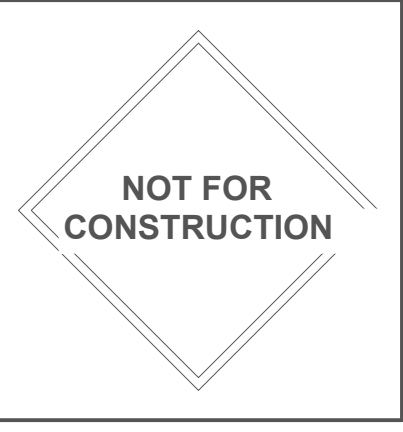
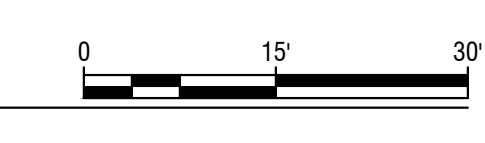
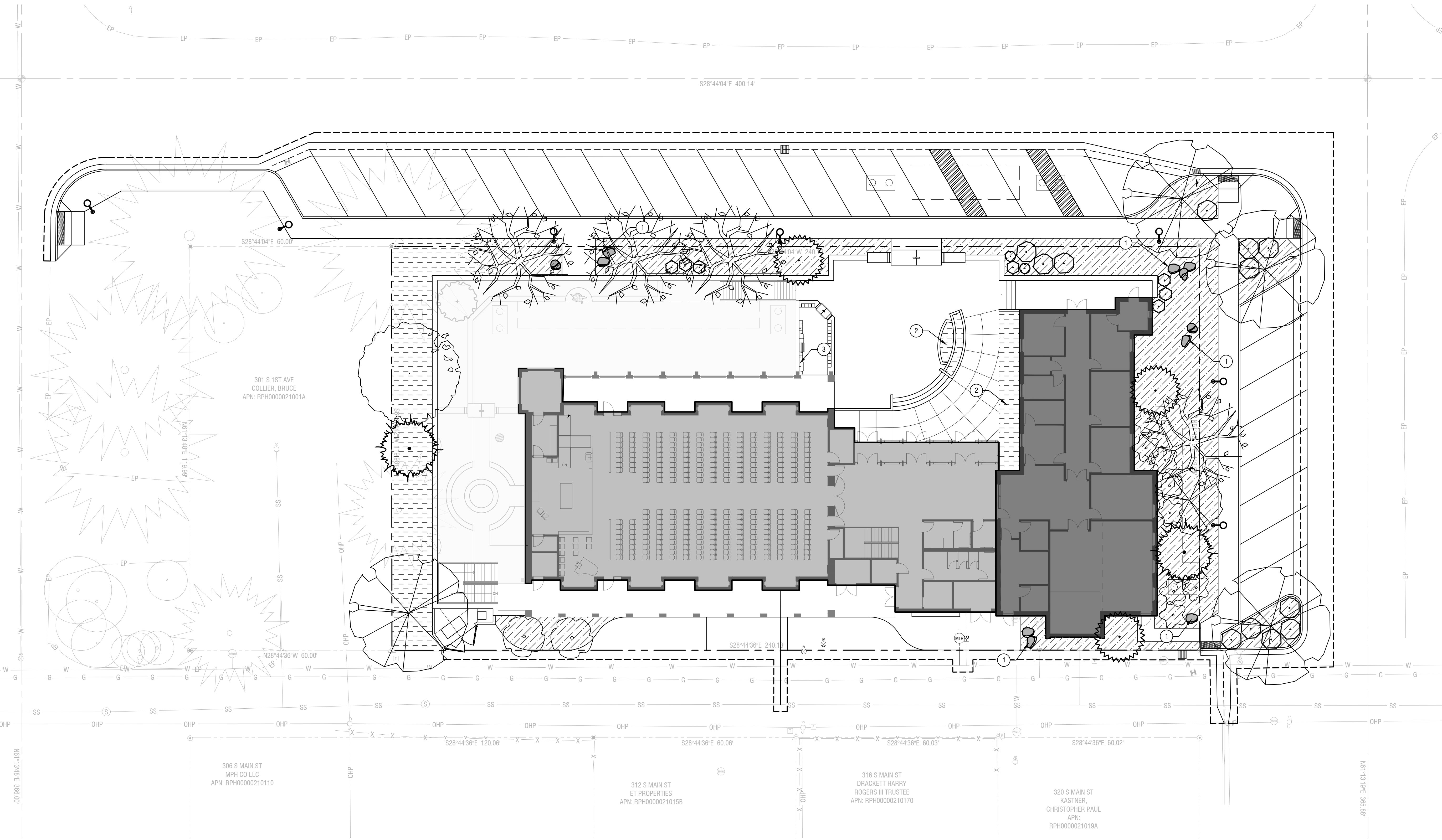
	BUFFER/TREES REQUIRED	BUFFER/TREES PROVIDED
NORTH BUFFER TO RESIDENTIAL**:	8-FT/NOT SPECIFIED	12-FT/4 TREES
- OPEN SPACE CALCULATIONS:
 

	OPEN SPACE PROVIDED**:
OPEN SPACE AREA (EXCL. PLANTERS IN ROW):	±12,921 SF   44.9%
- OVERALL LANDSCAPE:
 

TOTAL TREES RETAINED:	2
TOTAL TREES PROPOSED:	13
TOTAL TREE SPECIES PROVIDED:	8

\* NON-RESIDENTIAL BUILDINGS WITHIN TN ZONING DISTRICT MUST PROVIDE A 6-FOOT TALL, YEAR ROUND VISUAL SCREEN WHEN ADJACENT TO RESIDENTIAL PARCELS. PROJECT'S NORTH WALL TO PROVIDE A MINIMUM OF 6' TALL SCREENING TO EXISTING RESIDENTIAL PROPERTY FRONTING ON WALNUT.

\*\* INCLUDES ±6,820 SF OF SOFTSCAPE/PLANTERS AND ±6,101 HARDCAPE/PLAZA SPACE.



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revision:

no.	desc.	date

project: 230706  
date: 12.19.24  
drawn: KW/CL/TC  
checked: MTA

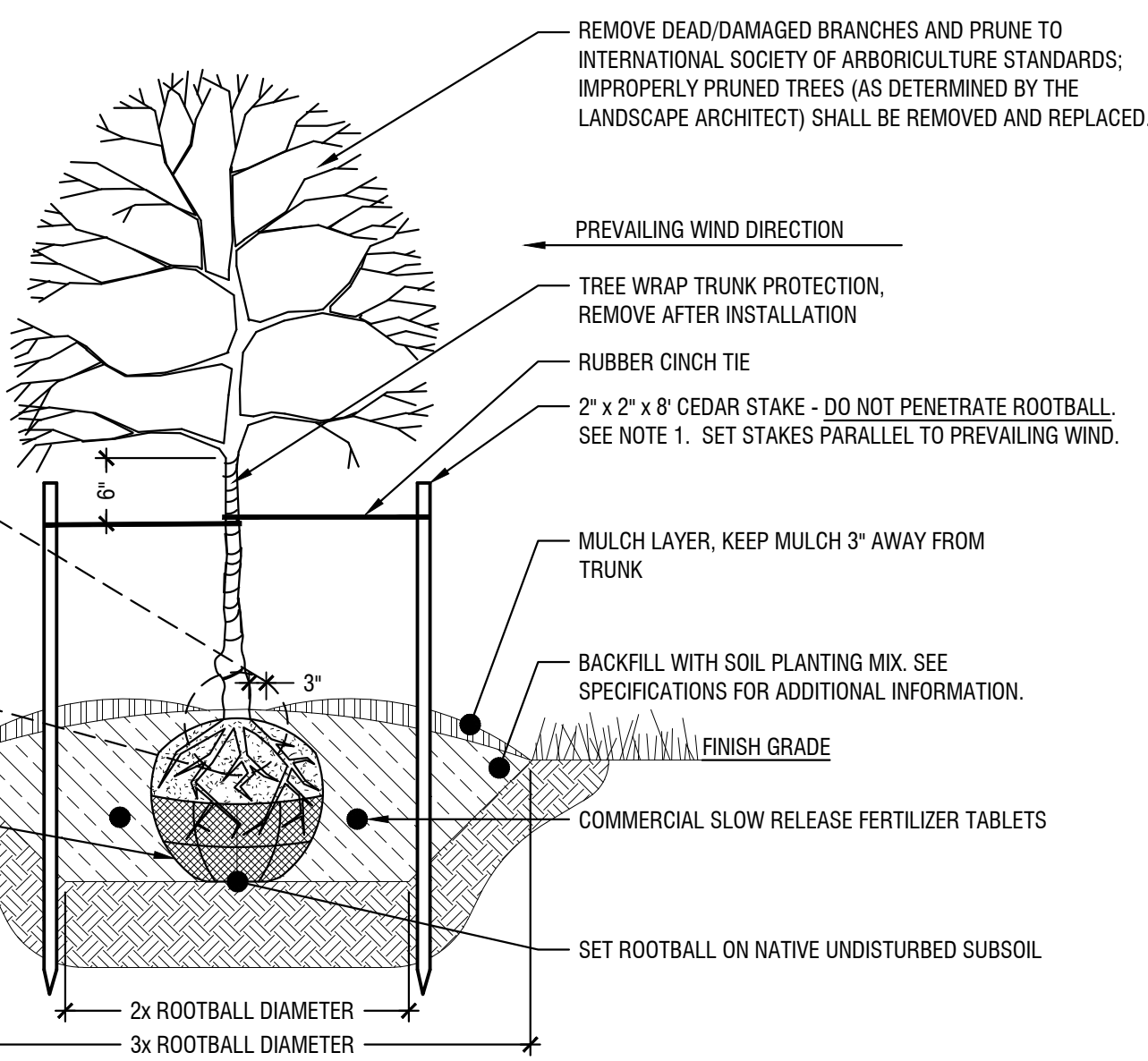
**pud application**

**Landscape Plan - Main Level**

**PUD 6**

**NOTES:**

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

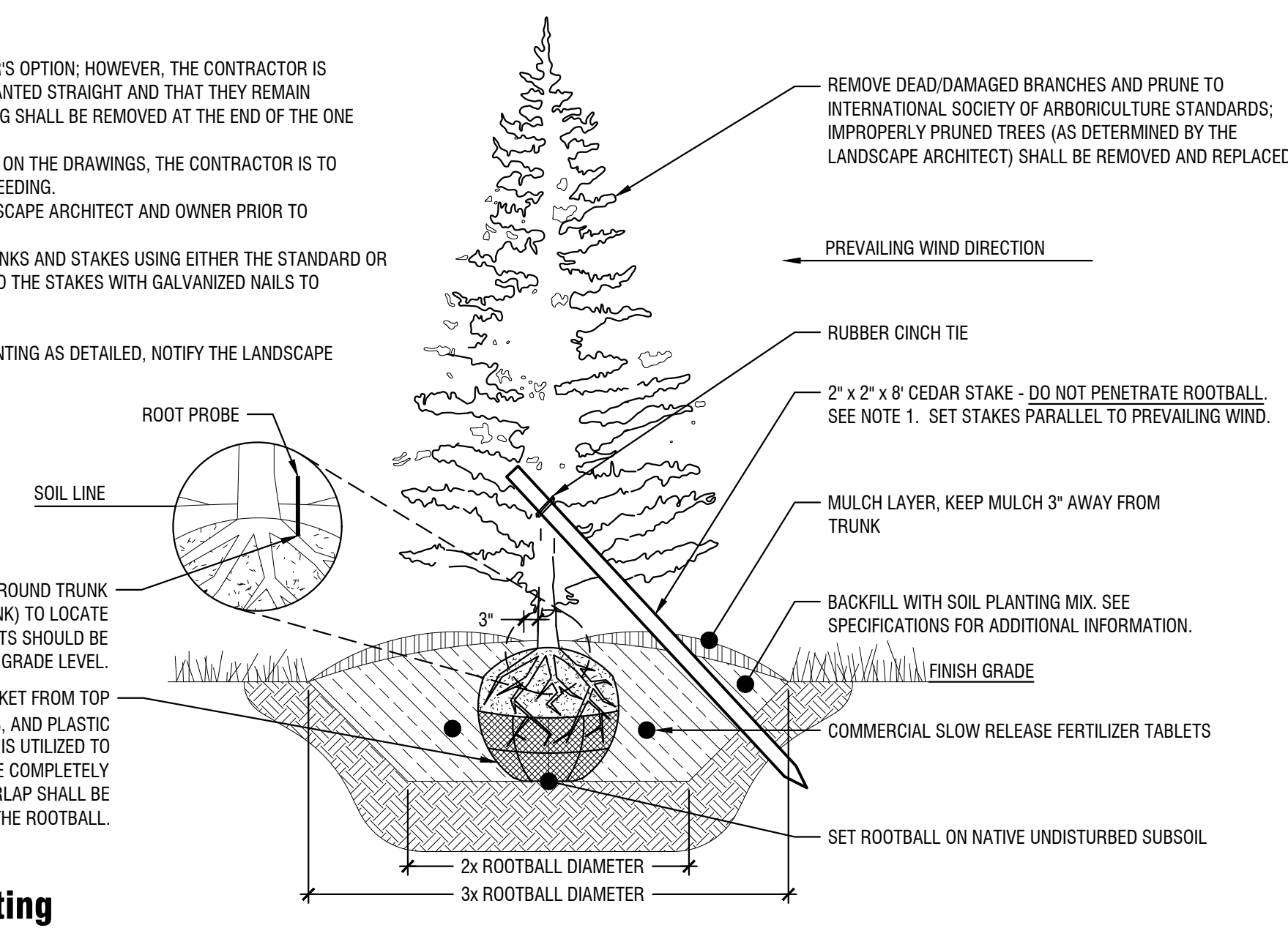


**1 Deciduous Tree Planting**

Scale: NTS

**NOTES:**

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



**2 Coniferous Tree Planting**

Scale: NTS

**Sheet Notes:**

1. FOR LANDSCAPE NOTES AND PLANT SCHEDULE, SEE SHEET PUD 6.
2. FOR UPPER COURTYARD AND STREETSCAPE LANDSCAPE PLAN, SEE SHEET PUD 6.
3. FOR EXISTING TREE INVENTORY, SEE SHEET PUD 8.

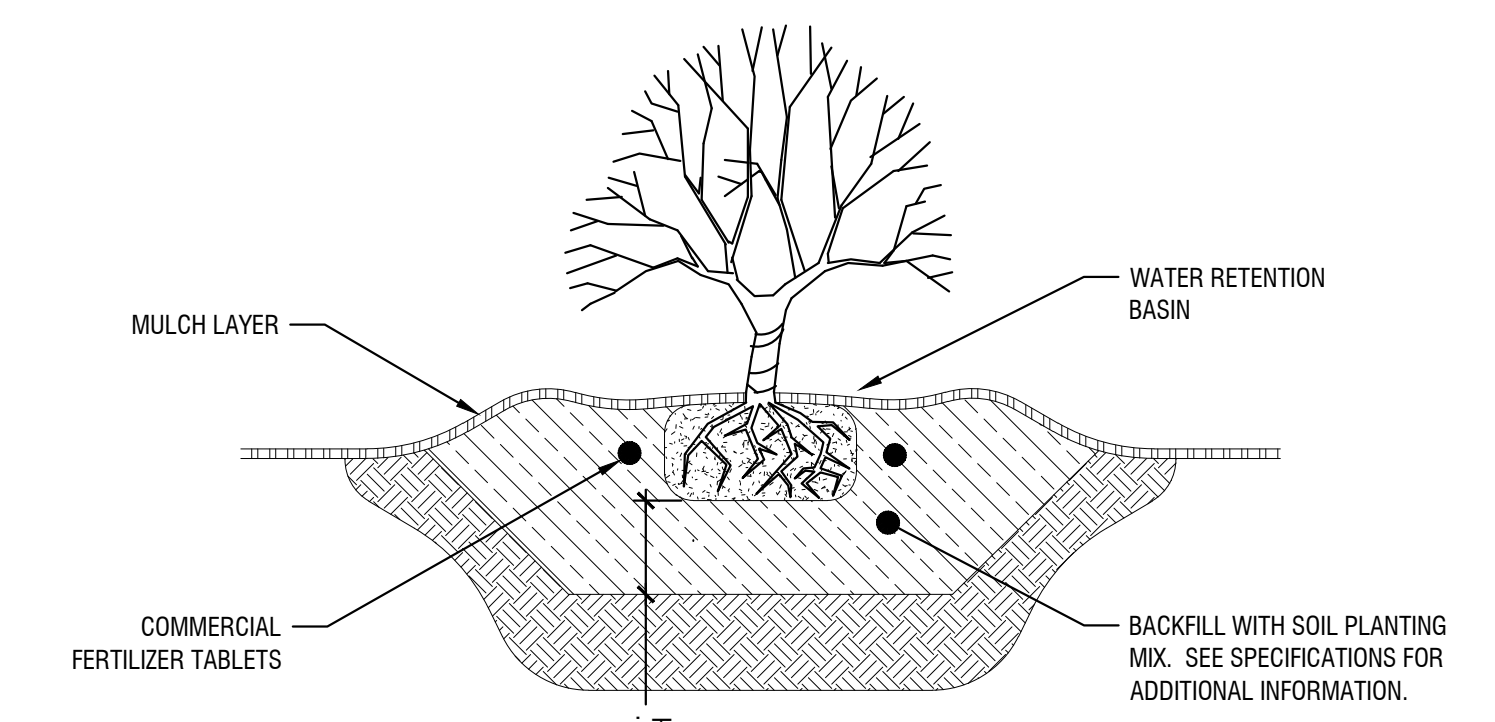
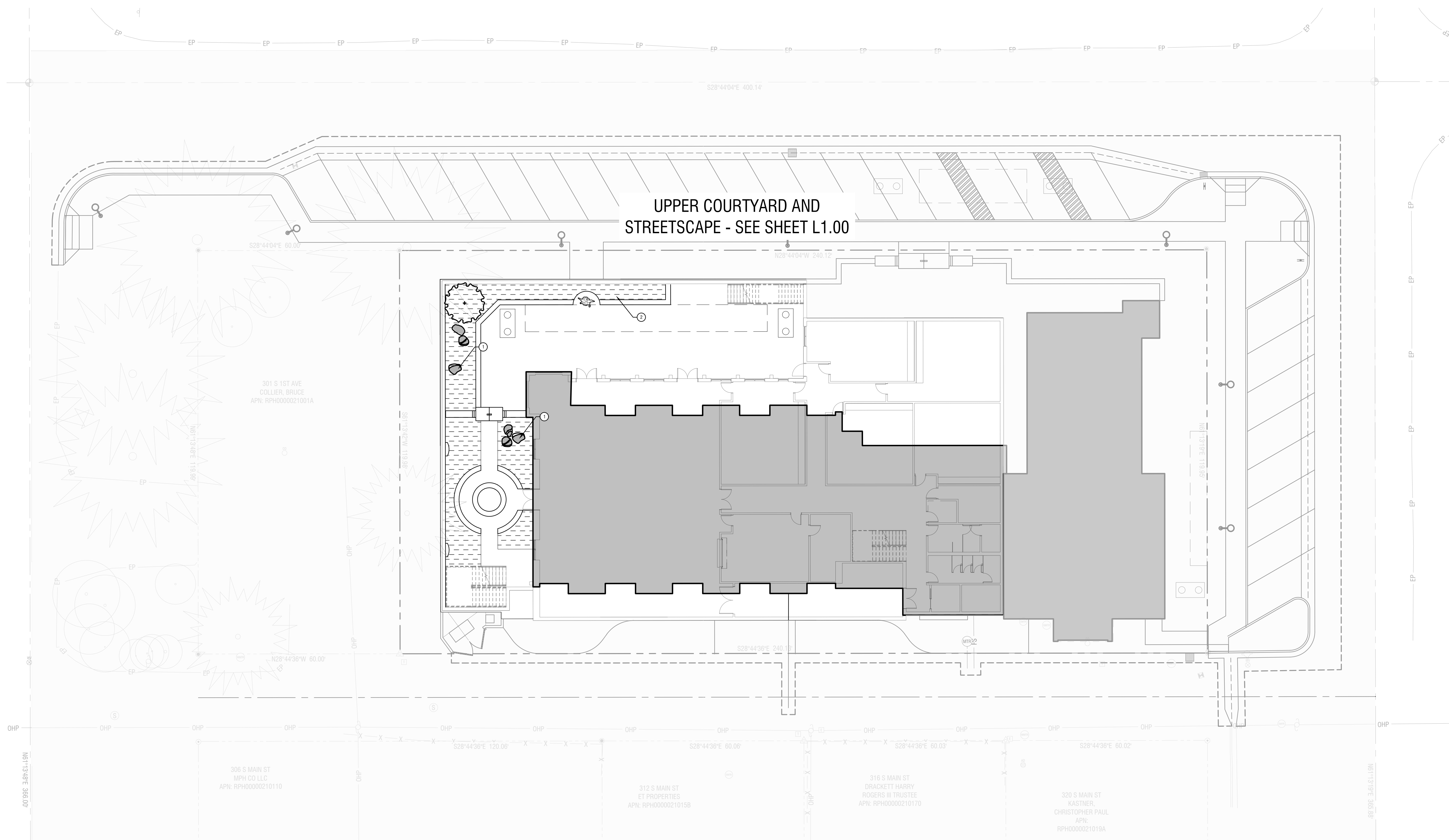
**Material Legend:**

- PLANTER WITH MULCH AT 3" DEPTH; PART-SHADE PERENNIAL/FORD PALETTE.
- LARGE SANDSTONE BOULDERS, 3'-4" DIA. TYP.

**Keynotes:**

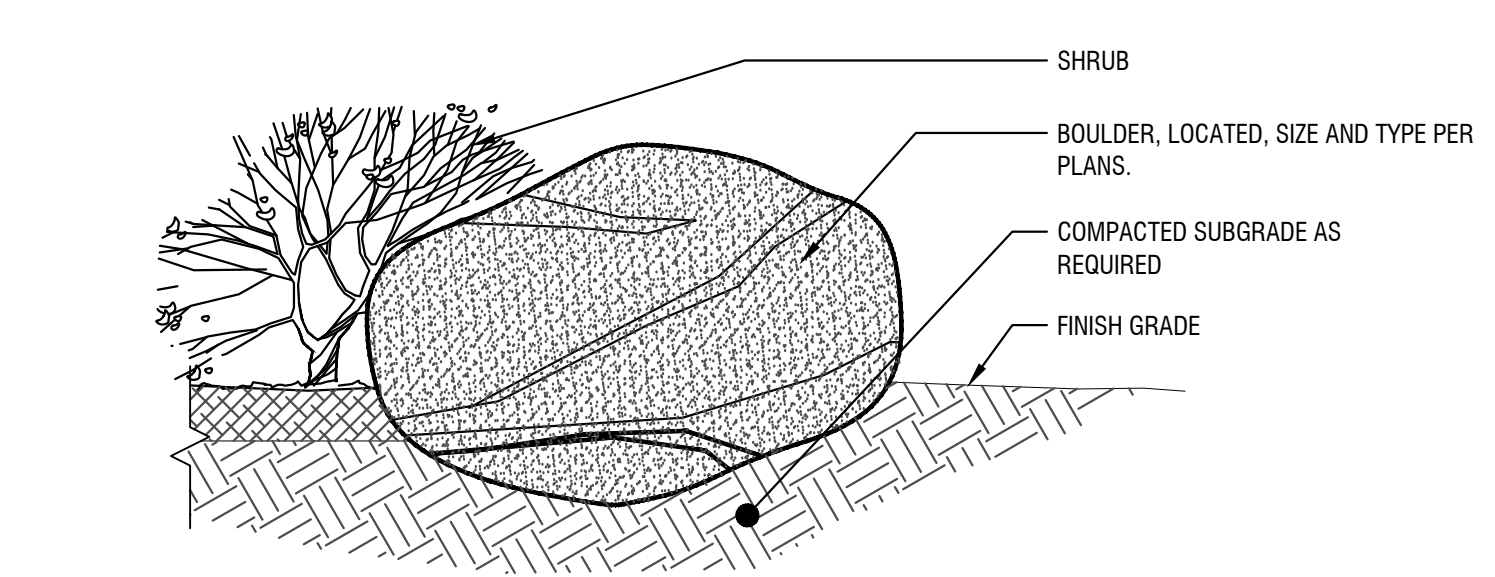
1. SANDSTONE BOULDER, INSTALL PER DETAIL 4/PUD 7.
2. RAISED PLANTER AND INTEGRAL SEATWALL.

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.



**3 Shrub Planting**

Scale: NTS



**NOTES:**

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.

**4 Boulder Installation**

Scale: NTS

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THE LAND GROUP

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hailey, idaho 83333

revision:  
no. desc. date

project: 230706  
date: 12.19.24  
drawn: KW/CL/TC  
checked: MTA

**pud application**

**Landscape Plan - Lower Level**  
**PUD 7**

DETAILED TREE INVENTORY						
KEYNOTE #	DBH	BOTANICAL NAME	COMMON NAME	PUBLIC OR PRIVATE TREE	LANDSCAPE ARCHITECT NOTES	TREE MITIGATION REQUIRED
1	2-11"	PICEA ABIES	NORWAY SPRUCE	PUBLIC	COMPENSATION NOT INCLUDED IN THE CITY OF HAILEY'S RECOMMENDED TREE LIST DUE TO PROBLEMS WITH CLEARANCE AND SHADING OF STREETS AND SIDEWALKS IN WINTER. IT IS ASSUMED THAT THE TREE, THEREFORE, IS NOT A DESIRABLE SPECIES AS IT DOES NOT MEET THE HAILEY TREE COMMITTEE'S GUIDANCE PUBLISHED IN 2022.	TO BE DETERMINED; ASSUMED TO BE NONE AS IT DOES NOT COMPLY WITH THE CITY OF HAILEY'S TREE ORDINANCE.
2	2-9"	PICEA ABIES	NORWAY SPRUCE	PRIVATE		
3	2-9"	PICEA ABIES	NORWAY SPRUCE	PRIVATE		
4	1-9"	MALUS SIB.	CRABAPPLE	PRIVATE		
5	2-9"	PICEA ABIES	NORWAY SPRUCE	PUBLIC		NONE TREE IS TO BE RETAINED
6	1-9"	PICEA ABIES	NORWAY SPRUCE	PRIVATE		
7	1-4"	MALUS SIB.	CRABAPPLE	PRIVATE		
8	2-4"	PICEA ABIES	NORWAY SPRUCE	PRIVATE		

**Sheet Notes:**

- A. ALL TREES OUTSIDE OF PROJECTS DEMOLITION LIMITS ARE TO BE RETAINED.
- B. PRELIMINARY TREE ANALYSIS SURVEY AND MITIGATION PLAN WAS CREATED BY THE LAND GROUP (12/05/2024).
- C. ARBORIST REPORT TO BE COMPLETED AT TIME OF DESIGN REVIEW APPLICATION.
- D. ARBORIST CONTACT: TBD AT TIME OF DESIGN REVIEW APPLICATION.

**Existing Trees:**

TOTAL PUBLIC TREES TO BE REMOVED: 1 (35" DBH)  
 TOTAL PRIVATE TREES TO BE REMOVED: 5  
 TREES REQUIRING MITIGATION: TBD  
 TOTAL MITIGATION (CALIPER INCHES) PROVIDED ON LANDSCAPE PLAN: 45 IN.

**Demolition Legend:**

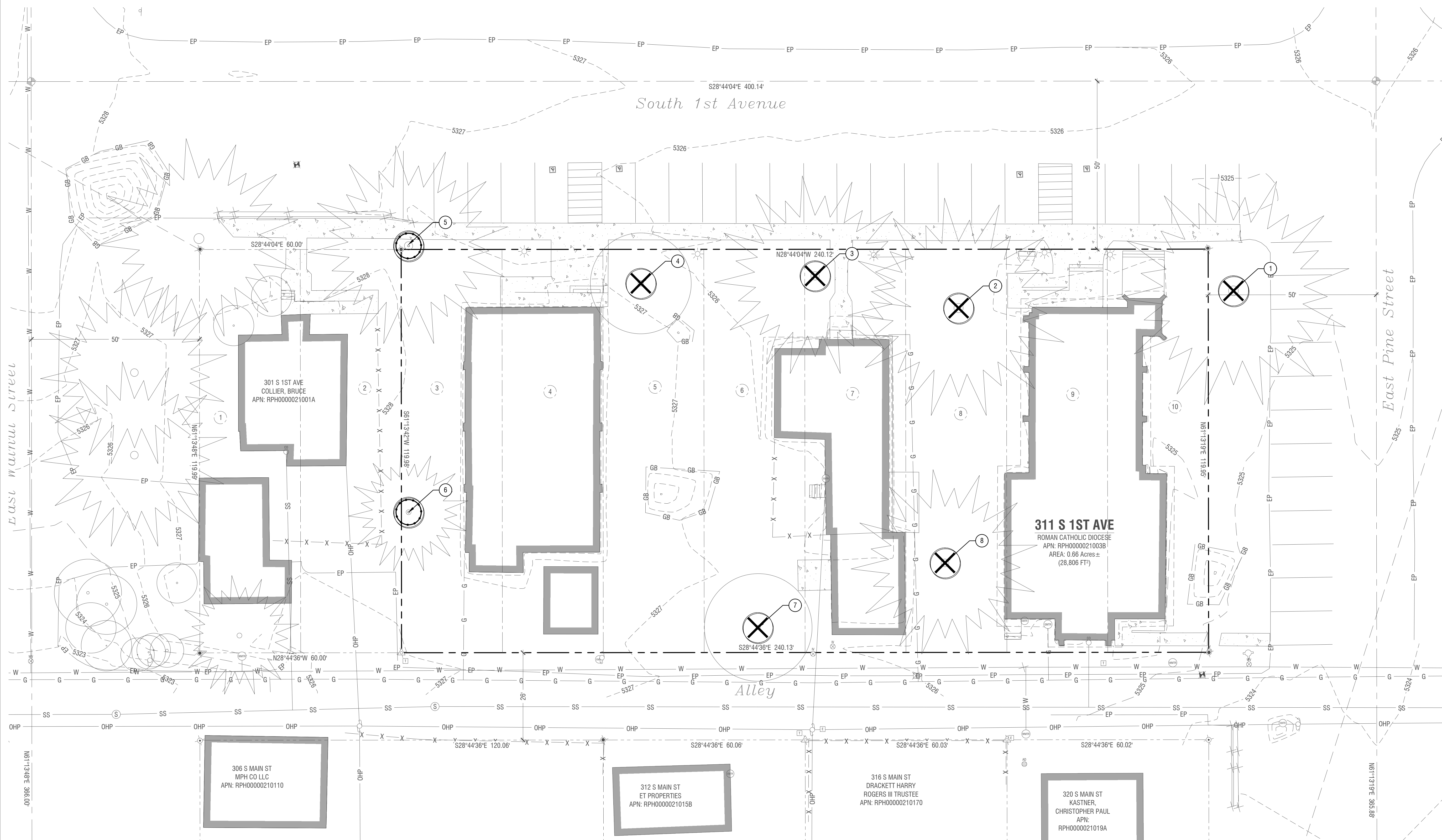
- RETAIN AND PROTECT EXISTING TREE. INSTALL PROTECTIVE FENCE AROUND TREE.
- REMOVE AND DISPOSE OF EXISTING TREE. GRIND STUMP 18" BELOW EXISTING GRADE MIN.

**Tree Protection Notes:**

- A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
  - A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
  - A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
  - A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
  - A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
  - A.E. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
  - A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
  - B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
  - B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
  - B.C. ALL TREES NOT IDENTIFIED FOR REMOVAL THAT ARE DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.



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no.	desc.	date

project: 230706  
 date: 12.19.24  
 drawn: KW/CL/TC  
 checked: MTA

**pud application**

**Tree Inventory**  
**PUD 8**

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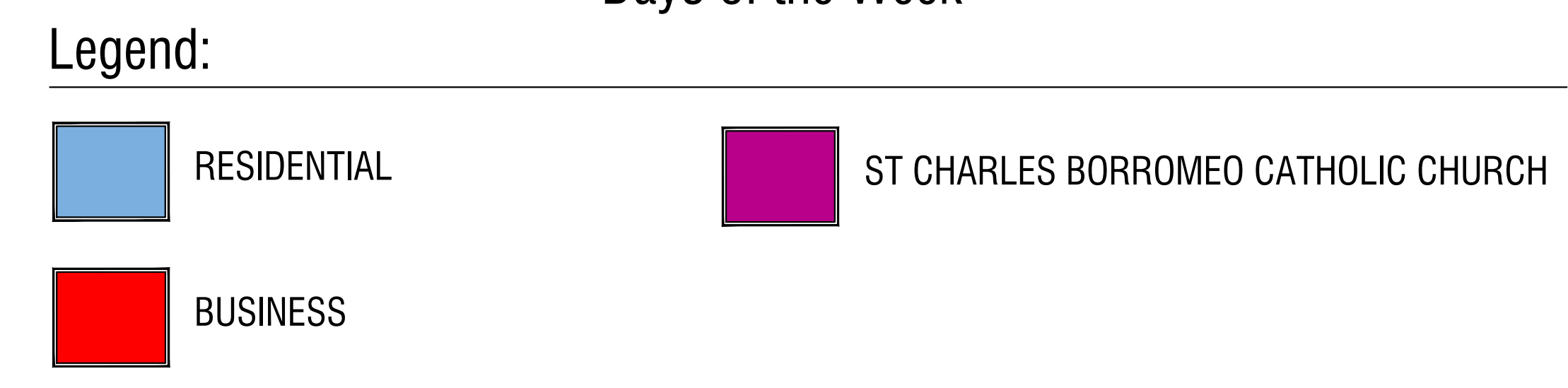
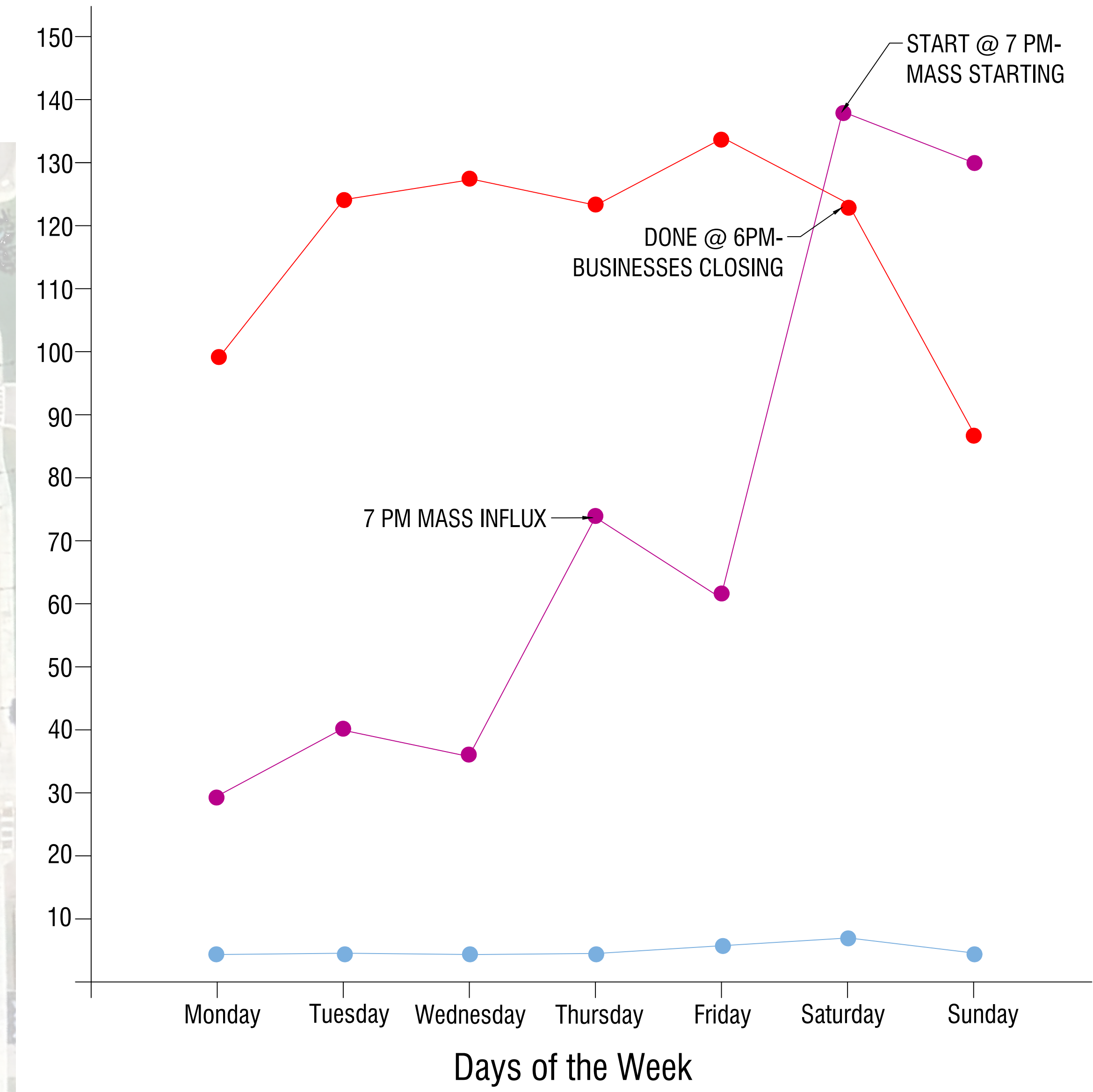
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checked: MTA

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**application**

**Right-of-Way**  
**Parking**  
**Availability**  
**PUD 9**



- Notes:**
- 1-BLOCK RADIUS AROUND THE CHURCH
    - 1.1. IN A STUDY PUBLISHED BY AMERICAN JOURNAL OF PREVENTIVE MEDICINE. STATES THAT THE AVERAGE DISTANCE A US CITIZENS WILL WALK IS .25 MILES.
    - 1.2. 1 BLOCK RADIUS IS EQUAL TO .125 MILES.
  - PARKING WITHIN RIGHT-OF-WAY PER BLOCK OF BUSINESS AND TRANSITIONAL ZONING. ESTIMATED TOTAL 404 PARKING STALLS.
    - 2.1. DEVELOPED: 306
    - 2.2. UNDEVELOPED: 98
  - PARKING CODE:
    - 3.1. 17.09.040.01: RESIDENTIAL PARKING REQUIREMENTS:
      - 3.1.1. 2 SPACES PER DWELLING UNIT MINIMUM, 6 SPACES PER DWELLING UNIT MAXIMUM.
    - 3.3. 17.09.040.02: COMMERCIAL, PROFESSIONAL, SERVICE, RECREATION AND ENTERTAINMENT:
      - 3.1.1. 1 SPACE PER 1,000 SQUARE FEET.
    - 3.2. 17.09.040.05: INDUSTRIAL:
      - 3.1.1. PUBLIC UTILITIES/PUBLIC SERVICES /ECT.= 1 SPACE PER 1,000 SQUARE FEET.
  - ESTIMATED PARKING COUNTS ARE BASED ON BUSINESSES HOURS OF OPERATIONS AND PARKING CODE REQUIREMENTS.
    - 4.1. 119 SPOTS TOTAL PER BUILDING MASS
  - ST CHARLES PARKING COUNTS BASED ON KNOWN CHURCH ACTIVITIES AND CODE REQUIREMENTS.
    - 5.1. 125 SPOTS TOTAL AT PEAK

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**St. Charles Borromeo**  
311 1st avenue  
hailey, idaho 83333

revision:	no.	desc.	date

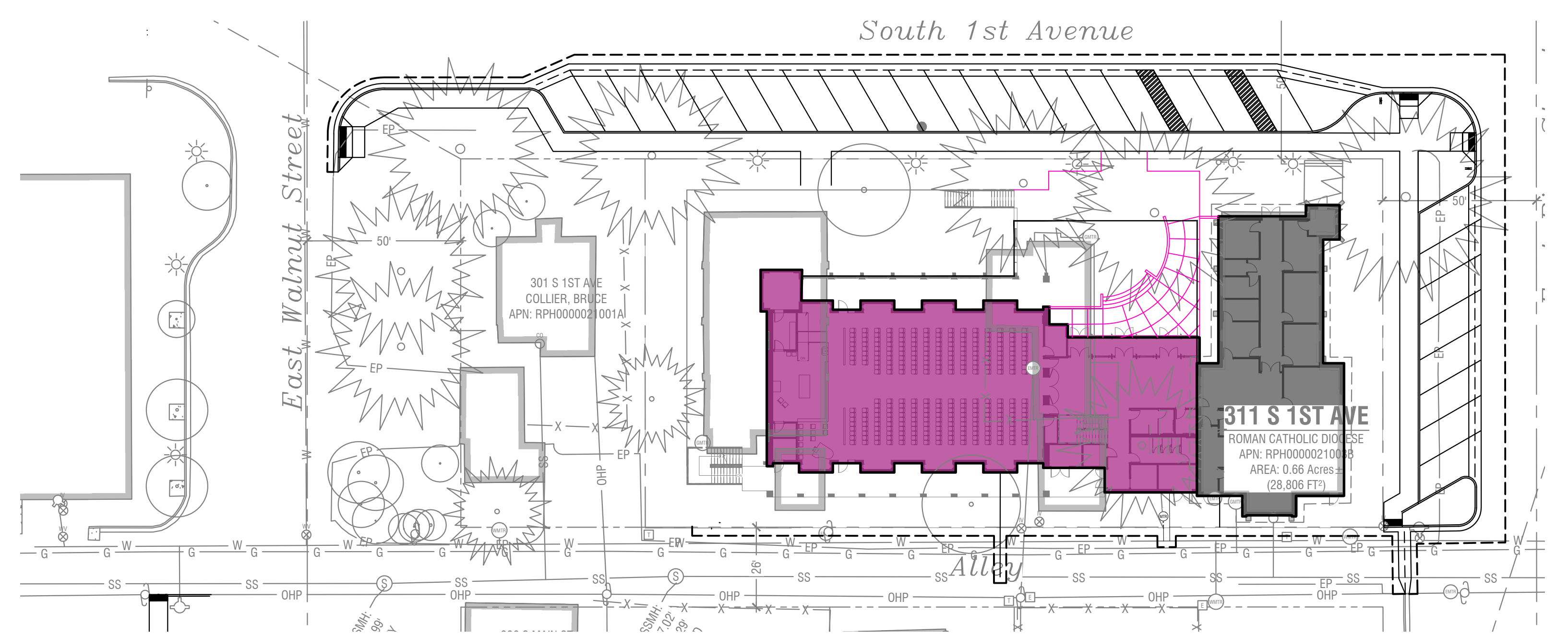
project: 230706  
date: 12.19.24  
drawn: KW/CL/TC  
checked: MTA

**pud application**

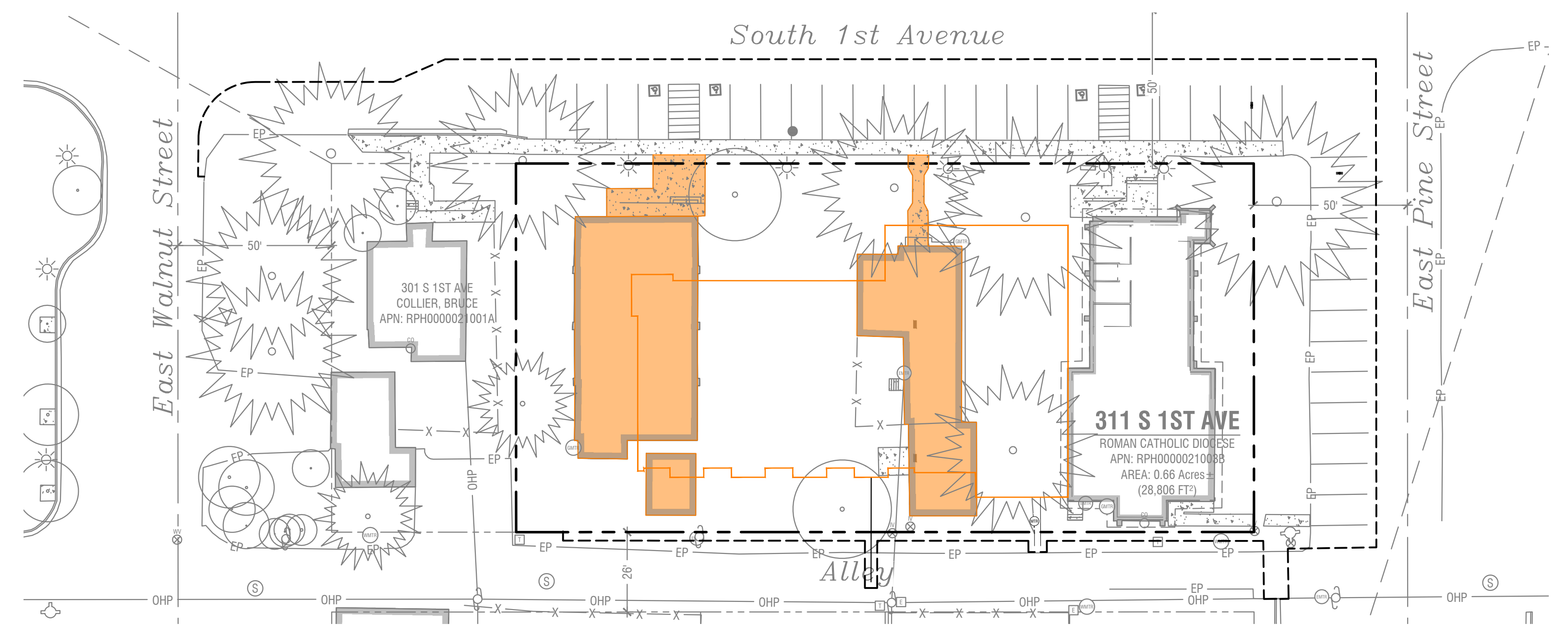
Phasing Exhibit  
**PUD 10**

**Phasing Legend:**

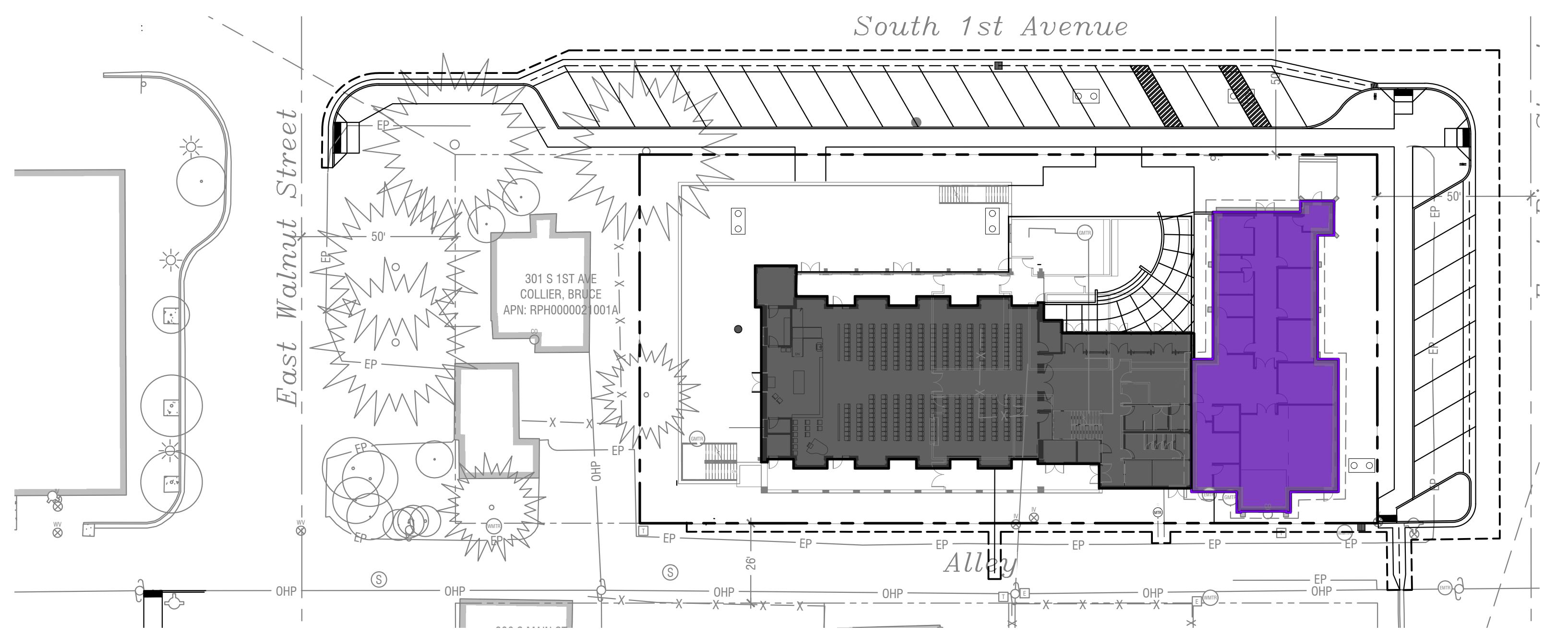
- PHASE ONE- DEMOLITION OF EXISTING HALL, PASTORS OFFICE, INSTALLATION OF UTILITIES AND NEW BUILDING SHELL.
- PHASE THREE- COMPLETE BUILDING MAIN STRUCTURE AND ENTRY COURTYARD
- PHASE FIVE- COMPLETE LANDSCAPING, LOWER COURTYARD AND BASEMENT
- PHASE TWO- IMPROVEMENTS TO THE RIGHT-OF-WAY, INCLUDING FROM THE ALLEY TO MAIN STREET ON WALNUT.
- PHASE FOUR- REPURPOSE OF EXISTING CHURCH BUILDING- INTERIOR IMPROVEMENTS.



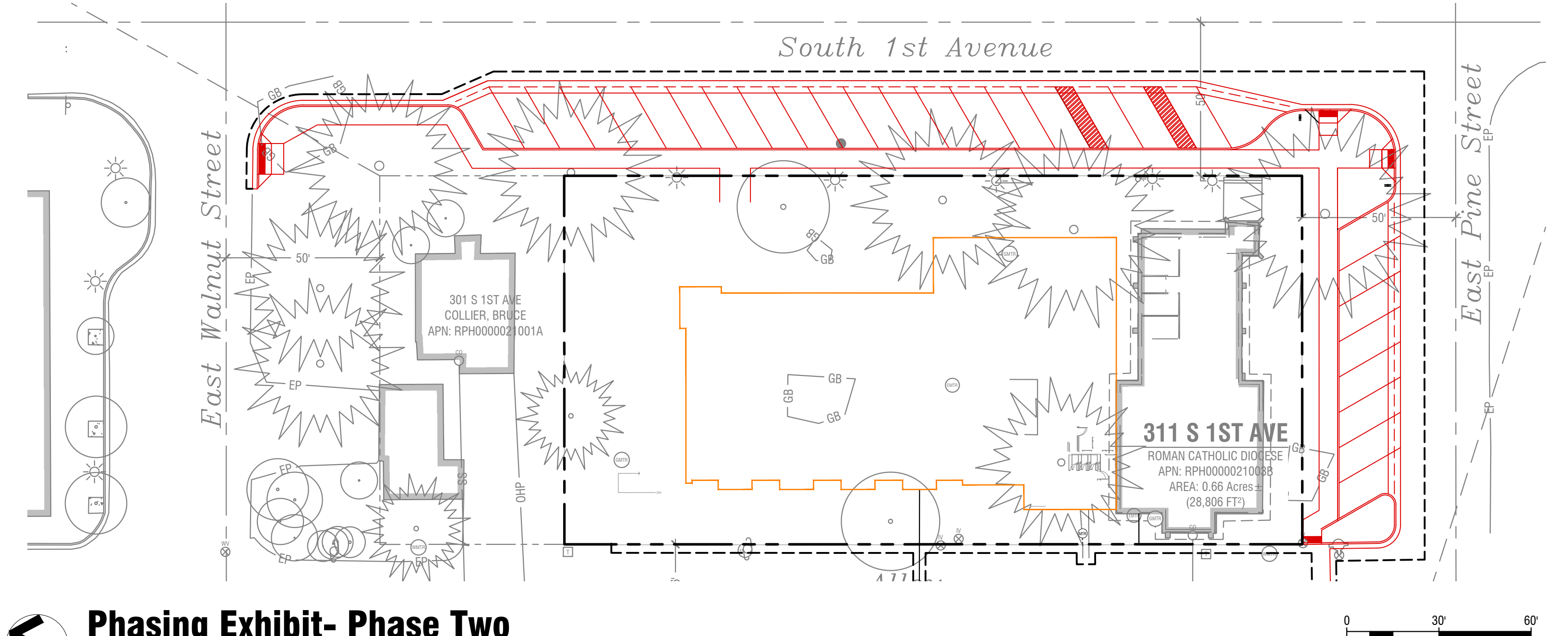
**Phasing Exhibit- Phase Three**  
Horizontal Scale: 1" = 30'



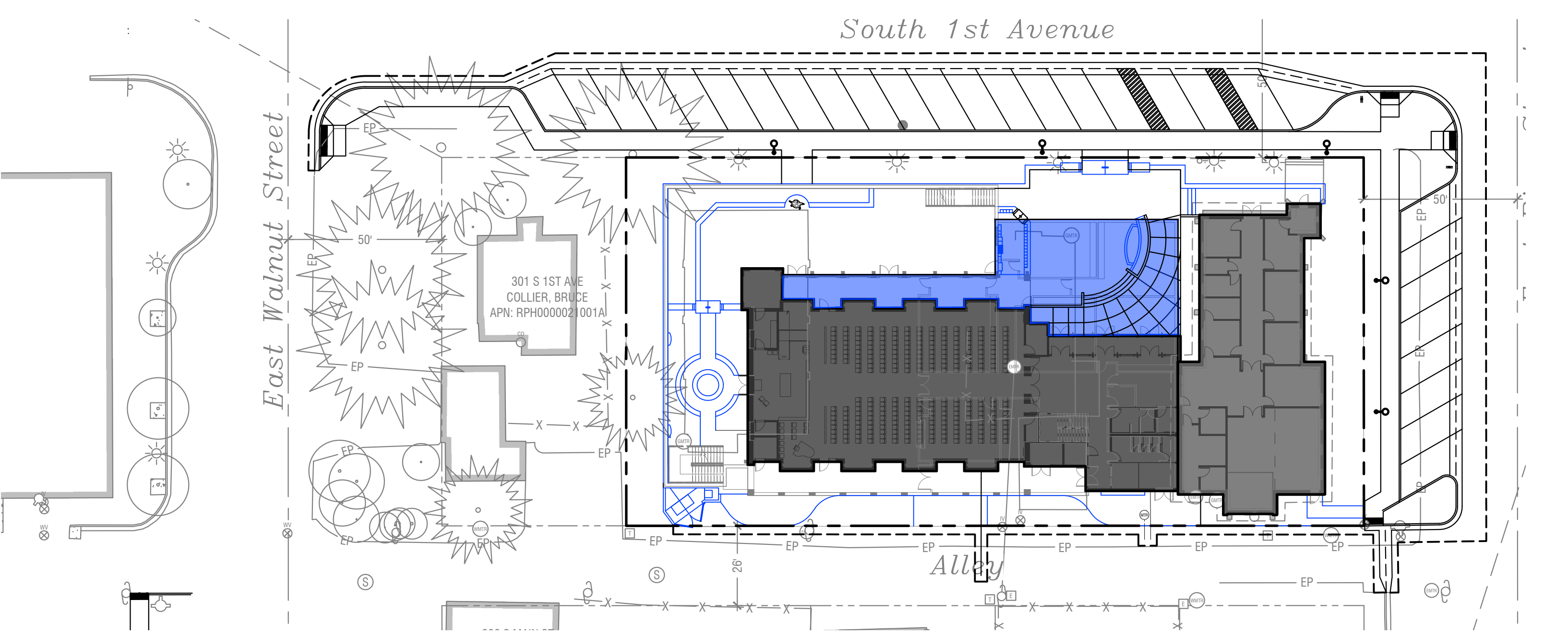
**Phasing Exhibit- Phase One**  
Horizontal Scale: 1" = 30'



**Phasing Exhibit- Phase Four**  
Horizontal Scale: 1" = 30'

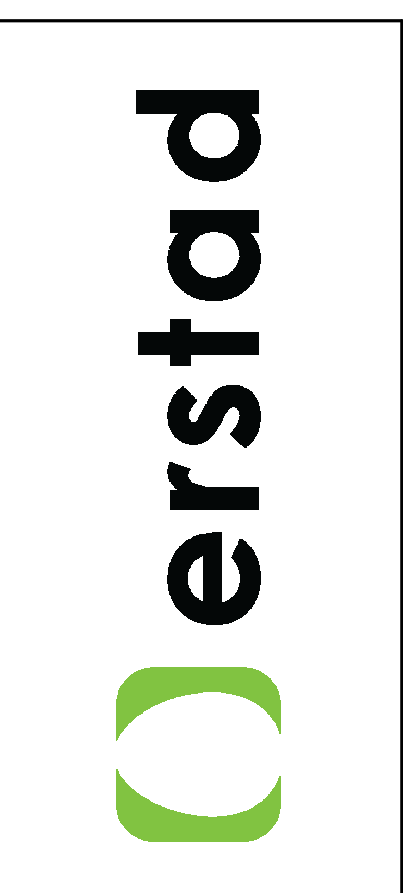


**Phasing Exhibit- Phase Two**  
Horizontal Scale: 1" = 30'



**Phasing Exhibit- Phase Five**  
Horizontal Scale: 1" = 30'

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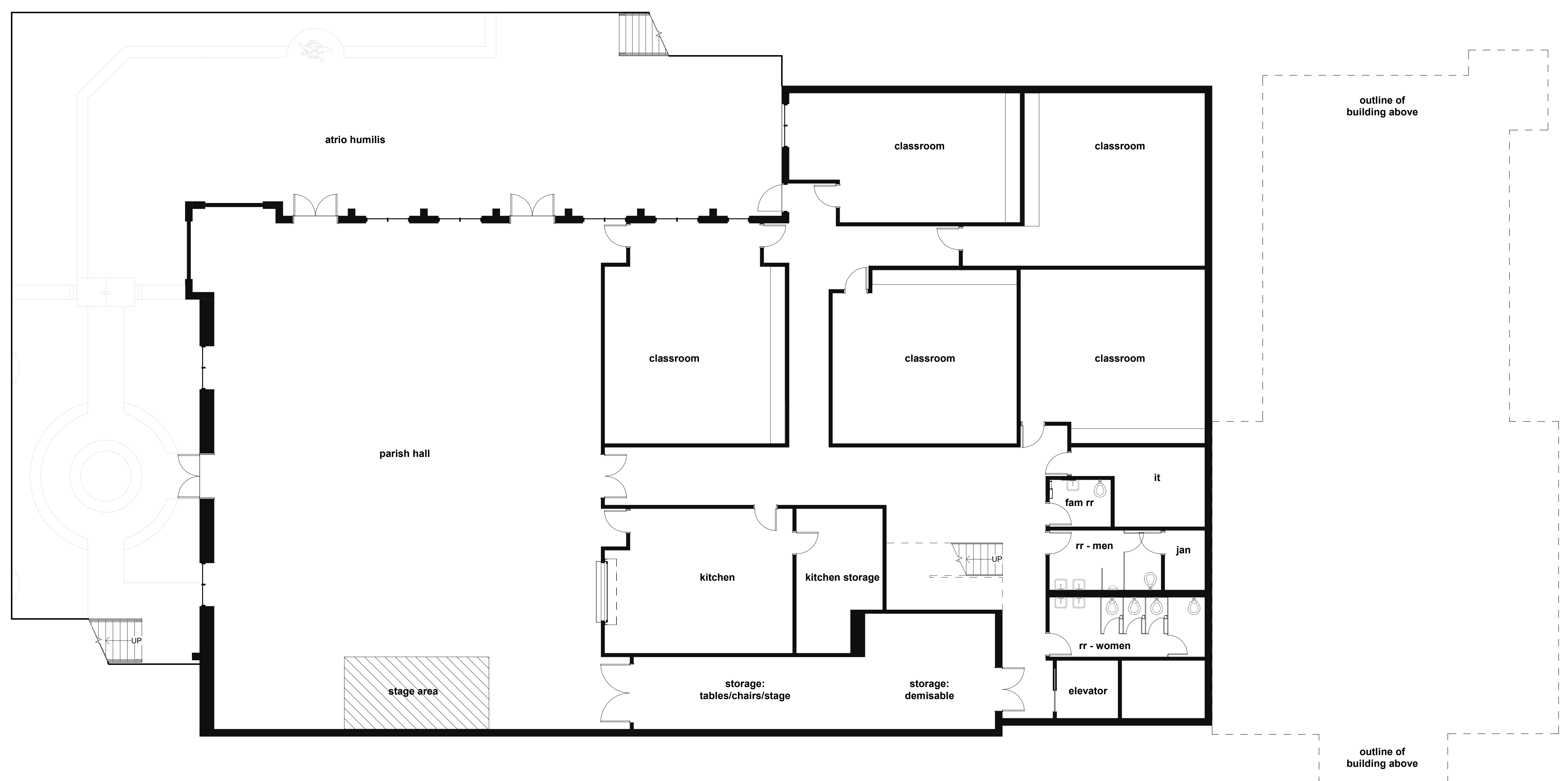
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311 1st avenue  
hailey, idaho 83333

revision:		
no.	desc.	date

project: 230706  
date: 10.02.24  
drawn: Author  
checked: Checker

**pud application**  
**basement floor plan**  
**a2.10**

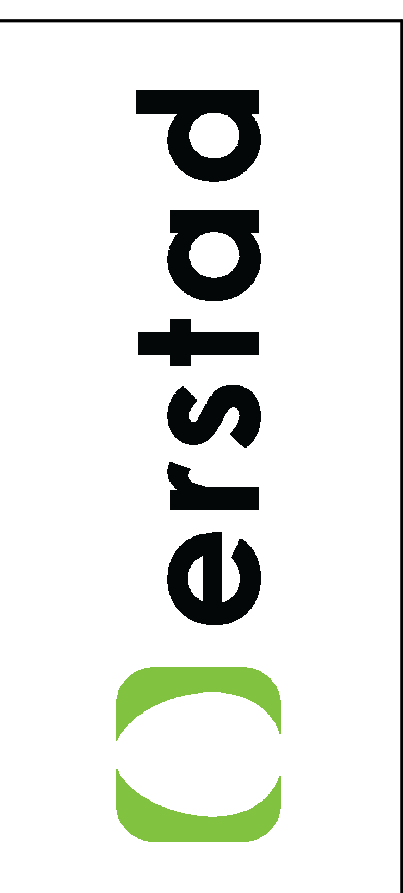


**basement**  
1/8" = 1'-0"

**keynote**

- general notes**
- A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
  - B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH SPECIFICATIONS.
  - C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF FOUNDATION / GRID LINE.
  - D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD.
  - E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.

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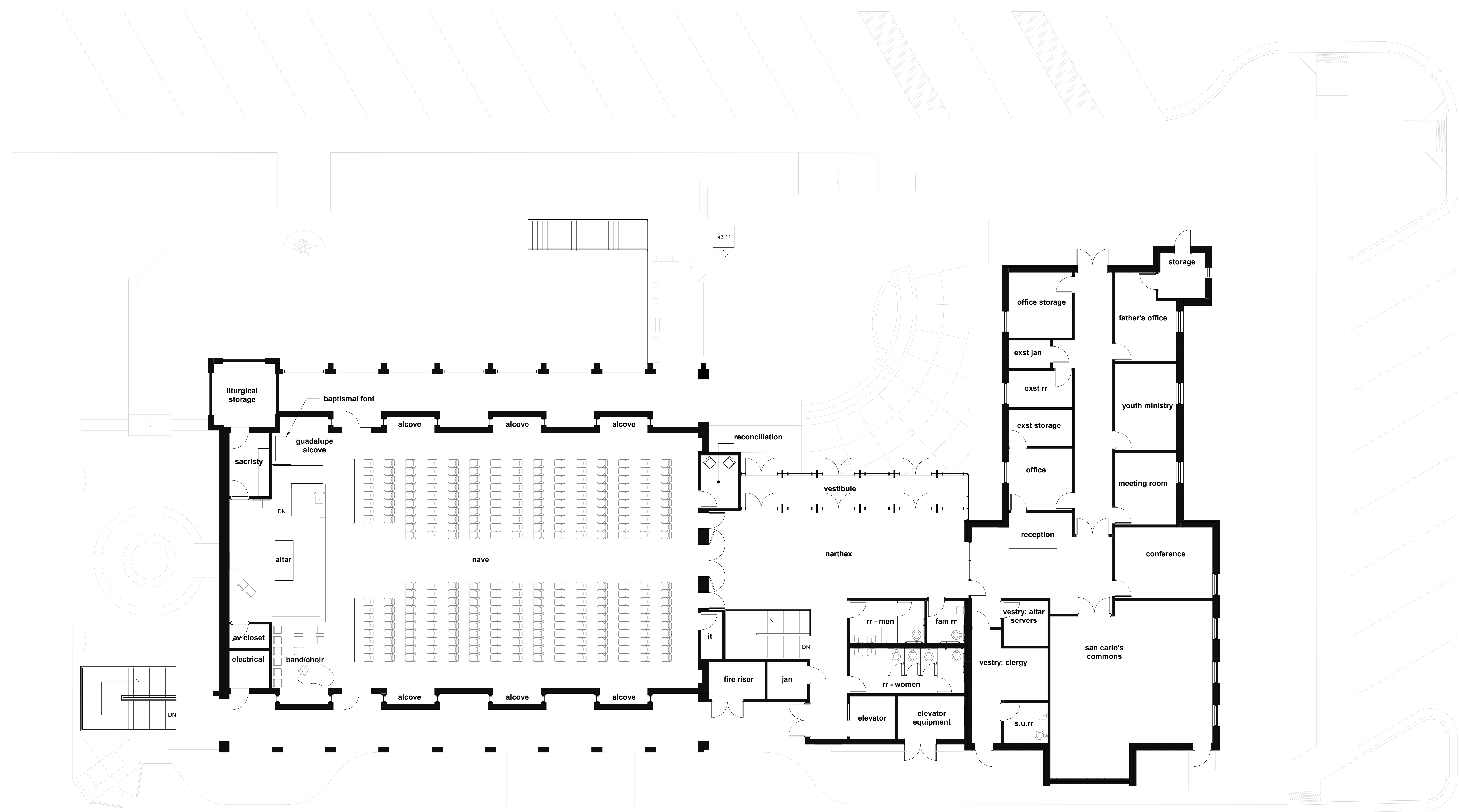
**St. Charles Borromeo**  
311 1st avenue  
hailey, idaho 83333

revision:  
no. desc. date

project: 230706  
date: 10.02.24  
drawn: Author  
checked: Checker

**pud application**

**first floor plan**  
**a2.11**



a3.11 2

a3.11

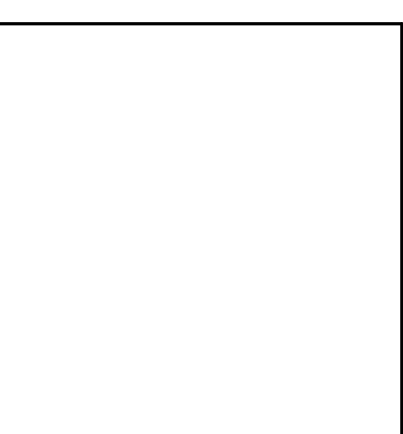
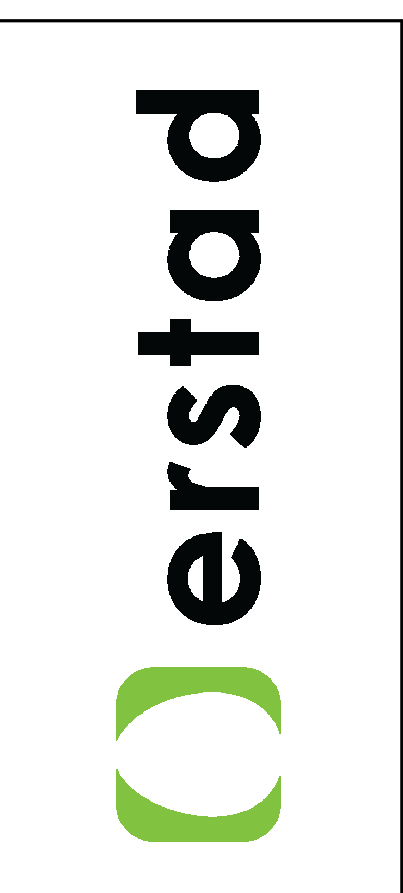
**first floor - addition**  
1/8" = 1'-0"

**keynote**

**general notes**  
A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.  
B. GYPSUM WALLBOARD APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO COMPLY WITH SPECIFICATIONS.  
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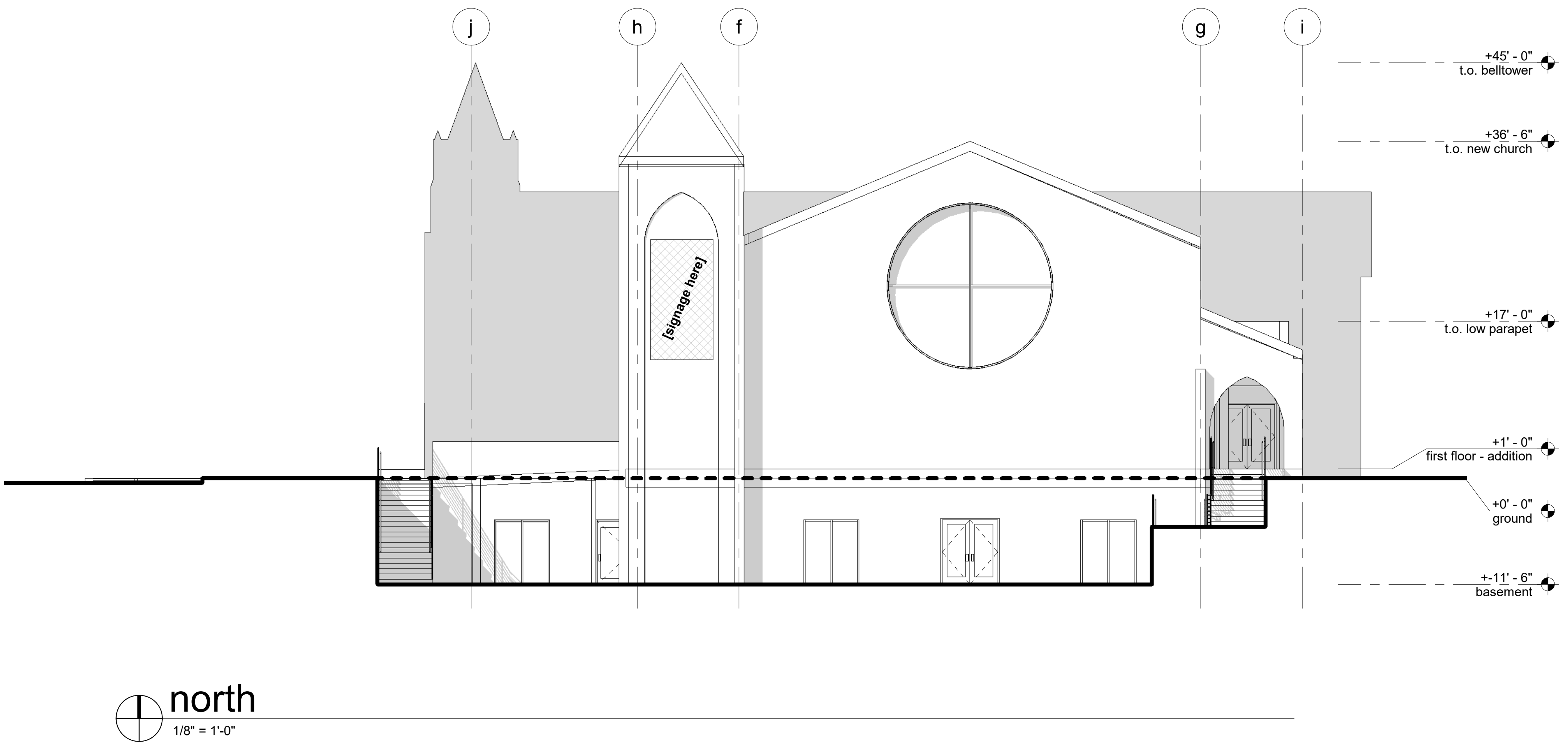
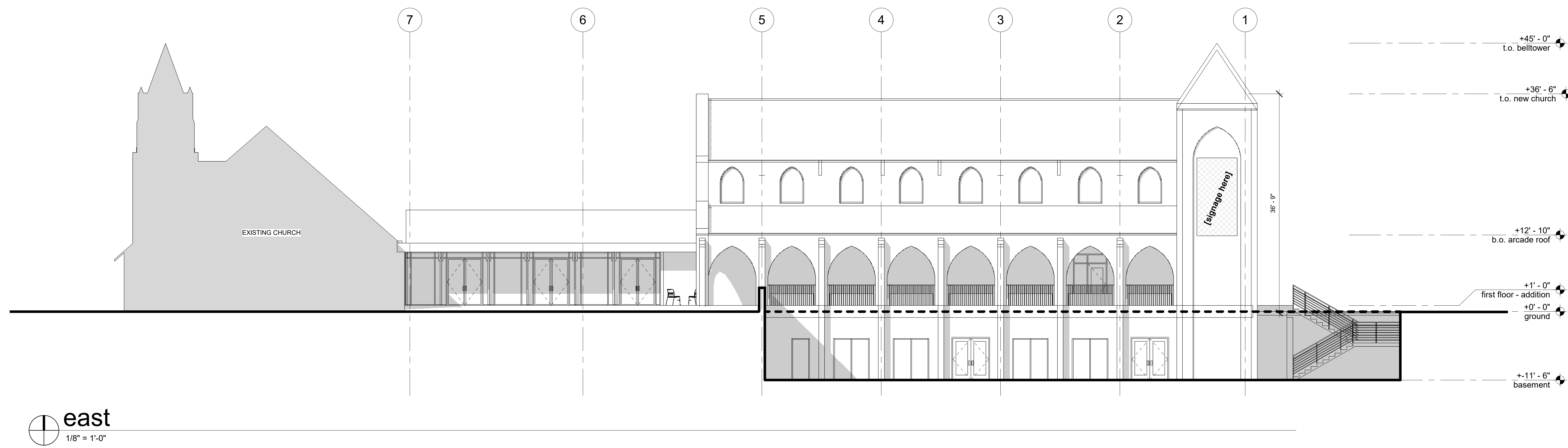
revision:		
no.	desc.	date

project: 230706  
date: 10.02.24  
drawn: Author  
checked: Checker

**pud application**

**exterior elevations**

**a3.11**



**keynote**

**general notes**

A. DO NOT SCALE HATCH PATTERNS. FOR MATERIAL REPRESENTATION ONLY.

B. PAINT ALL EXPOSED ROOF PENETRATIONS TO MATCH ROOF.

C. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALLS AND PANELS, AT PENETRATIONS OF UTILITY SERVICE THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS INTO BUILDING SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.

## Recommended Offsite Sidewalk Improvements

### Community Amenity – St. Charles Borromeo Catholic Church PUD

Staff recommend the following locations and designations for the Applicant's offsite sidewalk improvements, as they relate to the (partial) fulfillment of the required Community Amenities for non-residential PUDs, per Hailey Municipal Code.

Public Works and Streets Division Managers have preliminarily reviewed these proposed improvements, and they have approved the selected locations. Style, scope, and specific design details for improvements may continue to be discussed throughout the PUD Application review process. The Commission may wish to offer additional feedback or recommendations throughout iterations of Public Hearings.

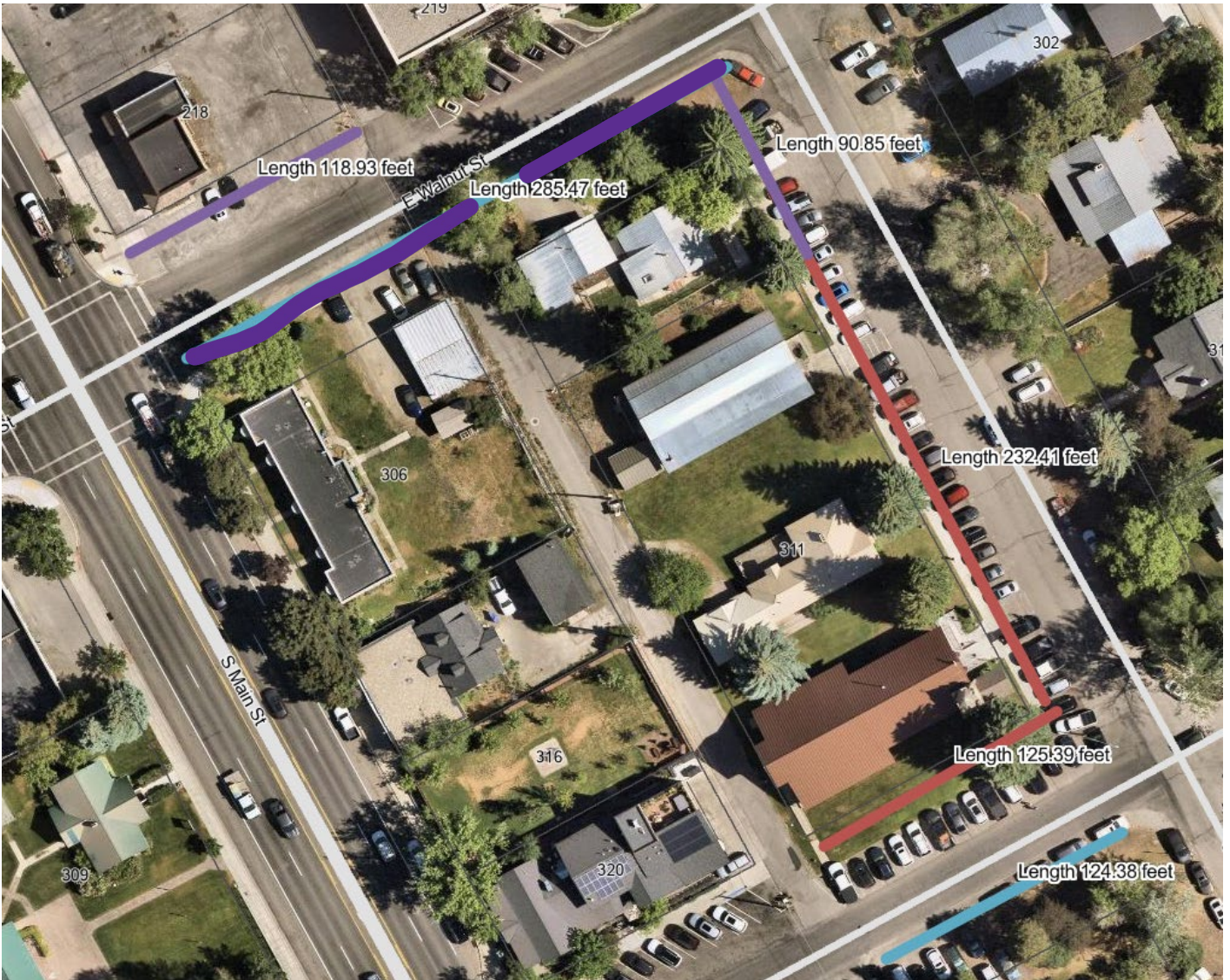
**In purple:** full vehicular and pedestrian improvements; see "full street section" description below.

**In blue:** only angled parking, including paving and striping where necessary\*.

**In red:** bringing this existing ROW infrastructure up to full street\City standards. These red sections will be addressed in Design Review.

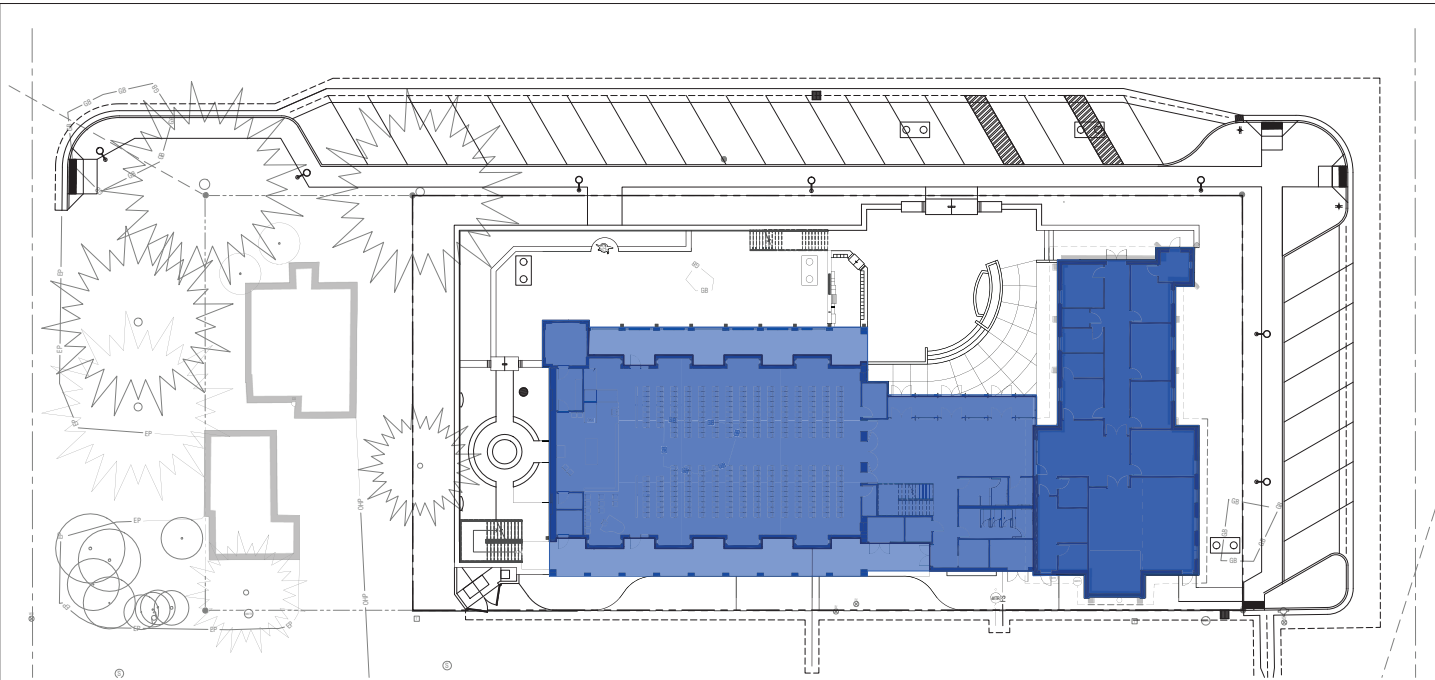
#### Full Street Sections should include:

1. Curb, Gutter, Sidewalk, ADA Ramps, bulb-outs, planter beds; pathways where applicable
2. Street widening to new curb & gutter
3. Pavement markings, cross walks, signage when applicable
4. Drainage infrastructure for new curb & gutter if applicable
5. Street Trees with approved tree wells which may require suspended pavement components, irrigation system; new irrigation tap if applicable
6. Street Tree electrical; new connection to power grid if applicable
7. Street lights, electrical; new connection to power grid if applicable
8. Site specific design and discussion necessary with staff for preliminary design components
  - a. In some areas, street trees may be omitted based on site specific conditions such as existing mature trees, etc.
  - b. In some areas, trees or lighting may go behind sidewalk instead of adjacent to curb
  - c. Distance from curb line to centerline; typically 32' for the "side street" concept
  - d. All items to conform with City of Hailey adopted standards and specifications



\*Public Works has recommended that along East side of the Walnut Street alley, along Walnut, that no parking is provided. This is due to the degree of slope on that section of street, which would make parking – especially in the winter – difficult to access for pedestrians and challenging to maintain. However, they do recommend a full street section of pedestrian improvements in this area.





**Site Plan- Lot Coverage Including Covered Walkways**

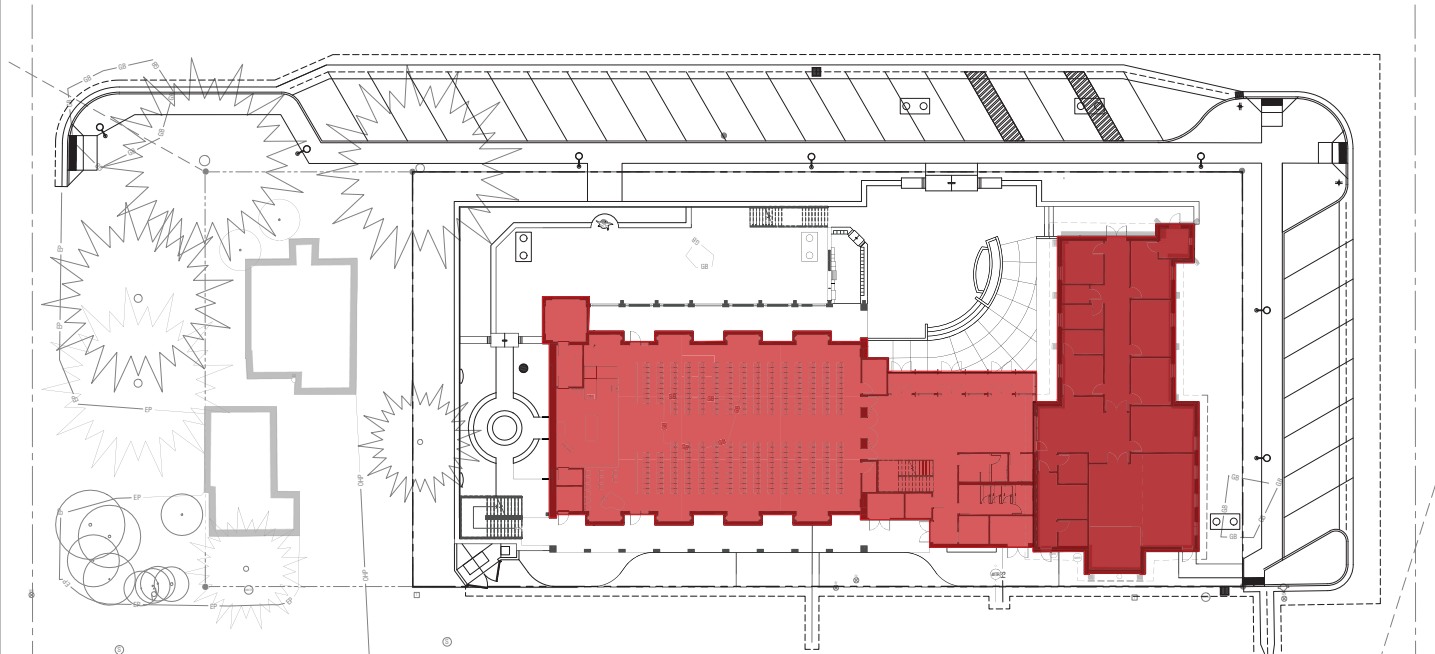
Horizontal Scale: 1" = 10'



**Legend:**



Lot Coverage Table		
	Square Footage	Percentage
Total Lot Size	2806.61	N/A
Lot Coverage Not Including Covered Walkways	11274.89	39.14
Lot Coverage Including Covered Walkways	13049.11	45.29



**Site Plan- Lot Coverage Not Including Covered Walkways**

Horizontal Scale: 1" = 10'



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311 1st Avenue  
Halley, Idaho 83333

revision:  
no. desc. date

project: 230706  
date: 12.20.24  
drawn: KW/G/L/T  
checked: M/A

Site Plan- Lot Coverage

EX 1

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 6, 2025, the Hailey Planning and Zoning Commission considered and conditionally approved a Design Review Application by Tyler and Laura Jones, represented by Thomas Howland, for a 1,288 square foot addition to the existing residence, as well as a new 937 square foot attached garage. This project is located at 314 N 4th Avenue (Lot 17A, Block 88, Hailey Townsite) within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts. This project is also associated with a Lot Line Adjustment Application, which was considered and approved by the Hailey Planning and Zoning Commission Chair on July 25, 2024.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 17, 2024, and mailed to property owners within 300 feet on December 17, 2024. No public comments were received prior to the Public Hearing.

**Application:** The Applicant proposed to construct a 1,288 square foot addition to an existing 800 square foot single-family residence. The proposed addition features 1,192 square feet of second-floor living area, containing three (3) bedrooms, two (2) bathrooms, a family room, and approximately 148 square feet of outdoor deck space. Below this second-floor addition, the Applicant proposed 96 square feet of laundry/utility area and a 937 square foot, two-car garage. An existing 312-square-foot garage (closest to southern lot line) was also proposed to be demolished/removed in conjunction with the residential addition. A small shed (less than 120 square feet) will be retained and utilized as job site storage during construction. The new garage will continue to be accessed via the alley, as was the case with the old garage proposed for demolition.

**Background:** The proposed project is located within the Townsite Overlay District. The purpose of the Townsite Overlay District is stated within the Hailey Municipal Code as follows:

#### **17.04M.010: PURPOSE:**

The purpose of the Townsite Overlay District is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)

The Design Review Application by Tyler and Laura Jones presented a building design that includes a small, cantilevered portion of second floor living area, adjoined to a second-floor, unenclosed deck. Below this deck is an unenclosed, carport-like feature that leads to the two (2) car garage and utility area on the ground level. The carport feature extends beyond the cantilevered second floor, towards the interior of the structure, remaining unenclosed in its entirety. The carport provides additional parking and usable, unenclosed space on the ground level.

The Applicant's proposed ground-level addition (garage and laundry/utility room), plus the existing historic residence, produces a lot coverage (29.9%) that is compliant with the lot coverage maximum (30%). However, the inclusion of all portions of the exterior walls of the enclosed second-story addition produces additional square footage that may be included in building footprint calculations, thus producing a footprint of 32.67%.

During the review process of this Application, Staff identified an opportunity to address unique design considerations/challenges with bulk requirements in the Townsite Overlay, while also protecting Hailey's historic character, promoting adaptive reuse of existing building materials and structures, and addressing new Housing/Land Use/Sustainability goals that are being established within the Hailey Comprehensive Plan Update. At the January 6, 2025 Public Hearing, Staff asked that the Commission consider conditional approval for the Jones' Design Review Application, contingent upon the approval of a future Text Amendment to the Hailey Municipal Code. This Text Amendment would grant flexibility of the required bulk requirements limited to only those Applications which are within the Townsite Overlay District and that also explicitly preserve existing historic residences onsite. Applications seeking to apply this Text Amendment in the future would be reviewed by Staff and the Commission on a case-by-case basis.

In general, the Commission expressed approval and support of the Applicant's overall design proposal, especially as it related to exterior building materials and design. The Commission also commended the Applicant for their efforts to preserve the existing residential structure on site, before any such proposal for a historical preservation Text Amendment was presented to the Applicant. However, the Commission noted that the Applicant could consider specific floor plan modifications that would possibly allow the Applicant to reduce their overall building footprint square footage. This reduction could allow the Applicant to remain within the maximum lot coverage applied to their property.

The Commission also expressed broad approval of Staff's proposed historical preservation Text Amendment, although a few Commissioners struggled with the notion of conditional approval for a design that included non-conforming features, especially as a non-conforming building was already present on site. After being presented with the option for continuation of the Design Review Application to the Applicants, in addition to the option of conditional approval and potential future Text Amendment adoption, the Applicant ultimately expressed their desire to move forward with a conditional approval, understanding the possibility of denial for the historical preservation Text Amendment and the design amendments that would be necessary for their Application, should the denial occur.

**Procedural History:** The Design Review Application was submitted on December 9, 2024, and certified complete on December 13, 2024. A public hearing before the Planning and Zoning Commission was held on January 6, 2025, in the Hailey City Council Chambers and virtually via Microsoft Teams. Two (2) Commissioners voted to deny approval for the project, based on the grounds of current bulk requirements being unmet. The other three (3) Commissioners voted in favor of project approval, with certain Conditions of Approval included.

## 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	<b>Engineering:</b> <b>Life/Safety: No comments</b> <b>Water and Sewer: No comments</b> <b>Building: No comments</b> <b>Streets: No comments</b>  <i>Finding: Compliance. These standards have been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<b>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.</b>  <i>N/A -- Signage is prohibited in residential zones.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040 On-site Parking Req.	<b>See Section 17.09.040 for applicable code.</b> <b>17.09.040 Single family dwelling: 2 spaces minimum, 6 spaces maximum</b>  <i>The Municipal Code requires two (2) parking spaces for each single-family residential unit. The proposed addition is not increasing the number of residential units; therefore, two (2) parking spaces remain as the required number of spaces provided. The Applicant is proposing a two-car garage in conjunction with the residential addition, meeting the stated parking requirements.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<b>17.08C.040 General Standards</b> <ol style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:           <ol 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> </ol> </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> </ol>
			Staff Comments	<i>Applicant is proposing to install Dark Sky compliant fixtures, which are downcast, low wattage, and integrate LED components. Six (6) wall</i>

				<p>sconces are proposed across the addition, as well as twelve (12) recessed can lighting areas under overhangs that accompany circulation areas. The proposal meets this standard.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
☒	☐	☐	Bulk Requirements	<p>The property is zoned in the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Districts</p> <p><b>Maximum Building Height: 30'</b></p> <p><b>Setbacks:</b></p> <ul style="list-style-type: none"> <li>• <b>Street R.O.W. Adjacent: 12'; 20' to garage door</b></li> <li>• <b>Private Property Abutment: 1' for every 2.5' of wall height and a minimum of 6'</b></li> <li>• <b>Alley: 6' minimum</b></li> </ul> <p><b>Lot Coverage: 30%</b></p>
			Staff Comments	<ul style="list-style-type: none"> <li>- <b>Building Height:</b> <ul style="list-style-type: none"> <li>○ Existing building height: Approx. 21'</li> <li>○ Proposed building height of addition: 29'-6"</li> </ul> </li> <li>- <b>Proposed Setbacks:</b> <ul style="list-style-type: none"> <li>○ Front Yard (West): 57'-1"</li> <li>○ Side Yard (South): 9'-5"</li> <li>○ Side Yard (North): 11'-9.5" (wall height approx.. 20', requiring 7'-8")</li> <li>○ Rear Yard/alley (East): 17.9"</li> </ul> </li> <li>- <b>Maximum Lot coverage: 30% for GR in the Townsite Overlay District, with two stories above grade, and a garage.</b> <ul style="list-style-type: none"> <li>○ Proposed lot coverage: 32.67%               <ul style="list-style-type: none"> <li>▪ 1,997.6 square feet (800 square foot existing building footprint + 1197.6 square foot building footprint of the residential addition) = 32.67% of 6,114 square foot lot</li> </ul> </li> </ul> </li> </ul> <p>The proposed lot coverage is the only bulk requirement that does not currently meet standards in the Code, according to specific interpretation of Hailey Municipal Code's current "Building Footprint" definition:</p> <p><b>"BUILDING FOOTPRINT (FOOTPRINT):</b>    The area of the lot or parcel which is within the perimeter created by a <b>vertical extension to the ground of the exterior walls of all enclosed portions of a building</b>, also including attached garages, carports and porte-cocheres, enclosed decks, enclosed porches, solariums and similar enclosed extensions, attachments and accessory annexes. Not included in the footprint are unenclosed portions or extensions of buildings, including, but not limited to, unenclosed decks, porches, eaves and roof overhangs".</p> <p>The Applicant's proposed ground-level addition (garage and laundry/utility room), plus the existing residence, produce a lot coverage (29.9%) that is compliant with the lot coverage maximum (30%). However, the inclusion of all portions of the exterior walls of the enclosed second-story addition</p>

				<p><i>produces additional square footage that may be included in building footprint calculations, thus producing a footprint of 32.67%.</i></p> <p><i>At the January 6, 2025 Public Hearing, the Commission discussed a potential future Text Amendment that, if approved, could grant the Applicant sufficient flexibility in their required lot coverage (and other possible bulk requirements) if the Applicant preserved the existing residential structure on site for ongoing use. The Applicant plans to preserve their existing residential structure; they were also receptive to a conditional approval of their Design Review application, pending future approval of the historic preservation Text Amendment.</i></p> <p><i>If no such Text Amendment is approved, the Applicant shall reduce their building footprint and provide alternative building designs that adhere to all bulk requirements outlined in Hailey Municipal Code at the time of Design Review conditional approval. Such designs shall be reviewed and approved administratively by Staff and the Planning and Zoning Commission Chair. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This standard will be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Street Improvements Required</b>	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p>
			<i>Staff Comments</i>	<p><i>The project property is a mid-block parcel within the outer extent of the Townsite Overlay District. No sidewalks exist along this section of N 4<sup>th</sup> Avenue. The Streets Division Manager and Public Works Director do not desire fragmented right-of-way improvements that lack overall connectivity to the surrounding area. No sidewalk improvements will be required for the Applicant, given these circumstances.</i></p> <p><i>One (1) drywell exists on site, and it appears that two (2) new drywells are proposed for the project property.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(B) Required Water System Improvements</b>	<p><b>Water Line Improvements: In the townsite overlay district, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</b></p>
			<i>Staff Comments</i>	<p><i>The proposed garage addition will be accessed from the alley and the water main lines are existing and located in the alley. While it appears this standard has been met, the Applicant shall ensure main lines adhere to the requirements of this standard throughout the construction process. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>



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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p><b>1) Site Planning</b></p> <p><b>Guideline:</b> The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p> <p><i>Staff Comments</i></p> <p><i>The lot is existing, and the proposed addition meets all setback requirements. The addition also follows the traditional east-west building orientation that is characteristic of narrow, east-west oriented lots within the Townsite Overlay.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline:</b> Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> <li>scale and massing of new buildings consistent with the surrounding neighborhood;</li> <li>building orientation that respects the established grid pattern of Old Hailey;</li> <li>clearly visible front entrances;</li> <li>use of alleys as the preferred access for secondary uses and automobile access;</li> <li>adequate storage for recreational vehicles;</li> <li>yards and open spaces;</li> <li>solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>snow storage appropriate for the property;</li> <li>underground utilities for new dwelling units.</li> </ul> <p><i>Staff Comments</i></p> <ul style="list-style-type: none"> <li><i>The scale of the residence with the new addition and garage is consistent with the scale and massing of buildings in the surrounding neighborhood.</i></li> <li><i>The building orientation will not change with the new addition; it will remain east-west.</i></li> <li><i>The main entrance to the living area will remain on N 4<sup>th</sup> Avenue, with no changes proposed for the entrance façade. The new garage will be accessed from the adjacent alley, consistent with vehicular site access and the existing garage, proposed for demolition.</i></li> <li><i>The proposed addition will include a new garage that maintains established alley access for vehicular traffic.</i></li> <li><i>Recreational vehicles may be stored within the new garage, within the gravel area adjacent to the alley, or underneath the proposed second-story deck/overhang area. Ample space for recreational vehicles is provided.</i></li> <li><i>The size of the existing lawn in the front/western portion of the lot will be maintained; the lawn in the rear/eastern portion of the property will be slightly altered, with new building footprint covering the interior lawn area, and existing building footprint (existing garage) being removed to allow for new lawn and garden area. The removal of the existing garage will eliminate a significant degree of building setback nonconformity and provide a renewed landscape buffer for the southern adjacent property</i></li> </ul>

				<p>owner. These adjustments will benefit both the property owner and surrounding neighbors.</p> <ul style="list-style-type: none"> <li>The addition is located on the west side of the lot, facing the alley and directly in line with an adjacent parcels' garages and open areas. Significant impact to surrounding properties is not anticipated.</li> <li>991.2 square feet of snow storage is identified onsite, placed across five (5) storage locations that are conveniently accessible from snow removal areas. The snow storage locations will not impact site access, visibility, or safety.</li> <li>N/A - This is not a new dwelling unit. This is an addition to an existing dwelling unit. Utilities are located overhead and within the alley, with no changes to utility provisioning anticipated.</li> </ul> <p><i>Finding: Compliance. These standards have been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</b></p> <p><i>Staff Comments</i>                  Energy-conserving building features of the proposed addition include all LED outdoor lighting fixtures, bulk fenestrations on the southern wall plane, pre-wiring for solar on the south-facing roof area, and the inclusion of at least one (1) 240V 40A circuit installed in the garage for EV charging capability (pending Idaho Power approval).</p> <p>While not directly related to energy conservation, the Applicant has also selected compacted gravel and permeable pavers as the hardscape materials on site. These materials, when compared to concrete or asphalt, allow for greater groundwater absorption and the reduction of runoff from the site. Staff commend design features that enhance resilience of our local natural resources and utilize nature-based solutions best-practices.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p> <p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p> <p><i>Staff Comments</i>                  The proposed addition incorporates varying roof lines, two (2) outdoor deck areas, a mix of horizontally and vertically-oriented windows, and a natural wood siding material, paired with black metal roofing, window trim, and fascia. The natural stain on the wood siding will allow for depth of texture to be displayed across all addition facades. The north and south-facing building elevations present the largest building masses, although these masses are balanced by continuous roofing at a 3:12 pitch; significantly gentler than the primary 7:12 pitch for the second-floor roof, but complimentary in their matching materials (black metal).</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p><b>3. Architectural Character</b></p>
			17.06.090(C)3a	<p><b>a. General</b></p> <p><b>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</b></p>
				<p><i>Staff Comments</i>                  The project proposes an addition to an existing single-family residence built in 1940. The proposed addition is larger in scale than the existing residence, although the addition is set back from the primary access/entrance point on N 4<sup>th</sup> Avenue,</p>

				<p><i>located behind and slightly south of the existing structure. The new roofline matches that of the existing structure, which is traditional in pitch and style (7:12, gabled).</i></p> <p><i>The primary building material of the addition – naturally stained wood - is highly reminiscent of historical cabin styles of the past. Architectural detailing provided through the black metal roof, fascia, railings, and window/door frames illustrates modern-day trends in materials and colors that are commonly found within new developments in and around Hailey.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p><b>b. Building Orientation</b></p> <p><b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b></p> <p><i>Staff Comments</i>  <i>The existing entrance is highlighted with an exterior vestibule, walkway, and overhead lighting. The project does not propose to alter the main entrance, it shall be maintained as it exists and as it is described herein.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</b></p> <p><i>Staff Comments</i>  <i>N/A – The historic primary dwelling structure will remain oriented as it exists, with the addition featuring a secondary front entry point that also faces N 4<sup>th</sup> Avenue. The addition also supports the City’s preferred orientation by maintaining vehicle access to the rear alley and placing largest wall planes at an east-west orientation.</i></p> <p><i>Finding: Compliance. This standard has been met or does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p><b>c. Building Form</b></p> <p><b>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</b></p> <p><i>Staff Comments</i>  <i>The proposed addition is broken up with varying roof lines, materials, and textures compatible with those of the existing house. A gabled roofline and familiar, rectangular building footprint are proposed for the addition, mirroring the existing building footprint.</i></p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>d. Roof Form</b></p> <p><b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b></p> <p><i>Staff Comments</i>  <i>The front entry to the existing building is currently defined by a gabled roof over a vestibule pop-out, with the roofline of the pop-out matching that of the main roof above. As for the addition, a small outdoor deck on the second floor frames the sliding glass door entry way below. This entry provides secondary access to the residential areas of the site.</i></p> <p><i>A continuous second-floor roofline along the northern and southern building elevations breaks up perceived mass of these larger facades, while also creating additional usable outdoor space underneath. The garage addition faces the alley, diminishing its presence from street view. An additional second-floor deck area and adjoining ground-level side walls on the north/south building elevations</i></p>

				<p>created a partially enclosed area that resembles that of a carport, before leading directly into the garage spaces. This design style greatly diminishes the garage addition.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b></p> <ul style="list-style-type: none"> <li>• Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.</li> <li>• Designs should avoid locating drip lines over key pedestrian routes.</li> <li>• Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.</li> </ul> <p><i>Staff Comments</i>                  All of the proposed roof additions will feature snow clips, and new pedestrian walkways will be covered with new rooflines that prevent snow from falling directly upon such pedestrian areas. The south setback is slightly less than 10' (9' 5"), although this roofline is very gentle (3:12) and will also feature snow clips for retention.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</b></p> <p><i>Staff Comments</i>                  The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood. The proposed roof pitches over the garage and addition are similar to or will match the existing structure roof pitch.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b></p> <p><i>Staff Comments</i>                  The proposed roof pitches over the garage and addition are consistent with surrounding neighborhood.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>e. Wall Planes</b></p> <p><b>Guideline: Primary wall planes should be parallel to the front lot line.</b></p> <p><i>Staff Comments</i>                  The proposed structure's primary (largest) wall plane is parallel to the adjacent side yard lot lines to the north and south. As the proposed addition is not altering the main entryway for the site, the primary pedestrian wall plane will remain parallel to the front lot line. However, the wall plane of the proposed addition that faces the front lot line mirrors the style and orientation of the existing structure's front lot line wall plane. Rather than proposing new wall plane orientations, the proposed addition adds depth and scale to existing primary wall plane orientations.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.</b></p> <p><i>Staff Comments</i>                  The wall planes, existing house, and proposed addition are proportional to the site. The proposed addition adds to the rectangular layout of the existing house, which is congruent with the lot. The existing and proposed structures, combined, respect the scale of the surrounding neighborhood.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<p>The proposed addition's longest wall planes are located on the north and south building elevations. These building elevations incorporate pop-out rooflines that provide cover for pedestrian walkways, as well as additional outdoor gathering and/or light storage areas (e.g. gardening supplies, bicycles, etc.). The proposed design breaks up longer wall planes.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>f. Windows</b>
			<i>Staff Comments</i>	<p><b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b></p> <p>The proposed windows are traditional in size, scale, and proportion. Inset frames further highlight traditional design elements.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b>
			<i>Staff Comments</i>	<p>The east-facing wall plane of the existing building closely mirrors the placement and extent of the corresponding wall planes for residential structures on both the north and south-adjacent properties. With the entirety of the proposed addition to be placed behind (west of) the east-facing wall plane of the existing structure, there are no anticipated impacts to adjoining properties as a result of the proposed addition. Across the western alley, there appears to be slight overlap in line of sight from the addition's west façade and residential areas of the property backing up to the opposite side of the alley. However, most of the overlap appears to occur between the garage areas of each property, respectively. In general, privacy has been preserved for neighbors on both side and rear lot lines.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<b>g. Decks and Balconies</b>
			<i>Staff Comments</i>	<p><b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b></p> <p>The Applicant is proposing two (2) new second-floor deck areas on the east and west building elevations for the proposed addition. The east-facing deck is proposed at approximately 148 square feet, and the west-facing deck appears to be approximately 90 square feet. The placement of the larger deck area at the rear of the property ensures that front, street-facing deck and corresponding building scale is maintained with respect to the surrounding neighborhood.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b>
			<i>Staff Comments</i>	<p>As discussed above, the larger deck area has been proposed for the rear of the property. This will ensure maximum distances between residential areas of the surrounding properties and neighbors.</p> <p><u>Finding:</u> Compliance. This standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<b>h. Building Materials and Finishes</b>
			<i>Staff Comments</i>	<p><b>Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</b></p>



			<b>Staff Comments</b>	<p>The Applicant is proposing a naturally stained, vertical wood siding material. The natural stain will highlight the grain and unique features of the wood, providing depth of texture and detail that will reduce the perceived scale of some of the larger wall areas, especially along the north and south wall planes. Changes in material and color are provided with the black metal roof pop-outs and window/door trim.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p><b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b></p> <p><b>Staff Comments</b></p> <p>See Section 17.06.090(C)3h as to how this guideline is met.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>i. Ornamentation and Architectural Detailing</b></p> <p><b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b></p> <p><b>Staff Comments</b></p> <p>The proposed addition's front wall plane includes a sliding glass door at the ground level, significant degree of window area with respect to size of the wall plane, and an approximately 90 square foot balcony area that is supported by angled stilts to the ground level.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</b></p> <p><b>Staff Comments</b></p> <p>The proposed addition incorporates gabled rooflines, windows and trim detailing, all of which are reminiscent of Old Hailey.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b></p> <p><b>Staff Comments</b></p> <p>As described in Sections 17.06.090(C)3d, 17.06.090(C)3e, 17.06.090(C)3h, and 17.06.090(C)3i, the proposed design incorporates naturally stained, vertical wood siding, black window and door trim, gabled rooflines, and metal roofing, all of which are all compatible with the historic existing house and Old Hailey neighborhood.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p><b>4. Circulation and Parking</b></p> <p><b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation, and snow storage issues.</b></p> <p><b>Staff Comments</b></p> <p>Adequate parking is proposed in the new garage and carport area with access via the rear alleyway. Pedestrian circulation and safety are maintained through paver walkways leading from the N 4<sup>th</sup> Avenue right-of-way to the existing and proposed residential structures, as well as an additional paver walkway area on the north side of the proposed addition. Snow storage is proposed at a variety of locations across the property; staff anticipate that this arrangement will prevent any one snow storage area from becoming inundated and conflicting with pedestrian circulation and safety.</p> <p><i>Finding: Compliance. This standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b>
			<i>Staff Comments</i>	<i>A proposed two-car garage facing the rear alley will house and screen vehicles from the street.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b>
			<i>Staff Comments</i>	<i>The proposed garage and carport are accessed from the existing alley.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<i>Staff Comments</i>	<i>The proposed addition, accessed from the alley, includes a garage that is attached to the house.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<i>Staff Comments</i>	<i>N/A – The proposed garage is accessed via the alley.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</b>
			<i>Staff Comments</i>	<i>N/A – The proposed garage is accessed via the alley and does not involve curb cuts.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<i>Staff Comments</i>	<i>The proposed design maintains large outdoor spaces in the front and rear of the parcel. The proposed garage doors appear to be 8' in height. Adequate off-street parking for recreational vehicles is provided.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>5. Alleys</b>
			<i>Staff Comments</i>	<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b>  <i>The proposed design maintains and uses the public alley for vehicular access.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</b>
			<i>Staff Comments</i>	<i>Utilities and vehicular access to the garage is proposed off the alley.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.</b>

			<b>Staff Comments</b>	<i>The proposed design in the Limited Residential 1 zone and the existing alley is gravel. The Applicant understands and shall manage the alley for noxious weed control.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.</b>  <b>Staff Comments</b> <i>The design proposes to maintain the minimal existing landscaping on the alleyway—three (3) existing, mature chokecherry trees—in addition to retaining five (5) other existing, mature trees onsite.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>6. Accessory Structures</b>  <b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</b>  <b>Staff Comments</b> <i>N/A. The proposed addition will be attached and integrated within the existing structure, not as a standalone accessory structure. While the addition is not subordinate in size to the existing structure, the placement of the addition behind the existing structure, with the garage addition accessed off of the alley, will deliver the overall appearance and function of a subordinate structure.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b>  <b>Staff Comments</b> <i>See Standard 17.06.090(C)6 above for further explanation.</i>  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>7. Snow Storage</b>  <b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b>  <b>Staff Comments</b> <i>The total square footage of all circulation areas on-site, including covered walkways, equals 1,770 square feet. The Applicant has provided 991.2 square feet of snow storage, or 56% of the total circulation area. According to the Applicant, areas available for snow storage were intentionally oversized to account for a number of factors including storage of snow from the metal roof without impacting neighbors and providing a place to clear snow from the alley to keep the driveway accessible.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>Guideline: A snow storage plan shall be developed for every project showing:</b> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul> <b>Staff Comments</b> <i>Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.</i>  <i>Finding: Compliance. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>8. Existing Mature Trees and Landscaping</b>  <b>Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.</b>

			<b>Staff Comments</b>	Existing trees are identified onsite and are proposed to be maintained, aside from one (1) dead pine tree towards the western property boundary.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	<b>Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.</b>
			<b>Staff Comments</b>	N/A. Existing trees are the only significant, existing landscape feature on site. These have been designated for retention and/or removal.  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>Guideline: Noxious weeds shall be controlled according to State Law.</b>
			<b>Staff Comments</b>	If noxious weeds are present on the site, the Applicant shall control them according to State Law.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<b>9. Fences and Walls</b>
				<b>Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.</b>
			<b>Staff Comments</b>	N/A. No new fences and/or walls abutting public streets or sidewalks are proposed.  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<b>Guideline: Retaining walls shall be in scale to the streetscape.</b>
			<b>Staff Comments</b>	N/A – There are no existing or proposed retaining walls.  <i>Finding: Compliance. This standard has been met or does not apply.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<b>10. Historic Structures</b>
				<b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b> <ul style="list-style-type: none"> <li>• The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</li> <li>• The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.</li> </ul>
			<b>Staff Comments</b>	The existing house was built in 1940 and is maintained in the proposed project. The proposed project includes a residential addition and garage, which is described in the application overview. As described in Sections 17.06.090(C), the façades of the addition and garage are congruous with the surrounding area and will provide complimentary elements to the existing residence. It contributes to the overall charm of Old Hailey and incorporates aspects of modern design, distinguishable from the historic structure.  <i>Finding: Compliance. This standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b> <ul style="list-style-type: none"> <li>• The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.</li> </ul>

			<ul style="list-style-type: none"> <li>• New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:           <ul style="list-style-type: none"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> <li>~ The roof form and slope of the roof on the addition should be in character with the original building;</li> <li>~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul> </li> </ul>
		<i>Staff Comments</i>	<p><i>N/A. The proposed addition and garage do not alter the existing structure. See section 17.06.090(C) for specific examples and discussion of how each of these standards are met.</i></p> <p><i>Finding: Compliance. This standard has been met or does not apply.</i></p>

**17.06.060 Criteria.**

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
  1. The project does not jeopardize the health, safety, or welfare of the public.
  2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.
  
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
  1. Ensure compliance with applicable standards and guidelines.
  2. Require conformity to approved plans and specifications.
  3. Require security for compliance with the terms of the approval.
  4. Minimize adverse impact on other development.
  5. Control the sequence, timing, and duration of development.
  6. Assure that development and landscaping are maintained properly.
  7. Require more restrictive standards than those generally found in the Zoning Title.
  
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**

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

## **CONCLUSIONS OF LAW**

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

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

## **DECISION**

The Design Review Application by Tyler and Laura Jones, represented by Thomas Howland, for a 1,288 square foot addition to the existing residence, as well as a new 937 square foot attached garage, located at 314 N 4th Avenue (Lot 17A, Block 88, Hailey Townsite) within the Limited Residential 1 (LR-1) and Townsite Overlay (TO) Zoning Districts, is hereby approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (l) 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 approval of this Application shall be contingent upon the consideration and approval of a future Text Amendment to the Hailey Municipal Code, which would allow for greater flexibility of the bulk requirements of the Townsite Overlay District, where historic residential structures are preserved. If no such Text Amendment is approved, the Applicant shall reduce their building footprint and provide alternative building designs that adhere to all bulk requirements outlined in Hailey Municipal Code at the time of Design Review conditional approval. Such designs shall

be reviewed and approved administratively by Staff and the Planning and Zoning Commission Chair.

- e) The project shall be constructed in accordance with the application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- g) The Applicant shall ensure that all site plans and proposed construction activities are reviewed and approved by Idaho Power, prior to issuance of a Building Permit.
- h) If noxious weeds are present on the site, the Applicant shall control them according to State Law.
- i) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(A).
- j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- k) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- l) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

Attest:

\_\_\_\_\_  
Jessie Parker, Building Operations Coordinator, Deputy Treasurer

**Return to Agenda**



## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On January 6, 2025, the Hailey Planning and Zoning Commission recommended for approval by the Hailey City Council a City-Initiated Text Amendment amending Hailey's Municipal Code, Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to provide modifications and clarification, as well as add new definitions to the title.

### FINDINGS OF FACT

Applicant: City of Hailey  
Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on December 11, 2024.

**Background:** The content of a municipal code should be evolving and community-affirming. A code, allowed to become stagnant, cannot serve its purpose effectively. Citizens, business owners, developers, and municipal officials need a code that is accurate, easy to understand, and enforceable. In an effort to continue to retain clarity, accurateness, and timelessness, City Staff proposed amendments to existing definitions, or the addition of terms, to Title 17: Zoning Regulations, Chapter 17.02: Definitions, of Hailey's Municipal Code.

The Planning and Zoning Commission held a public hearing on December 2, 2024. At this meeting, they provided refinements, edits, and suggestions for Staff to incorporate into the draft Ordinance. The Commission tabled the meeting and requested Staff to return once all suggested edits were incorporated, and a clean version of the draft Ordinance prepared.

The Planning and Zoning Commission held a second public hearing on the item on January 6, 2024. At this meeting they provided a few edits, mainly grammatical, which Staff have incorporated herein. The Commission unanimously recommended approval to the City Council the proposed text amendment amending Hailey's Municipal Code, Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words.

#### **Title 17: Zoning Regulations**

**Chapter 17.02: Definitions:** The definitions have been added or modified to add full transparency and clarity, while refining the chapter to align with the State Code as applicable.

**Section 1.** Chapter 17.02.20, Meaning of Terms or Words of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

#### **17.02.010: INTERPRETATION OF TERMS OR WORDS:**

Words and phrases used in this title shall have the meanings set forth in this chapter. Words and phrases used in this title, or referenced in this title, but defined in Titles 16 and/or 18, shall have the meanings set forth in this and/or those sections. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. The present tense includes the future tense, the singular includes the plural, and the plural number includes the singular, unless the context clearly indicates otherwise. For the purpose of this title, certain terms or words used herein shall be interpreted as follows:

**ALLEY:** ~~A minor way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.~~ Refer to Section 16.0, Definitions, for a detailed definition.

**APARTMENT:** A residential unit that is part of one (or several) residential buildings, with its own entrance, living area, bathroom, and kitchen. Apartments are typically one-story units within a multi-family building or development. ~~multiple family dwelling containing three (3) two (2) or more dwelling units in which all,~~ Exclusive Regardless of a unit type, the unit which may be occupied by the owner, are or may be rented or leased.

**BUILDING FOOTPRINT:** ~~The area of the lot or parcel which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, also including attached garages, carports and porte-cocheres, enclosed decks, enclosed porches, solariums and similar enclosed extensions, attachments and accessory annexes. Not included in the footprint are unenclosed portions or extensions of buildings, including, but not limited to, unenclosed decks, porches, eaves and roof overhangs.~~ The area of the lot which is within the perimeter created by a vertical extension to the ground of the exterior walls of all enclosed portions of a building, including all attached structures, enclosed decks and porches, and accessory structures. Enclosed projections and other like features, located/constructed on upper levels, shall also be included within the building footprint.

**CLEAN ENERGY:** A form of stationary energy that is derived from sources that produce little to no greenhouse gas emissions or other harmful pollutants when generating power. Clean energy includes solar, wind, hydroelectric, geothermal, and nuclear power sources.

**COMMISSION:** ~~The~~ A governing body of the City of Hailey, Idaho, maintaining the power to make decisions or recommendations. Commissions for the City of Hailey, Idaho include the Hailey Arts and Historic Preservation Commission and the Hailey Planning and Zoning Commission.

**COVERED PARKING:** Covered parking refers to any parking space that has a roof or structure shielding it from the elements.

**DEED RESTRICTION:** A permanent restriction on the use, occupancy, and transfer of real property that runs with the land and is recorded against the property in the Blaine County Clerk and Recorder's office.

**DENSITY:** A unit of measurement; the number of dwelling units per acre of land area.

**DROUGHT TOLERANT:** Plants or other organic matter that can survive in conditions where there is less precipitation than expected. Drought-tolerant plants can withstand long periods of dryness without deterioration, and can go several weeks, or even an entire season, between deep waterings.

**ENCLOSED:** An enclosed area is defined as any space between a floor and ceiling that is bound on all sides by walls, doorways, or windows. This includes, but not limited to, retractable dividers, garage doors, or other physical barriers to light or air.

**FLOOR AREA RATIO (FAR):** The gross floor area of a building divided by the lot area on which the building is situated.

**GROSS FLOOR AREA:** The floor area within the inside perimeter of the exterior walls of the building, exclusive of vent shafts and open courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

**KITCHEN:** A room or area for storage, preparation and cooking food. A room or other portion of a structure intended for cooking food, which at a minimum, contains a functioning sink, refrigerator and cooking facilities to include a range or built in cooktop.

**LIVE/WORK UNITS:** A dwelling unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant. Live/work units are held jointly in common ownership and the live and workspaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.

**LOT:** Plot, parcel or tract of land with fixed boundaries of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot may consist of:

A. A single lot of record;

B. A combination of complete lots of record or portions of lots of record. Refer to Section 16.0, Definitions, for a detailed definition.

**LOT COVERAGE:** The percent of the total lot area included within the footprint of all buildings. The area of a lot occupied by the primary building(s) and any accessory building(s).

**LOT DIMENSIONS:** Lot dimensions are the measurements of a piece of land, including its area, depth, width, and frontage. Refer to Section 16.0, Definitions, for a detailed definition.

**NET FLOOR AREA:** The actual occupied area of a building, not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

**OFFICE:** A room or part of a building in which people conduct business and service operations, generally at desks with computers and phones. Offices, as a secondary use may be paired with medical services, personal services, skilled construction and industrial trades, and more.

A room or group of rooms used for conducting a business, profession, service, industry or government.

**OUTDOOR STORAGE:** An area designated on a property for the storage of items owned by the occupants of the property and screened from view of the public street by an acceptably designed landscape buffer or fence.

**PARAPET:** A low wall that extends above the roofline, often decorated with architectural details such as cornices.

**PARK:** A parcel of land dedicated to the city or privately owned and clearly accessible to the public free of charge for nonexclusive recreation and/or cultural use. A park is maintained for the primary purposes

of diverse recreational and social opportunities. A park may include one of the following: Refer to Section 16.0, Definitions, for a detailed definition.

**PARK, MINI:** A parcel of land, between one-fourth ( $\frac{1}{4}$ ) acre and one acre in size, that is privately owned and maintained, unless otherwise allowed by the council, but that is used for nonexclusive public recreation and/or cultural purposes. Refer to Section 16.0, Definitions, for a detailed definition.

**PARK, NEIGHBORHOOD:** A parcel of land generally one or more acres in size dedicated to the city for nonexclusive public recreation and/or cultural use. Refer to Section 16.0, Definitions, for a detailed definition.

**PARK, CULTURAL SPACE:** A parcel of land less than one-fourth ( $\frac{1}{4}$ ) acre in size and located in the business (B), limited business (LB) and transitional (TN) zoning districts, that is privately owned and maintained but that is used for nonexclusive public recreation and/or cultural purposes. A park/cultural space may include courtyards, plazas, gardens, expanded sidewalks and covered areas, provided access to the park/cultural space is available from a public street or property and is normally open to the exterior (e.g., not enclosed in a building). Refer to Section 16.0, Definitions, for a detailed definition.

**PARKING AREA:** An area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and ingress and egress lanes, but shall not include any part of a public street, alley, public right-of-way, or fire access lane.

**PARKING, ONSITE:** The area not located on any public or private street, access easement or alley to be used for the transient storage of private passenger vehicles, and of appropriate dimension according to this title for parking stall, access drives and aisles.

**PARKING, SHARED:** The provision that two or more uses which are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap or conflict.

**PARKING, STREET:** The designated area for parking a vehicle on the side of a public road or street.

**PARKING STRUCTURE:** A building, or portions of a building used to store or park motor vehicles and can be either above or below ground.

**PERIMETER, BUILDING:** The total length of the exterior walls of a building, measured at ground level. It's a horizontal line that includes all the constructed parts of a building's floor, as well as any areas covered by a roof or floor above. The total length of its boundary from the outer edge of the exterior foundation or surface of the stud, whichever is larger.

**PERIMETER, LOT:** The outer edge of an area of land or the border around it.

**PRINTING SERVICES:** Those activities relating to the work of the printing, publishing or graphic arts industries.

**RECORD GRADE:** ~~The natural grade existing prior to any site preparation, grading or filling, unless a new record grade is approved at the time of subdivision approval and noted on the filed preliminary or final plat. Refer to Section 16.0, Definitions, for a detailed definition.~~

**RECYCLING CENTER:** ~~A facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This shall not include junkyards or wrecking yards.~~

**SIDEWALK:** ~~A pathway for nonmotorized vehicles, normally designated for pedestrians and which is usually separated from streets by curb and/or landscaping. Refer to Section 16.0, Definitions, for a detailed definition.~~

**STREET:** ~~A strip of land which provides access to abutting property. Refer to Section 16.0, Definitions, for a detailed definition.~~

**STREET, PRIVATE:** ~~A street which provides public and emergency vehicular and public pedestrian access but is not accepted for a dedication or maintenance by the City and will be owned and maintained by a private entity, owners' association or person(s). Refer to Section 16.0, Definitions, for a detailed definition.~~

**STREET, PUBLIC:** ~~Land, property or interest therein, usually in a strip, acquired for or devoted to public vehicular and public pedestrian access. Refer to Section 16.0, Definitions, for a detailed definition.~~

**SWIMMING POOLS:** ~~A permanent structure, whether above or below grade level, designed to hold water more than 30 inches deep and to be used for recreational purposes, the placement shall comply with the underlying zoning requirements.~~

**TECHNOLOGICAL DEVELOPMENT:** ~~The process of creating new technologies or improving existing ones through research and innovation. It can also refer to the systematic use of scientific, technical, economic, and commercial knowledge to meet specific business objectives.~~

**TRANSPORTATION SERVICES:** ~~A service that transports a rider from one place to another through the use of a provider's vehicle and driver.~~

**UNDERGROUND PARKING:** ~~A parking area that is located entirely below ground level, typically beneath a building, offering complete protection from weather and often providing a more discreet parking option~~

**UNENCLOSED:** ~~Refers to an area or space that is not completely surrounded by walls and is open to the surrounding environment. Examples of unenclosed features include balconies, porches, open walkways or open courts that may have a roof but lack walls on all sides.~~

**WAREHOUSE:** ~~A facility for the use of dry/cold storage, wholesale, and the distribution of manufactured products, supplies, and equipment, excluding storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive. A warehouse is defined by building codes as a separate building or part of a building that is used for warehousing operations.~~

**Standards of Review:**

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

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

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

Hailey’s Municipal Code should continue to address and promote the principles and lifestyle components that are most essential to our community’s identity. Our code is the foundation from which our municipality and citizens begin a journey forward to a vibrant and thriving future. While Hailey’s Comprehensive Plan does not go into the specificity that this code section contemplates, it is anticipated that the City will continue to update, modify, redefine, define, and/or clarify definitions to guide development, land uses, and necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

**Section 3: Special Areas or Sites and Features**

- 3.1 Assure the protection and preservation of Special Sites, area features to maintain a strong community identity for future generations.
- 3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

**Section 4: Recreation, Parks and Lands**

- Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide divers recreation opportunities for Hailey residents.

**Section 5: Land Use, Population and Growth**

- 5.1 Retain a compact City comprised a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.
- 5.7 Encourage development at the densities allowed in the Zoning Code.

**Section 6: Economic Development**

- 6.1 Encourage a diversity of economic development opportunities within Hailey.

**Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being**

- 7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.
- 7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

**Section 8: Housing**

- 8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

**Section 9: Public Services, Facilities and Utilities**

- 9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

**Section 10: Transportation**

- 10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.

*Findings: Compliance. This standard has been met.*

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

The proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services.

*Findings: Compliance. This standard has been met.*

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

The proposed text amendment will not impact compatibility.

*Findings: Compliance. This standard has been met.*

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

The proposed amendment will ensure overall compliance and a thorough understanding of the terms and meanings of Title 17's zoning definitions. The amendments recommended are consistent with the Hailey Comprehensive Plan, and will have no impact on public health, safety, and general welfare.

*Findings: Compliance. This standard has been met.*

## **CONCLUSIONS OF LAW AND DECISION**

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 17, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An ordinance, Ordinance No. \_\_\_\_\_, amending Hailey's Municipal Code, Title 17: Zoning Regulations, Chapters 17.02 Definitions, and 17.02.020: Meaning of Terms or Words, to provide modifications and clarification, as well as add new definitions to the title, is hereby recommended for review and approval by the Hailey City Council.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Fugate, Planning and Zoning Chair

Attest:

\_\_\_\_\_  
Jessica Parker, Building Coordinator, Deputy Treasurer



**Return to Agenda**



## STAFF REPORT

### Hailey Planning and Zoning Commission

#### Meeting of January 21, 2025

**To:** Hailey Planning and Zoning Commission

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

**Overview:** Consideration of a Planned Unit Development (PUD) Application submitted by St. Charles Borromeo Catholic Church, represented by The Land Group, Inc., to consider various waivers and benefits of the zoning and subdivision codes to be able to construct a new Parish Hall, Classrooms, Administrative Offices, Worship Sanctuary, as well as repurpose the existing church building, all located at 311 South 1st Avenue (Lots 3-10, Block 21, Townsite Overlay) within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. As part of the community benefit, the PUD Application proposes offsite sidewalk improvements in the vicinity of the project site. This includes improvements to South 1st Avenue and East Pine Street, as well as East Walnut Street, to South Main Street. Additional community benefits will be discussed throughout multiple Public Hearings for this PUD Application. As part of the Application, the Applicant requests the following waivers:

1. Waiver to maximum Building Height
2. Waiver to Setback requirements
3. Waiver to maximum Lot Coverage
4. Waiver to required onsite Parking requirements

**Hearing:** January 21, 2025

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**Applicant:** St. Charles Borromeo Catholic Church

**Location:** Lots 3-10, Block 21, Hailey Townsite (311 S 1<sup>st</sup> Avenue)

**Zoning/Size:** Transitional (TN), Townsite Overlay (TO) Zoning Districts; 0.66 acres.

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on December 25, 2024 and mailed to property owners within 300 feet on December 23, 2024. Onsite Notice was posted on the property on January 10, 2025.

**Background:** On April 15, 2024, the Hailey Planning and Zoning Commission considered and recommended denial to the Hailey City Council a Zone Change Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and remain within the Townsite Overlay (TO) Zoning Districts. According to the Applicant, the Zone Change Application for 311 S. 1st Avenue represented a proposal that “aims to better align the zoning classification to the current use, allow for enhancement and expansion of the church buildings to support current uses, and improve connectivity to the surrounding community”. The Applicant indicated that their vision for site redevelopment did not include any onsite parking. Staff subsequently

highlighted that the Applicant did not meet onsite parking requirements (1 space for every 5 seats in the church, per Hailey Municipal Code) with their preliminary site plan. In addition, the Applicant's conceptual building plans also exceeded the lot coverage maximum assigned to the parcel, as currently zoned (30% lot coverage maximum permitted in TN Zoning District, 53% lot coverage proposed by Applicant).

By pursuing a Zone Change approval, the Applicant sought to relieve the proposal from a portion of the scope of waivers that would be required with a Planned Unit Development Application process, which the Applicant intended to pursue from the onset of their development proposal process with the City of Hailey. Ultimately, the Commission found that a zone change from Transitional (TN) to Business (B) could carry unintended consequences of "business creep" and negative impacts to the residential character of this section of the Old Hailey Townsite, in addition to incompatibilities of the Zone Change Application with the Hailey Comprehensive Plan. The Applicant did not pursue a request for reconsideration, opting instead to refine their proposal and prepare a full PUD Application for submittal.

Staff has engaged in numerous discussions with the Applicant leading up to their PUD Application submittal. It is the intent of both the Applicant and Staff that multiple Public Hearings are conducted for this PUD Application, with the initial hearing on January 21, 2025 serving as an opportunity for open discussion and feedback between the Applicant, the Commission, Staff, and the public – no decision is expected or requested at this Hearing. Upon reviewing the Applicant's initial submittal, Staff informed the Applicant that they did not believe that the proposed community amenities/benefits were commensurate with the 4 waivers being requested. At this time, Staff desire to see additional benefits provided by the Applicant that adequately address these waivers, as well as the anticipated future impacts that redevelopment of the site will inevitably create.

Prior to the January 21, 2025 Public Hearing, Staff and the Applicant discussed additional amenity options that may be considered appropriate for this PUD Application. In addition to offsite sidewalk improvements provided in accordance with the established formulas in the Hailey Municipal Code (for nonresidential or mixed-use PUDs, a minimum of 100 linear feet per 1,000 square feet of gross floor area), the Applicant has also expressed enthusiasm and support for the proposed concept of existing residential structure preservation and relocation. An approximately 1,400 square foot residential structure is currently located onsite of the proposed redevelopment parcel. This structure is not currently occupied for residential uses, although it does function as St. Charles' administrative office area. The Applicant does not intend to retain the structure onsite, according to submitted site redevelopment plans.

According to the Applicant, the residential structure is in good condition, and they do not anticipate major challenges with relocation. City Staff have been exploring both City-owned and partner-owned receiving properties for placement. Both Staff and the Applicant are highly supportive of retaining this existing structure and preserving it as part of Hailey's community housing stock. Benefits of preservation for the structure include retention of community housing stock, preservation of physical community character, significant sustainability outcomes for utilizing existing materials versus demolition and building with new materials, and a highly cost-efficient application of City funds to further community housing goals. The Commission may wish to consider this potential amenity and provide feedback to the Applicant, where appropriate.

**Application:** In exchange for waivers to the maximum building height, lot coverage, setback, and onsite parking requirements, the Applicant has initially proposed offsite sidewalk improvements as a community amenity. Approximately 220 linear feet of sidewalk along the Walnut and 1<sup>st</sup> Avenue right-of-ways has been identified by the Applicant as suitable for improvements, benefiting both the redevelopment of the St. Charles Borromeo Church site and the community at large. City Staff strongly support the locations proposed by the Applicant.

As currently proposed, the Applicant does not meet the minimum linear foot requirements for offsite sidewalk improvements, qualifying these improvements as a required community amenity in exchange for waivers requested. City Staff have discussed a variety of other right-of-way improvements – in addition to just sidewalk improvements – that could be provided by the Applicant, commensurate in value to the minimum linear feet calculated through the PUD community amenity requirements in the Hailey Municipal Code. These include bulbouts, street trees and/or lighting, and parking enhancements within the general vicinity. In general, the Applicant is amenable to increasing the linear foot amount of sidewalk improvements, in addition to other community amenities desired by City Staff. This may also include preservation and relocation of the existing residential structure at the site of redevelopment.

The Applicant and Staff support multiple Public Hearings for the consideration of their PUD Application, and the Commission may choose to offer any feedback that can help guide the Applicant in pursuit of a quality PUD Application with commensurate community amenities offered. Consideration of the St. Charles PUD Application should be treated as ongoing as of the January 21, 2025 Public Hearing, with no decision being presented by the Commission at this time.

<b>Standards of Evaluation</b>		
<b>17.10.030: General Requirements:</b>		
<b>A.</b>	<b>The minimum gross size for properties that may be developed as a PUD is one (1) acre, except in the Business and Limited Business zoning districts within the Central Business District, the minimum gross size shall be 18,000 square feet. All land within the development shall be contiguous except for intervening streets and waterways.</b>	
<b>Staff Comments</b>	<i>The proposed PUD site is measured at 28,784 square feet. Within the Townsite Overlay, the minimum gross size for properties that may be developed as a planned unit development shall be eighteen thousand (18,000) square feet. As this project is within the Townsite Overlay, this standard has been met.</i>	
<b>B.</b>	<b>A tract or parcel of land proposed for PUD development must be in one (1) ownership or the subject of an application filed jointly by the owners of all property included.</b>	
<b>Staff Comments</b>	<i>The parcel is in one ownership, this standard has been met.</i>	
<b>C.</b>	<b>Area Development Plan:</b>	
	<b>C.1</b>	<b>When the owner of Contiguous Parcels is required to obtain PUD approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</b>
<b>Staff Comments</b>	<i>This PUD proposal only involves one (1) parcel, this standard has been met.</i>	
	<b>C.1.a</b>	<b>Streets, whether public or private, shall provide an interconnected system and be adequate to accommodate anticipated vehicular and pedestrian traffic.</b>
<b>Staff Comments</b>	<i>No new streets – public or private – are proposed within the PUD Application. The project site has frontages along S. 1<sup>st</sup> Avenue and E. Pine Street, both of which are established public streets. Parking and sidewalk infrastructure is present along the</i>	

	<p><i>entirety of the S. 1<sup>st</sup> Avenue block, whereas the E. Pine Street frontage only offers striped parking stalls.</i></p> <p><i>Public Works and Streets Division Managers have reviewed site plans and assessed existing infrastructure adjacent to the project parcel. They have preliminarily requested that the Applicant install pedestrian infrastructure features along the E. Pine Street frontage, in addition to a full curb bulbout at the corner of E. Pine and S. 1<sup>st</sup>. Staff are also requesting parking and sidewalk infrastructure on the south side of E. Pine Street, adjacent to the parcel, parking and/or pedestrian infrastructure along the E. Walnut to S. 1<sup>st</sup> block, and the much-needed parking and sidewalk infrastructure connection at the corner of E. Croy and S. 1<sup>st</sup>. Each of these locations are within close or direct proximity to the project site, and they provide critical linkages to Hailey’s downtown core and surrounding amenities and services.</i></p>
<b>C.1.b</b>	<b>Non-vehicular circulation routes shall provide safe pedestrian and bicycle paths and provide an interconnected system to streets, parks and green space, public lands, or other destinations.</b>
<b>Staff Comments</b>	<p><i>There is an existing 4’-wide sidewalk along the property’s S. 1<sup>st</sup> Avenue frontage. The Applicant will be required to complete sidewalk improvements along the E. Pine Street frontage, if approval of the PUD is granted and/or with the submittal of a Design Review Application.</i></p> <p><i>As for offsite non-vehicular circulation routes, Staff are providing the Applicant with ongoing guidance on the specific locations and design features of such routes. See Section 17.10.030 C.1.a for additional details.</i></p> <p><i>Within the project site itself, the Applicant has provided basic non-vehicular circulation routes from the right-of-way to building entrances, a sunken courtyard, etc. Due to proposed building designs, onsite non-vehicular circulation routes are limited in scope.</i></p>
<b>C.1.c</b>	<b>Water main lines and sewer main lines shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<p><i>Water and sewer main lines servicing the property are existing. There are currently three (3) water services connecting into the project property. The Applicant is proposing to install one (1) new water meter and one (1) new sanitary sewer service for the site. All meters and connections are proposed to be located within the alley.</i></p> <p><i>The Water Division Manager has requested that any service that will not be used after the addition will need to be abandoned at the water main. This action will be made a Condition of Approval in any subsequent Design Review Application submitted by the Applicant.</i></p>
<b>C.1.d</b>	<b>Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.</b>
<b>Staff Comments</b>	<p><i>Other utilities, including power, telephone, and gas service lines, currently exist and actively service the site. Any proposed undergrounding of overhead utilities will be addressed at a later date, in conjunction with the required Design Review Application for any redevelopment of the site. However, the Commission may wish to discuss current utility layout and any potential improvements they envision for the site’s redevelopment in the future.</i></p>

	<b>C.1.e</b>	<b>Park land shall be most appropriately located on the Contiguous Parcels.</b>
<b>Staff Comments</b>		<i>N/A - This PUD proposal only involves one (1) parcel.</i>
	<b>C.1.f</b>	<b>Grading and drainage shall be appropriate to the Contiguous Parcels.</b>
<b>Staff Comments</b>		<i>N/A/ - This PUD proposal only involves one (1) parcel.</i>
	<b>C.1.g</b>	<b>Development shall avoid easements and hazardous or sensitive natural resource areas.</b>
<b>Staff Comments</b>		<i>N/A – This PUD proposal does not encounter any easements and hazard or sensitive natural resource areas.</i>
	<b>C.2</b>	<b>Upon any approval of the PUD application, the Owner shall be required as a condition of approval to record the Area Development Plan or a PUD agreement depicting and/or detailing the approved Area Development Plan. The Area Development Plan shall bind the Owner and Owner’s successors.</b>
<b>Staff Comments</b>		<i>The Applicant has provided a draft PUD Agreement that depicts the property’s proposed Area Development Plan. This draft may be modified and subsequently approved upon a final PUD approval for St. Charles Borromeo Catholic Church.</i>
	<b>D.</b>	<b>Solar Access: Street and lot orientation, landscaping, and placement of structures shall provide solar access to all south roofs and walls to the maximum extent feasible to promote energy efficiency.</b>
<b>Staff Comments</b>		<i>The proposed structural addition will be oriented from north to south, with the largest wall planes facing the east and west aspect. Lot dimensions and orientation limit design styles that favor stronger solar access to south roofs.</i>
	<b>E.</b>	<b>Access: Access shall be provided according to standards in Chapter 16.04, Development Standards, of this Code. Buildings may not be so arranged that any structure is inaccessible to emergency vehicles.</b>
<b>Staff Comments</b>		<i>Existing pedestrian access to the site from S. 1<sup>st</sup> Avenue will be retained. The Applicant is proposing one (1) new vehicular access point to the site, located to the rear of the building and accessed from the alley. This access point is proposed as a vehicular drop-off area.</i>  <i>The Hailey Fire Department Fire Marshall has reviewed site plans and has no concerns with proposed plans at this time.</i>
	<b>F.</b>	<b>Underground Utilities: Underground utilities, including telephone and electrical systems, shall be required within the limits of all PUDs.</b>
<b>Staff Comments</b>		<i>The Applicant shall ensure that all existing above ground utilities are relocated underground during site redevelopment. This has been made a Condition of Approval.</i>
	<b>G.</b>	<b>Public Easement: In each case where a PUD project is located adjacent to public lands, a public easement to those lands shall be provided. All existing public access to public lands must be preserved.</b>
<b>Staff Comments</b>		<i>N/A – The PUD is not located adjacent to public lands.</i>
	<b>H.</b>	<b>Pathways: In each case where a PUD project encompasses a non-vehicular pathway as depicted on the Master Plan, a pathway constructed to City standards shall be provided.</b>
<b>Staff Comments</b>		<i>The Public Works Department Supervisor and Streets Division Manager have recommended various onsite and offsite non-vehicular pathway/sidewalk improvements, as they relate to both community amenities required through the PUD and future potential Design Review Standards for property frontage improvements. The improvements will be required to be completed to specific City standards, which may include the “Side Street Standard” outlined for the River Street Typical Section (Chapter 18.14 “Standard Drawings”, Hailey Municipal Code), although the proposed PUD is not located within the River Street Corridor.</i>

		As City Staff desire to see the fulfillment of a safe, interconnected, high-functioning multi-modal network throughout the City of Hailey, the River Street Typical Section may be applied in select non-River Street locations, in order to achieve this desire. City Staff will provide specific guidance to the Applicant in regard to which City standards shall be applied in each respective improvement location, if/when the PUD is approved and enters future development phases.				
I.		<b>Amenities: Each PUD shall provide one or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the applicant, to ensure a public benefit:</b>				
	I.1	<p><b>Green Space.</b> All Green Space shall be granted in perpetuity and the PUD agreement shall contain restrictions against any encroachment into the Green Space. Where a subdivision is involved as part of the PUD approval process, Green Space shall be identified as such on the plat. A long-term maintenance plan shall be provided. Unless otherwise agreed to by the City, the PUD agreement shall contain provisions requiring that property owners within the PUD shall be responsible for maintaining the Green Space for the benefit of the residents or employees of the PUD and/or by the public. Green space shall be set aside in accordance with the following formulas:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>For residential PUDs</td> <td>A minimum of .05 acres per residential unit.</td> </tr> <tr> <td>For non-residential PUDs</td> <td>A minimum of 15% of the gross area of the proposed PUD.</td> </tr> </table>	For residential PUDs	A minimum of .05 acres per residential unit.	For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.
For residential PUDs	A minimum of .05 acres per residential unit.					
For non-residential PUDs	A minimum of 15% of the gross area of the proposed PUD.					
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.2	<b>Active Recreational Facilities:</b> Active recreational facilities include amenities such as a swimming pool, tennis courts or playing fields, of a size appropriate to the development's needs. The PUD agreement shall contain provisions requiring that such facilities be maintained in perpetuity or replaced with another similar recreation facility.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.3	<b>Public Transit Facilities:</b> Public transit facilities include a weather-protected transit stop or station and must be on a designated transit route.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.4	<b>Preservation Of Vegetation:</b> Preservation of significant existing vegetation on the site must include the preservation of at least seventy five percent (75%) of mature trees greater than six-inch (6") caliper on the site.				
<b>Staff Comment</b>		<i>N/A – is proposing offsite sidewalk improvement amenities.</i>				
	I.5	<b>Wetlands:</b> Protection of significant wetlands area must constitute at least ten percent (10%) of the gross area of the proposed PUD.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.6	<b>River Enhancement:</b> Enhancement of the Big Wood River and its tributaries must include stream bank restoration and public access to or along the waterway.				
<b>Staff Comment</b>		<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>				
	I.7	<b>Community Housing:</b> For residential PUDs, the provision of at least ten percent (10%) of the approved number of dwelling units or lots as community housing units affordable to households earning between seventy percent (70%) and one hundred twenty percent (120%) of the area median income. This provision may be modified for individual projects based on the merits of the proposal as determined by the Commission and Council.				

Staff Comment	<p><i>The Applicant is proposing offsite sidewalk improvement amenities. However, Staff do not believe that the scope of offsite sidewalk improvements is commensurate with the scale of waivers requested. Additional amenities may be required of the Applicant. Both Staff and the Applicant have discussed the preservation and relocation of an existing residential structure on site. This structure may be retained and converted to community housing. The Commission may wish to discuss their support of this potential additional amenity, including whether this addition will adequately fulfill the Applicant's required community amenity.</i></p>					
	I.8	<p><b>Local Deed-Restricted Housing:</b> For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as local deed-restricted housing as defined by the local housing authority in its Community Housing Guidelines and reserved for households within the political boundaries of Blaine County, Idaho (residing full-time in Hailey, Idaho), and whose primary residence is within the residential PUD.</p>				
Staff Comment	<p><i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i></p>					
	I.9	<p><b>Real Property: Dedication or conveyance of real property or an interest in real property to the city.</b></p>				
Staff Comment	<p><i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i></p>					
	I.10	<p><b>Sidewalks. Off-site sidewalk improvements shall be constructed according to City Standard Improvement Drawings and provided (in addition to sidewalk improvements that are required by ordinance adjacent to the subject property) in accordance with the following formulas:</b></p> <table border="1" data-bbox="516 999 1349 1131"> <tr> <td data-bbox="516 999 824 1066">For residential PUDs</td> <td data-bbox="824 999 1349 1066">A minimum of 100 linear feet per residential unit.</td> </tr> <tr> <td data-bbox="516 1066 824 1131">For non-residential or mixed-use PUDs</td> <td data-bbox="824 1066 1349 1131">A minimum of 100 linear feet per 1000 square feet of gross floor area.</td> </tr> </table>	For residential PUDs	A minimum of 100 linear feet per residential unit.	For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.
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For non-residential or mixed-use PUDs	A minimum of 100 linear feet per 1000 square feet of gross floor area.					
Staff Comment	<p><i>As currently proposed, the Applicant does not meet the minimum linear foot requirements for offsite sidewalk improvements, qualifying these improvements as a required community amenity in exchange for waivers requested. City Staff have discussed a variety of other right-of-way improvements – in addition to just sidewalk improvements – that could be provided by the Applicant, commensurate in value to the minimum linear feet calculated through the PUD community amenity requirements in the Hailey Municipal Code. These include bulbouts, street trees and/or lighting, parking enhancements, etc. In general, the Applicant is amenable to increasing the linear foot amount of sidewalk improvements, in addition to other community amenities desired by City Staff. Discussions about community amenities and the review of this PUD Application are ongoing.</i></p>					
	I.11	<p><b>Underground Parking:</b> Underground parking must be provided for at least fifty percent (50%) of the required number of parking spaces in the PUD.</p>				
Staff Comment	<p><i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i></p>					
	I.12	<p><b>Energy Consumption. All principal buildings within the PUD must comply with sustainable building practices, as follows:</b></p> <table border="1" data-bbox="526 1656 1349 1848"> <tr> <td data-bbox="526 1656 824 1848">For residential PUDs</td> <td data-bbox="824 1656 1349 1848">Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.</td> </tr> </table>	For residential PUDs	Buildings comply with local “Built Green” standards for certification, federal EPA “Energy Star” program, or Leadership in Energy and Environmental Design - Homes (LEED-H) standards for basic certification.		
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		<b>For non-residential or mixed-use PUDs</b>	<b>Buildings comply with Leadership in Energy and Environmental Design (LEED) standards for basic certification.</b>
<b>Staff Comment</b>	<i>N/A – The Applicant is proposing offsite sidewalk improvement amenities.</i>		
	<b>I.13</b>	<b>Other Amenities: Other project amenities and/or community benefits found, by recommendation of the commission and council approval, to promote the purpose of this chapter and the goals of the comprehensive plan.</b>	
<b>Staff Comment</b>	<i>Both Staff and the Applicant have discussed the preservation and relocation of an existing residential structure on site. This structure may be retained and converted to community housing. The Commission may wish to discuss their support of this potential additional amenity, including whether this addition will adequately fulfill the Applicant’s required community amenity.</i>		
<b>17.10.040: Developer Benefits:</b>			
<b>The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Chapter and the land use policies of the City.</b>			
<b>Staff Comment</b>	<p><i>In exchange for the proposed offsite sidewalk improvements community amenity, the Applicant requests waivers to the following requirements:</i></p> <ul style="list-style-type: none"> <li>• <i>Building Height (30’ maximum) – requesting new building height of 36.5’ and new bell tower height of 45’.</i></li> <li>• <i>Setback from right-of-way in Townsite Overlay (12’ minimum) – entry gate setback along S 1<sup>st</sup> Avenue of 2.5 feet</i></li> <li>• <i>Lot coverage (30% maximum) – requesting new lot coverage of 39.14%.</i></li> <li>• <i>On-site parking (1 space for every 5 seats – new seating capacity of 300 seats; 60 on-site parking spaces minimum requirement) – zero (0) permanent on-site parking spaces provided, with three (3) temporary on-site drop-off stalls proposed.</i></li> </ul> <p><i>As previously highlighted in this Staff Report, Staff do not believe that the proposed offsite sidewalk improvements – as a singular community amenity – are commensurate with the scope of waivers being requested. The Commission may wish to explore additional community amenities with the Applicant throughout the multiple Public Hearings that are anticipated with this project.</i></p>		
<b>17.10.040.01: DENSITY BONUS:</b>			
<b>A.</b>	<b>The following maximum increases in density may be granted only if one of the following conditions are met, and if no other density increase has been granted:</b>		
	<b>A.1</b>	<b>Ten percent (10%): Solar, wind, geothermal or other alternative renewable energy sources will provide at least fifty percent (50%) of the total energy needs of the PUD.</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.2</b>	<b>Ten percent (10%): At least twenty five percent (25%) of the property included in the PUD is in the floodplain and no development occurs within the floodplain.</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.3</b>	<b>Ten percent (10%): The developer of the PUD provides or contributes to significant off-site infrastructure benefiting the city (e.g., water tank, fire station).</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.4</b>	<b>Twenty percent (20%): The developer of the PUD provides or contributes to significant multi-modal infrastructure providing both vehicular and nonvehicular amenities benefiting the city and Wood River Valley.</b>	
<b>Staff Comment</b>	<i>N/A – A density bonus is not requested.</i>		
	<b>A.5</b>	<b>Ten percent (10%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for silver certification. The bonus</b>	

		<b>unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
	<b>A.6</b>	<b>Fifteen percent (15%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for gold certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
	<b>A.7</b>	<b>Twenty percent (20%): The nonresidential or mixed-use PUD complies with leadership in energy and environmental design (LEED) standards for platinum certification. The bonus unit(s) shall not be constructed until a later phase, after actual certification for prior phase(s) is achieved.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
	<b>A.8</b>	<b>Twenty-five percent (25%): The PUD provides or contributes deed-covenanted community housing units within the PUD. The number of community housing units so provided shall be determined by the Council and Commission. The density bonus of twenty-five percent (25%) may be increased by the Council and Commission if an increase in the density bonus serves a compelling housing need in the City, as determined by the Commission and Council.</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
<b>B.</b>		<b>Density bonuses for project amenities and benefits to the community other than those listed here may be granted by unanimous vote of the council, following a recommendation by the commission, in order to carry out the purpose and intent of this chapter and the land use policies of the city. (Ord. 1191, 2015)</b>
<b>Staff Comment</b>		<i>N/A – A density bonus is not requested.</i>
<b>17.10.040.02: Density Transfer:</b>		
<b>Densities may be transferred between zoning districts within a PUD provided the resulting density shall be not greater than aggregate overall allowable density of units and uses allowed in the zoning districts in which the development is located.</b>		
<b>Staff Comment</b>		<i>N/A - A density transfer is not requested.</i>
<b>17.10.040.05: Phased Development Allowed:</b>		
<b>The development of the PUD may be planned in phases provided that as part of the general submission, a development schedule is approved which describes:</b>		
<b>A.</b>		<b>Parcels: The parcels that are to be constructed upon in each phase and the date of each phase submission.</b>
<b>Staff Comment</b>		<i>The Applicant has provided a phasing exhibit for the proposed PUD, including five (5) phases. The date of each phase submission has not been provided by the Applicant. The Commission may wish to discuss dates of each phase submission with the Applicant, throughout the series of Public Hearings anticipated for this PUD.</i>
<b>B.</b>		<b>Number of Units: The number of units to be built in each submission.</b>
<b>Staff Comment</b>		<i>N/A – The PUD does not propose more than one (1) new structure throughout its phases. The submitted phasing plan details specific project components, including demolition, new structure construction, renovations to the existing structure, and exterior/landscaping improvements.</i>
<b>C.</b>		<b>Schedule For Completion: A schedule for making contributions (if any), for the completion of project amenities and public improvements, for posting of security pursuant to subsection 17.10.050.08 of this Chapter, for dedication of Green Space, for conveyance of community housing and/or provision of employee housing.</b>

<b>Staff Comment</b>		<i>The Applicant has not submitted a schedule for completion of project amenities and public improvements, although they have identified project phasing that includes these contributions. The Commission may wish to discuss if additional scheduling details for public improvements are necessary, or if the submitted phasing plan shall suffice.</i>
<b>D.</b>		<b>Stage Planning: Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.</b>
<b>Staff Comment</b>		<i>The Applicant has submitted a phasing plan that prioritizes public improvements, followed by construction of the new church structure and renovation of the existing church structure. The design of this phasing plan will ensure that public improvements are available as soon as possible, while also preserving church gathering space for St. Charles Borromeo congregants and minimizing disruptions to access of church services.</i>
<b>17.10.040.06: Modifications to the Subdivision Standards:</b>		
<b>Standards in the Subdivision Title for streets, sidewalks, alleys, and easements, lots and blocks, and parks may be allowed. The requirements for sidewalks in the zoning districts set forth in Section 16.04.030 shall not be waived.</b>		
<b>Staff Comment</b>		<i>N/A - Modifications to the Subdivision Standards are neither requested nor proposed.</i>
<b>Subsection 17.10.050.04(C) sets forth Standards of Evaluation required by the City Council.</b>		
<b>A.</b>		<b>Standards of Evaluation</b>
	<b>A.1</b>	<b>The proposed development can be completed within one (1) year of the date of approval or phased according to a development schedule as submitted in accordance with Section 17.10.040.05 of this chapter and approved by the City;</b>
<b>Staff Comment</b>		<i>The Applicant has proposed a phasing schedule, although dates for completion of the various phases have not been provided. The Applicant may wish to provide additional details as they relate to their specific development schedule.</i>
	<b>A.2</b>	<b>The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic;</b>
<b>Staff Comment</b>		<i>S 1<sup>st</sup> Avenue and E Pine Street can accommodate anticipated vehicular traffic from the proposed PUD, and additional pedestrian improvements for these public streets are proposed/anticipated, further accommodating the increased pedestrian activity from the proposed PUD.</i>
	<b>A.3</b>	<b>The PUD will not create excessive additional requirements at public cost for public facilities and services;</b>
<b>Staff Comment</b>		<i>No excessive costs are anticipated from this project. Development in the downtown core makes efficient use of existing facilities and services.</i>
	<b>A.4</b>	<b>The existing and proposed utility services are adequate for the population densities and non-residential uses proposed;</b>
<b>Staff Comment</b>		<i>Utility services are available in the area and are adequate.</i>
	<b>A.5</b>	<b>The development plan incorporates the site's significant natural features;</b>
<b>Staff Comment</b>		<i>The development plan includes the retention of two (2) significant trees associated with the site, each approximately 2-6" DBH. Six (6) additional trees – including three (3) trees that are estimated to be over 40' in height – are proposed for removal by the Applicant. These trees represent the extent of the site's significant natural features.</i>  <i>While Staff do not support the removal of such mature, historic natural features that provide character to the site and surrounding neighborhood, five (5) of the six (6) trees</i>

		<i>proposed for removal exist on private property. Staff have shared their concerns for tree removal with the Applicant, but proposed site redevelopment plans do not allow for tree retention, according to the Applicant.</i>
	<b>A.6</b>	<b>Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner;</b>
<b>Staff Comment</b>		<i>See Section 17.10.040.05 of this report for further details.</i>
	<b>A.7</b>	<b>One or more amenities as set forth in subsection 17.10.030I of this chapter shall be provided to ensure a public benefit;</b>
<b>Staff Comment</b>		<i>Please refer to Section I of this report for further details.</i>
	<b>A.8</b>	<b>All exterior lighting shall comply with the standards set forth in subsection 17.08C of this chapter; and</b>
<b>Staff Comment</b>		<i>The Applicant has noted Dark Sky Compliant lighting within their submitted plans, although specific lighting cut sheets have not yet been provided. Staff will ensure that all exterior lighting complies with the standards set forth in subsection 17.08C through a subsequent Design Review Application process, should the Applicant pursue this measure.</i>
	<b>A.9</b>	<b>The proposed PUD Agreement is acceptable to the applicant and the city.</b>
<b>Staff Comment</b>		<i>The proposed PUD Agreement has not yet been finalized. Review of this PUD Application is ongoing.</i>

**Summary and Suggested Conditions:** The Commission shall conduct a public hearing and review the Application, all supporting documents and plans, and recommendations of City Staff, in making their recommendation to the Council. In any public hearing on a PUD Application, the presiding officer may order the hearing to be continued for up to thirty (30) days at the same place, in which case no further published notice shall be required. The following Conditions of Approval shall apply:

1. The project shall receive Planned Unit Development approval subject to the Conditions outlined in the PUD Development Agreement.
2. Waivers are hereby granted as follows:
  - i. Building Height (30' maximum) – requesting new building height of 36.5' and new bell tower height of 45'.
  - ii. Setback from right-of-way in Townsite Overlay (12' minimum) – entry gate setback along S 1st Avenue of 2.5 feet
  - iii. Lot coverage (30% maximum) – requesting new lot coverage of 39.14%.
  - iv. On-site parking (1 space for every 5 seats – new seating capacity of 300 seats; 60 on-site parking spaces minimum requirement) – zero (0) permanent on-site parking spaces provided, with three (3) temporary on-site drop-off stalls proposed.
3. Any water service that will not be used after the addition shall be abandoned at the water main.
4. The Applicant shall ensure that all existing above ground utilities are relocated underground during site redevelopment.
5. A Maintenance Plan shall be developed for any infrastructure (i.e., sidewalks, landscaping) within the public right-of-way, and shall be recorded prior to issuance of a Certificate of Occupancy.

The Applicant and Staff wish to garner feedback from the Commission, and further request continuation of their Application to a date certain, for refinement of the project.

**Motion Language:**

**Continuation:** Motion to continue the public hearing for the Planned Unit Development (PUD) Application by F & G Idaho, LLC to \_\_\_\_\_ [the Commission should specify a date].



December 19, 2024

City of Hailey  
Community Development Department  
115 Main Street South  
Hailey, ID 83333

To whom it may concern,

We are pleased to submit our Planned Unit Development (PUD) application on behalf of the Catholic Diocese of Boise and St. Charles Borromeo Catholic Church. The Land Group, Inc. is privileged to act as the representative for the applicant in this matter. In this submission, we will cover the importance of this site to our community, the need to update, repurpose, and modernize facilities, the requested code waivers with offsetting community benefits, and our phased development outline. We also hope to clearly communicate how this project and the retention of the St. Charles Borromeo Catholic Church in the Hailey community aligns with the comprehensive plan, benefits the church neighbors and the Hailey community.

### Background

The project site is located at 311 S 1st Ave, to the north of Pine Street, to the south of Walnut Street, and to the west of S. 1st Avenue. It encompasses an approximate area of 0.66 acres, Parcel No. RPH0000021003B. It is situated within a traditional grid pattern intersected by SH-75. Currently, the property carries a zoning classification of TN (Transitional District) but with a Townsite Overlay; no change of use is proposed and the current principal use is allowed by right in the TN zone.

The subject parcel is owned by the Catholic Diocese of Boise and operated by the St. Charles Borromeo Catholic Church Parish (St. Charles). St. Charles Parish is an active community providing a range of community benefits at the site since its establishment. As the community needs have evolved over its 100 + year history, the church has added a pastoral residence/office and Parish Hall. In its current role, the church not only conducts multiple services every week but also provides educational classes for students, and serves as the

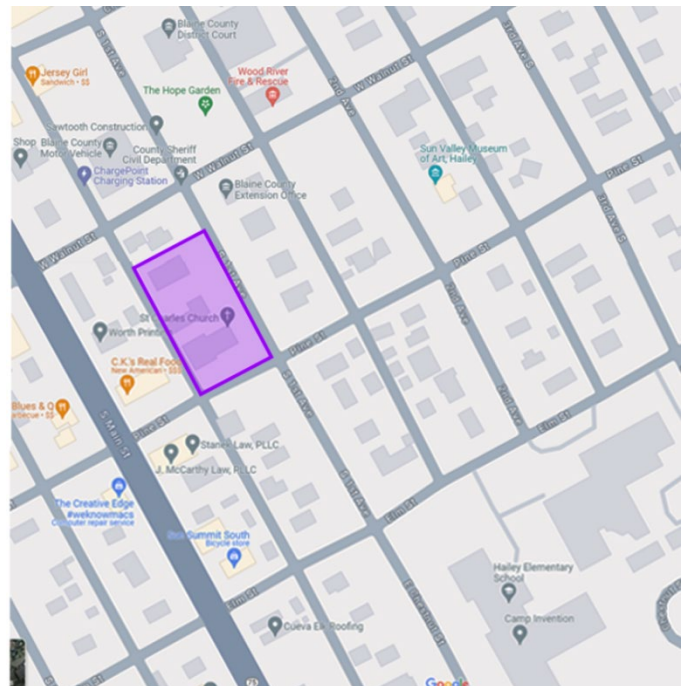


Figure 1 - Vicinity Map, subject property highlighted.

venue for a diverse array of community events throughout the year.

This church holds not only historic significance but also deep religious value for our community. With a committed community of members attending mass here each week, it is essential that we preserve these meaningful aspects. A recent survey of the parish community revealed that 95% of respondents agreed on the need to expand the current facilities. However, only 45% supported the idea of expanding beyond the existing location. In other words, parishioners believe their needs are no longer being met by the current facilities and they want to stay at the current location. This proposed expansion will provide the community with updated and modernized facilities and improved access which will allow them to fully utilize their space, ensuring that the church remains a vital part of the community for many years to come.

The proposed project and subsequent PUD application will result in the construction of a new Parish Hall, Classrooms, Administrative Offices, Worship Sanctuary, and repurpose of the existing church building. The project will require the removal of the existing parish office and hall. The resulting project will occupy a slight increase in the footprint of the existing buildings on site and will retain the current character of the site. Please find attached to our application supporting drawings depicting the proposed improvements including site and architectural plans. The roadway frontage improvements are also shown.

While the proposed project mimics the character and scale of the existing structures, there are specific code requirements that cannot be met and waivers are being requested with offsetting community benefits. We are asking for waivers for the following:

- Bulk Requirement Modification: Bell Tower Height & Entry Gate Setbacks
- Bulk Requirement Modification: Lot Coverage
- Off-Street Parking Modification

#### [Bulk Requirement Modification: Bell Tower Height & Entry Gate Setbacks](#)

Within the waiver, we are requesting for the height requirements outlined in the current zoning code, which limits buildings in the Transitional District (TN) to a maximum height of 35 feet and the Townsite Overlay which limits buildings to a maximum height of 30 feet. As part of our proposed development, we are seeking to exceed this limit we are proposing a building ridge height of 36 feet and 6 inches and a new bell tower height of 45 feet.

However, compared to the surrounding natural and built environment, this height difference will not change the character of the environment.

Looking at the height difference is when compared to the existing bell tower that we plan to retain as part of our development. It is important to note that the existing bell tower, which has been a key feature of the church since its construction, exceeds this height at an estimated height of 45 feet. (See *Figure- 2* for reference.) Our request for a height allowance for the bell tower of 45 feet is consistent with the existing building character and poses no negative impacts to the community or surrounding property.



*Figure 2- Existing Bell Tower, Church and Spruce Trees*

Additionally, our site plan retains two existing large spruce trees in the area closest to the proposed bell tower; those trees stand between 50 and 60 feet tall, far surpassing the height of our proposed tower structure. These trees, already towering over the property, will help integrate the building into its natural surroundings, softening the impact of any height variance.

Moreover, the surrounding area includes Main Street, which has many buildings of significant height. These buildings contribute to the general character of the neighborhood and provide a precedent for greater building heights in the area.

Within the waiver we are requesting setback variance. Townsite Overlay requires that there be a 12-foot setback before any structures. We are proposing an entry structure that is within the setback please see figure 3, this structure sits 6-feet within the setback.



*Figure 3- Entry Arch*

Given these contextual factors and the fact that this waiver is for the height of the bell tower only, and the archway slightly within the setback. We believe that the proposed height and archway will not significantly alter the character of the area. The additional height and archway are designed to blend harmoniously with the surrounding environment and existing structures, ensuring they will not have a detrimental effect on the Transitional District or community.

### Bulk Requirement Modification: Lot Coverage

We are requesting a waiver for the lot coverage requirements as outlined in TN, which stipulates a maximum of 30% lot coverage. The existing conditions of this site result in a lot of coverage of 32%, and our proposal is for a lot coverage of 40%. The additional 8% lot coverage is essentially a result of creating interior building spaces to connect the three primary uses of the church: worship, fellowship



and education, and administration. Creating indoor, all-season connectivity between spaces is essential to the function of the parish community.

Our proposal, resulting in 45% lot coverage, will consolidate all buildings into a single structure, streamlining the layout and reducing fragmentation. This approach does not change the character of the site or the perceived lot coverage from the street level, and the generous setback from the street and neighboring properties, as well as the stepped-back massing of the church, mitigate the impact of the new building on the neighborhood. This change will only be perceived in a viewing of future aerial images and will have no detrimental effect on the TN zone, Townsite Overlay, or the community as a whole.

Off- Street Parking Modification

We are requesting a waiver to reduce the off-street parking requirements for our proposed project. We are requesting a waiver of the “on-site” parking requirement. The parish currently functions with 33 parking spaces on the Pine St. and 1<sup>st</sup> Street frontages and this application does not increase the anticipated uses or attendance. It is acknowledged that the current parking loads from church use, while functional, are not satisfactory to all of the surrounding neighbors and needs to be improved.

According to the City of Hailey Code, the number of parking spaces required is based on the occupancy capacity (seats) of the primary use of the building. Our proposed seating capacity is 300, which results in a code requirement of 60 parking stalls (one stall per five seats). This results in a deficiency of 27 stalls.

The programming and desired character of this property does not allow for on-site parking. Our proposal for parking, and waiver request, is to provide frontage improvements at the church parcel on Pine St and 1<sup>st</sup> Ave to improve parking efficiency and educate our members to utilize the empty parking lots at the Blaine County Courthouse and Elementary School. The project will add a dedicated drop-off zone and entry to facilitate the efficient use of off-site parking.

We further plan to provide pedestrian improvements at the frontage of 301 S. 1<sup>st</sup> Street (to the north of the project) to encourage use of on-street parking and surface lot parking to the north.

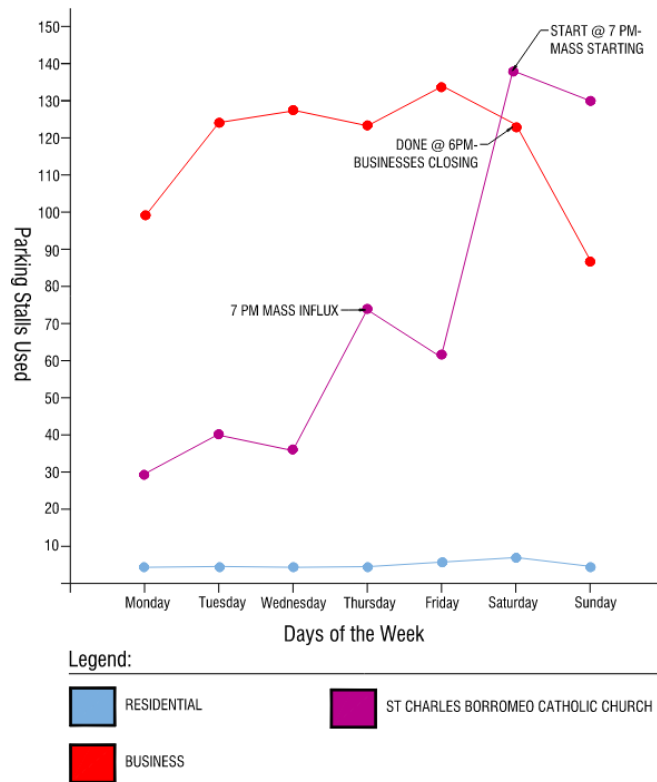


Figure 4- Parking Availability Graph. See Right-of-Way Parking Availability Graphic for more information.



This connection provides access to over 140 parking stalls, far exceeding the required parking. The new drop-off and improved pedestrian connection will result in a code compliant parking count.

We are confident that the parking available in the right-of-way is more than sufficient to meet the needs of the church. To illustrate this, we have provided a graphic (see *Figure 4*) that highlights the parking availability around the church compared to the actual parking demand. The graphic clearly shows that within a 260-foot radius of the church, there are over 300 officially marked parking stalls. This ample parking supply will accommodate all church members without impacting the parking needs of surrounding businesses.

This waiver to allow the church to utilize off-site parking will function and will have no detrimental effect on the TN zone, the Townsite Overlay, or the community as a whole.

### Community Benefit

We are proposing a single, significant community benefit rather than several smaller ones. This proposal includes several key improvements aimed at supporting and engaging the surrounding community.

First, we plan to update the full block right-of-way along 1st Street, establishing a vital connection across Walnut Street. Additionally, we propose a sidewalk connection to solve gaps in connectivity along Walnut Street; this will link North Walnut Street to Main Street and extending pedestrian infrastructure to the nearby bus stop. This connection will enhance access for church members, community residents, and visitors, providing a direct route from the surrounding residential and business districts to public transportation (see *Figure 4* for reference). This new, ADA-compliant route will facilitate access to the bus stop and connect the north end of Walnut to 1st Street, offering a crucial alternative transportation option for all users.

This initiative will benefit both the St. Charles parish and nearby residents facing parking challenges, while also strengthening community connections. By improving transportation options and promoting inclusivity, we aim to create a more vibrant and unified neighborhood.

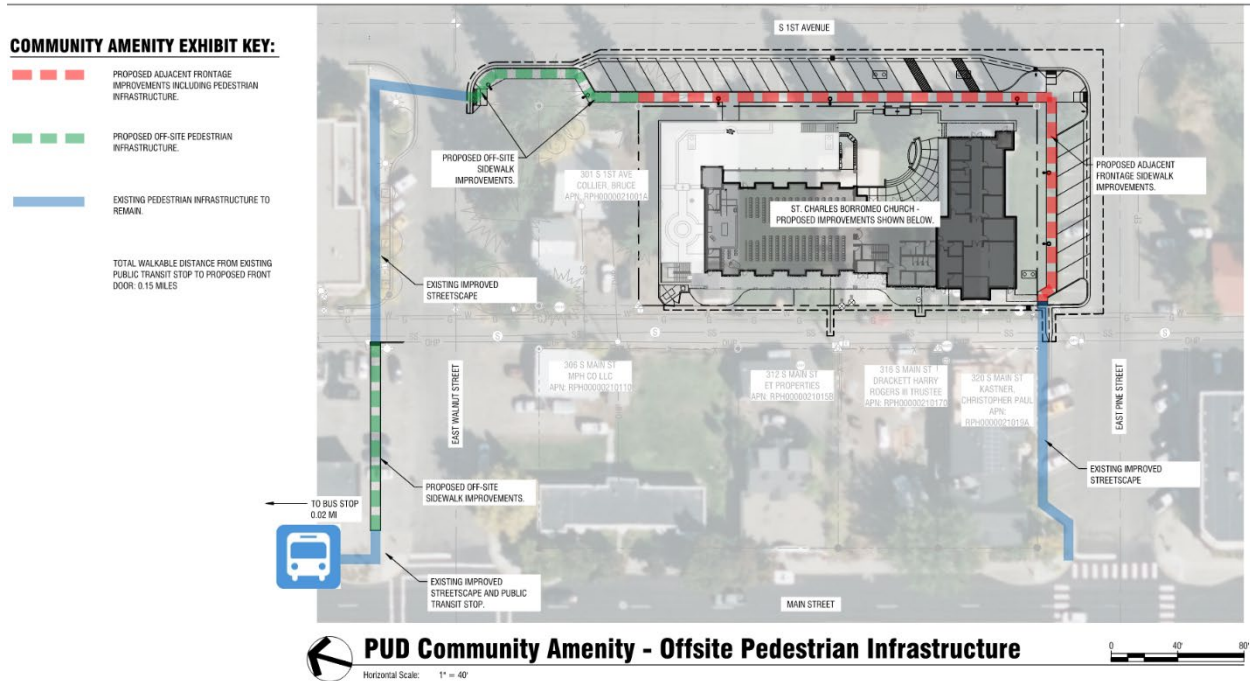


Figure 5- Offsite Pedestrian infrastructure

### Alignments with Comprehensive Plan

The City of Hailey’s Comprehensive Plan articulates several objectives that align closely with the proposed PUD approval for the St. Charles site.

Notably, Section 3 of the Comprehensive Plan emphasizes the importance of “[a]ssuring the protection and preservation of Special Sites, Areas, and Features to maintain a strong community identity for future generations.” The St. Charles site, a longstanding emblem of Hailey’s history, is one such Special Site. Through thoughtful redevelopment and the implementation of a PUD, the Parish community aims to preserve the site’s cultural and historical significance while ensuring its continued relevance in fostering community connection. The PUD approach ensures that the site is developed in a way that complements its role as a vital community hub and maintains the integrity of the area’s identity.

The proposed PUD aligns with the City of Hailey’s Comprehensive Plan Part Three, Goals & Indicators, Section 5, Land Use. With the predicted population growth of the future downtown it will be important to get ahead of the needed infrastructure for the increase of pedestrian density. The church updating their facilities, as well as improvements to the public right-of-way will help manage growth in the downtown area and provide vital community services. During these times of growth, it’s important to maintain the same character of downtown Hailey. Specifically, they are where downtown transitions into Old Hailey Townsite Neighborhood. This project allows us to protect the historic church and blend a new addition to account for population growth. This redevelopment strategy, through careful planning and phased development, maximizes existing infrastructure and resources, ensuring the site remains a central part of Hailey’s evolving community while minimizing urban sprawl.

Additionally, the proposed PUD advances the goal outlined in the Comprehensive Plan, Section 6, Goal #3.6.1, which emphasizes the encouragement of a diversity of economic development opportunities within Hailey. As the redevelopment of the St. Charles site progresses, it is anticipated that the expansion of its facilities will result in the creation of numerous employment opportunities. The enhanced facilities will require additional staff for management, maintenance, and community service functions, thereby directly contributing to the local economy and supporting the city's goal of diverse economic growth.

The PUD also complements the Comprehensive Plan's emphasis on inclusivity, as outlined in Section 7, Goals #7.1 and #7.2, which call for the promotion of projects that foster cultural understanding, educational enrichment, and cross-cultural exchange. The St. Charles community is home to a rapidly growing Hispanic population, with Spanish-speaking Mass attendees showing higher weekly attendance than their English-speaking counterparts. The PUD ensures that the redevelopment of the site will continue to serve this important cultural community, providing spaces that are welcoming and inclusive for all. By facilitating cultural exchange and meeting the diverse needs of the population, the redevelopment embodies the city's commitment to inclusivity and cultural enrichment.

In line with the Comprehensive Plan's Goal #11.1, which emphasizes creating a built environment that fosters community interaction, aesthetic appeal, and neighborhood character, the proposed PUD's design for the St. Charles site will create a cohesive campus. The layout will emphasize aesthetics and community connectivity, enhancing the public realm with pedestrian-friendly features such as wider sidewalks, improved lighting, and well-designed public spaces. This transformation will not only beautify the neighborhood but also reinforce a sense of place and belonging for residents and visitors alike. The PUD also respects the spirit of the city's zoning goals, particularly the intent of the Townsite (TN) District, which provides a buffer between residential and business areas. The proposed PUD would allow the St. Charles community to maintain its role as both a religious and community hub, while ensuring that the surrounding area is enhanced through well-planned infrastructure improvements and aesthetically sensitive development. The plans allow the site to maintain its role as the buffer between commercial and residential areas.

The Parish's vision for the site under the PUD aligns with its current function, with no significant changes to the essential role it serves. However, the ongoing growth of Hailey and the need to modernize aging infrastructure necessitate a PUD that enables the Parish to continue offering essential community services. The PUD would provide the flexibility to expand and improve the site's facilities, ensuring it remains a vital space for worship, education, and social services, meeting both present and future community needs. It would directly benefit the surrounding area, creating a more cohesive, pedestrian-friendly, and aesthetically pleasing environment. It will enhance safety through wider sidewalks, improved lighting, traffic calming measures, and better pedestrian crossings. These improvements align with the city's goals of promoting a vibrant, accessible, and connected urban environment.

### Public Outreach and Engagement

To ensure that our development is well-aligned with its neighboring community, we have incorporated feedback from the community members and neighbors. During the 2024 rezone application hearing

with the city, we took the opportunity to gather input from the surrounding community and actively integrate their suggestions into our design. While not easy to receive a P&Z recommendation for denial, utilizing the community and commission feedback to improve the project is the right thing to do and is what this PUD application does.

One of the primary concerns raised by neighbors was the visual impact of the development. In response, we have made significant changes to our plans, including orienting many of the building's active uses below grade while providing outdoor gathering space at both the street level and in the lower courtyard for sound mitigation. This decision was made specifically to minimize the visual footprint of the project, ensuring that the development blends more seamlessly with the surrounding area and remains unobtrusive to those living nearby.

Parking was a concern voiced by community members, particularly regarding potential congestion in nearby driveways. To address this, we are proposing significant investment in the public right-of-way as well as creating a pedestrian connection to existing transit infrastructure. Beyond design interventions, we are committed to educating our church members about proper parking etiquette, specifically encouraging them to park in marked stalls within the public right-of-way that are within walking distance of the church or use the proposed drop-off area. By reinforcing this practice, we aim to minimize the impact on private driveways and ensure that our members are parking in designated, convenient spaces.

In addition to these measures, we believe in the importance of transparency and continued dialogue with our neighbors. We proactively hosted an open house on December 9 inviting our neighbors to come and preview the plans. This provided an opportunity for them to ask questions, share comments, and engage directly with the project team. We value the input of the community and remain committed to addressing any concerns they may have as we move forward with the development. See attached mailing list, invite letter, and follow up response letter for reference.

Through these efforts, we have worked to ensure that the project is not only responsive to the needs of the community but also reflects a genuine commitment to fostering positive relationships with our neighbors.

### [Conceptual Site Plan and Elevations](#)

During the master planning design effort, the primary objectives were centered on enhancing the facilities for the parish community, while remaining respectful of the neighbors. Recognizing the importance of inclusivity and four-seasons of equitable access to facilities for all people, the design creates internal connections among programming elements. This climate and community responsive design requires careful planning and designing efforts. See attachments for more context on site design.

The thoughtful layout of the front entrance area adds to the architectural interest of the building and provides a welcoming focal point for visitors. This traditional Spanish Catholic Church entry, an *Atrio* preceding the entrance, reinforces the inclusivity envisioned by the redesign. This feature provides a place of transition from general public space into a place of worship. Continuing the thoughtful design around the building, incorporating a decorative and functional fence

around the perimeter to delineate the church space from public and commercial areas, enhancing both security, aesthetics, and maintaining visual transparency into the site.

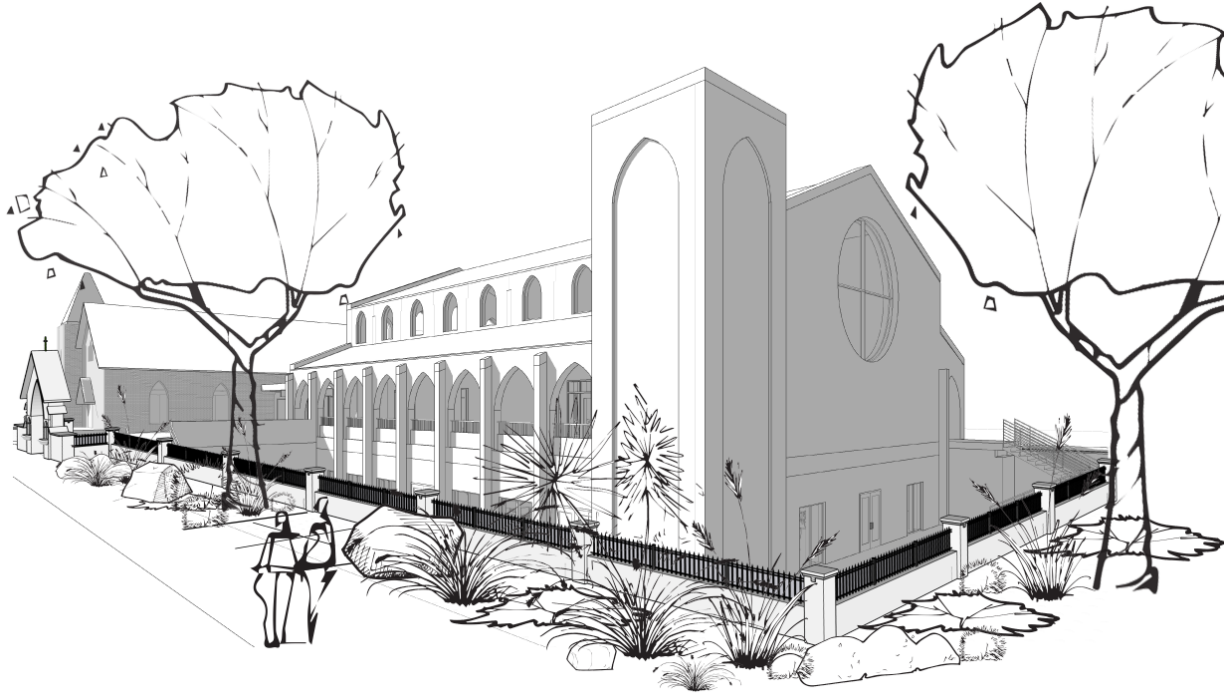


Figure 6- New church perspective drawing. Please see attached drawings for more information.

### Phased Development

We are proposing a phased approach to this project, which will allow for a smooth and efficient progression of construction. The phasing presented here is preliminary and is dependent on many factors such as: building permits, engineering constraints, fundraising, etc. We will make every effort to execute the project in the phased approach outlined below.

The first phase will involve the demolition of the existing hall and pastor's office, followed by the installation of utilities and the construction of the new building shell. This foundational work is essential for setting the stage for the following phases.

The second phase will focus on improvements to the right-of-way and creating a connection to Main Street. This phase is important for ensuring that the project is well-integrated into the surrounding area and provides easy access to the site.

In the third phase, we will complete the building's main structure, allowing the church to transition from its current location into the new building for services and activities.

The fourth phase will involve the reconstruction of the existing church building, which will be repurposed into office space, ensuring that the space continues to serve the community in a new capacity.

Finally, the fifth phase will focus on completing the landscaping and finishing the basement build-out, bringing the project to its full completion and ensuring that the property is fully functional and aesthetically appealing.

This phased approach allows us to carefully manage the construction process, minimize disruption to the community, and ensure that each step is completed with attention to detail.

Please see attached exhibit for the Proposed schedule for development of the site, for more information.

### Conclusion

This development will deliver a favorable outcome for both community members and the city at large. Approval of this PUD request will enable the St. Charles Borromeo Catholic Church community to remain in their beloved historic church, where they have cultivated profound connections and enduring attachments to this venerable place of worship.

We appreciate the opportunity to formally present this application to the to the City of Hailey Planning and Zoning Commission and City Council. As you complete your review, please let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at [kwise@thelandgroupinc.com](mailto:kwise@thelandgroupinc.com) or at 208-939-4041.

Sincerely,

*Kira Wise*

Kira Wise  
**Landscape Designer**  
**The Land Group, Inc.**

Enclosures - Planned Unit Development Agreement, PUD Drawing Set, Neighborhood Outreach Correspondence, 300' Neighbor List, Church Deeds.



## Recommended Offsite Sidewalk Improvements

### Community Amenity – St. Charles Borromeo Catholic Church PUD

Staff recommend the following locations and designations for the Applicant's offsite sidewalk improvements, as they relate to the (partial) fulfillment of the required Community Amenities for non-residential PUDs, per Hailey Municipal Code.

Public Works and Streets Division Managers have preliminarily reviewed these proposed improvements, and they have approved the selected locations. Style, scope, and specific design details for improvements may continue to be discussed throughout the PUD Application review process. The Commission may wish to offer additional feedback or recommendations throughout iterations of Public Hearings.

**In purple:** full vehicular and pedestrian improvements; see "full street section" description below.

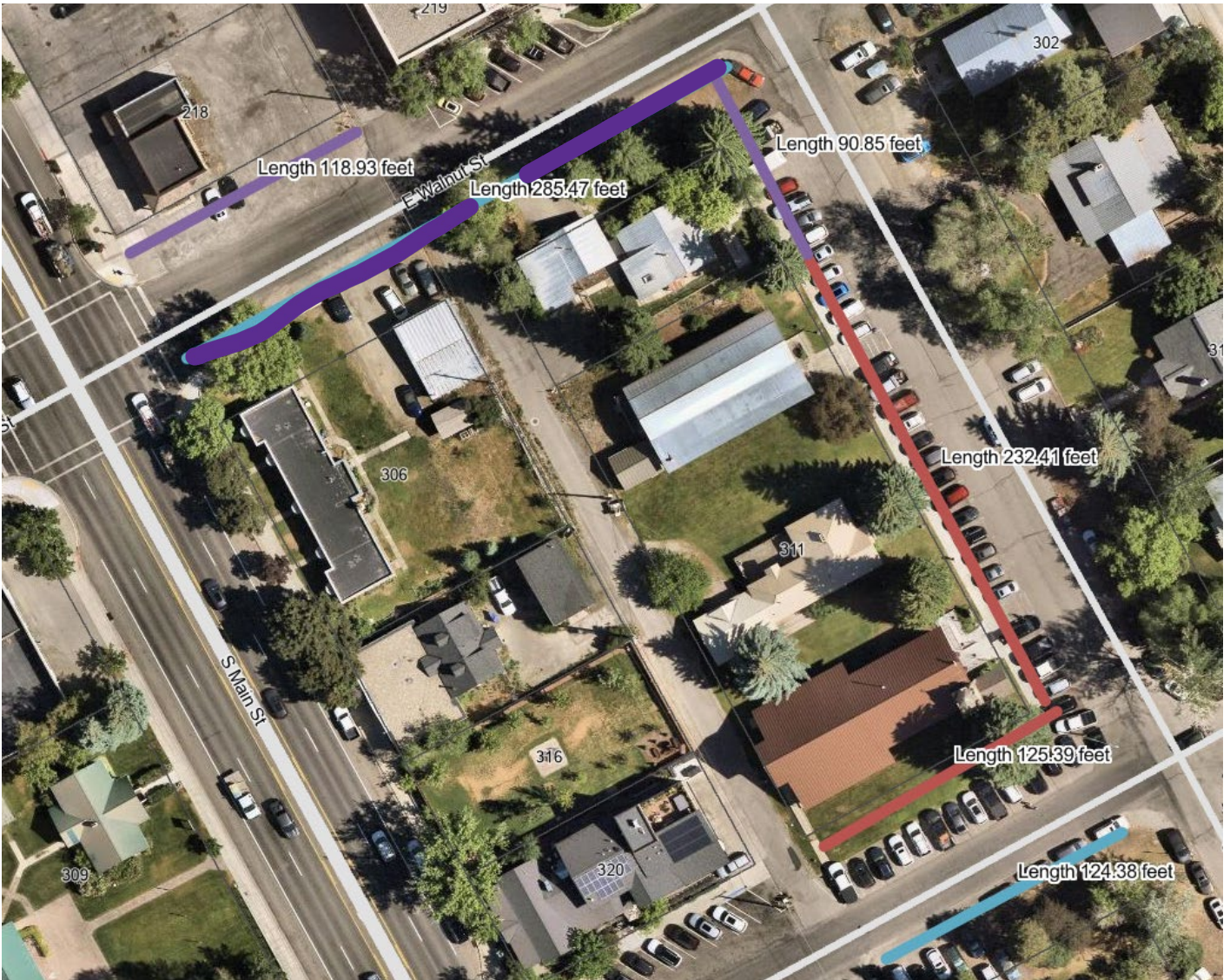
**In blue:** only angled parking, including paving and striping where necessary\*.

**In red:** bringing this existing ROW infrastructure up to full street\City standards. These red sections will be addressed in Design Review.

#### Full Street Sections should include:

1. Curb, Gutter, Sidewalk, ADA Ramps, bulb-outs, planter beds; pathways where applicable
2. Street widening to new curb & gutter
3. Pavement markings, cross walks, signage when applicable
4. Drainage infrastructure for new curb & gutter if applicable
5. Street Trees with approved tree wells which may require suspended pavement components, irrigation system; new irrigation tap if applicable
6. Street Tree electrical; new connection to power grid if applicable
7. Street lights, electrical; new connection to power grid if applicable
8. Site specific design and discussion necessary with staff for preliminary design components
  - a. In some areas, street trees may be omitted based on site specific conditions such as existing mature trees, etc.
  - b. In some areas, trees or lighting may go behind sidewalk instead of adjacent to curb
  - c. Distance from curb line to centerline; typically 32' for the "side street" concept
  - d. All items to conform with City of Hailey adopted standards and specifications





\*Public Works has recommended that along East side of the Walnut Street alley, along Walnut, that no parking is provided. This is due to the degree of slope on that section of street, which would make parking – especially in the winter – difficult to access for pedestrians and challenging to maintain. However, they do recommend a full street section of pedestrian improvements in this area.









**Sheet Notes:**

1. FOR CLIP TO BE SHOWN SEE PLAN SET SHEET P10.2
2. FOR GRADING, DRAINAGE AND UTILITIES SEE SHEET P10.0 & 1.0
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. FACE OF WALL, CORNER OF WALL, EAVE OF ROOF OR FINISH FLOOR.
4. SHOW ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

**Material Legend:**

-  STUCCO ON CONCRETE OR MASONRY
-  LANDSCAPE AREAS. REFER TO LANDSCAPE SCHEDULE FOR SCHEDULE FOR MATERIALS AND PLANTINGS

**Keynotes:**

1. FINISH FLOOR
2. WALL CENTER POINT TO CENTERLINE SEE DETAIL P10.2
3. DIM-OF FACE
4. FINISH FLOOR
5. DIMENSION OF CURING JOINT AND INDICATE DIRECTION OF JOINT IN NO GREATER THAN 4 FEET ON CENTER
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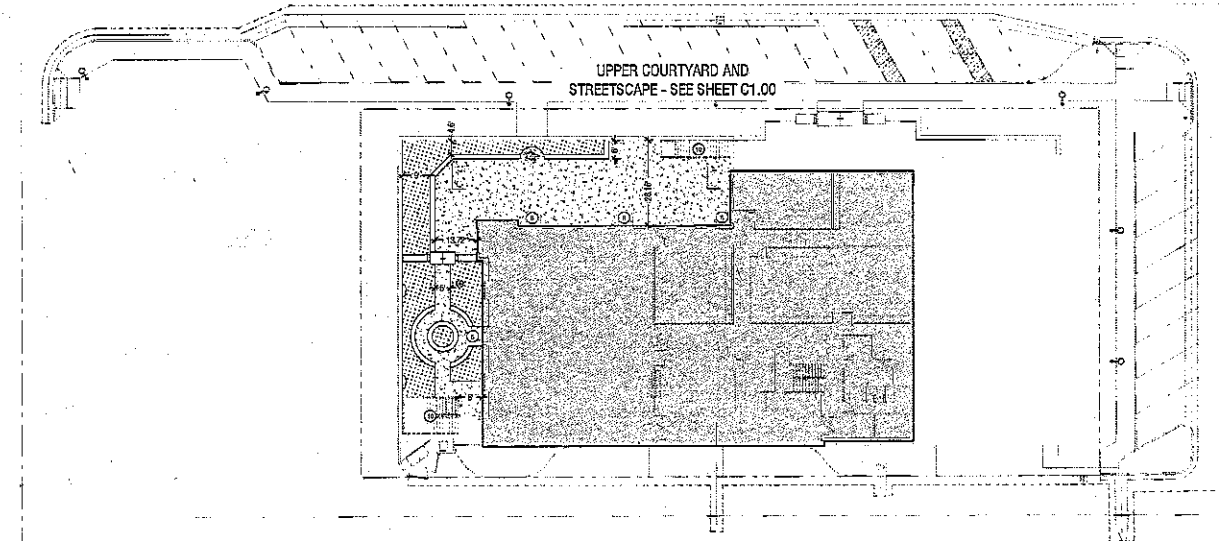
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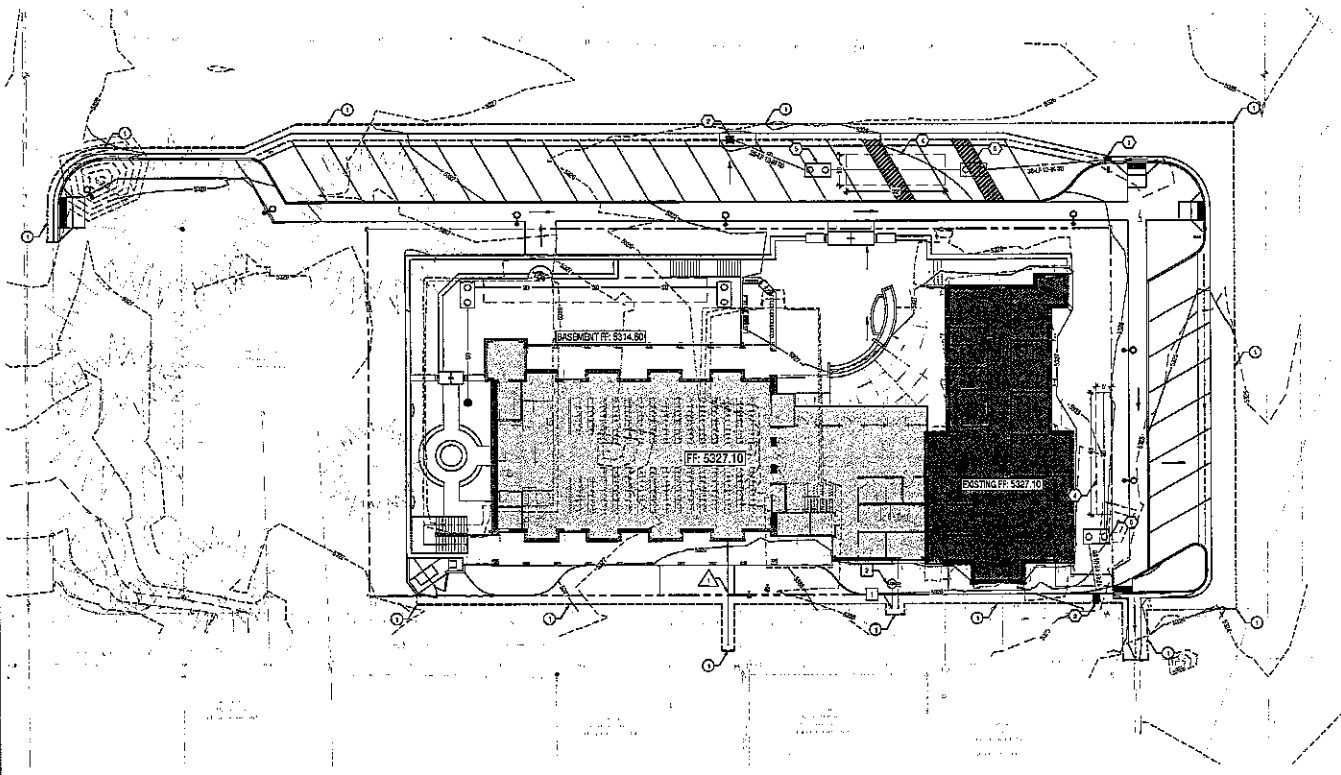
**St. Charles Borromeo**  
311 1st Avenue  
Hailey, Idaho 83333

revision	no.	desc.	date

PROJECT: 23070  
DATE: 12.13.24  
DRAWN: WJ/PJ/TIC  
CHECKED: MIA  
**pud application**

Site Plan - Lower Level  
**PUD 3**





**Grading and Drainage Plan- Main Level**

- Sheet Notes:**
1. ELEVATIONS SHOWN ON ALL DRAWINGS SHALL NOT BE USED AS FINISH ELEVATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. FINISH ELEVATIONS SHALL BE SHOWN ON ALL DRAWINGS UNLESS OTHERWISE NOTED OTHERWISE.
  2. FINISH ELEVATIONS SHALL BE SHOWN ON ALL DRAWINGS UNLESS OTHERWISE NOTED OTHERWISE.
- Grading Keynotes:**
1. FINISH ELEVATION SHALL BE SHOWN ON ALL DRAWINGS UNLESS OTHERWISE NOTED OTHERWISE.
- Storm Keynotes:**
1. FINISH ELEVATION SHALL BE SHOWN ON ALL DRAWINGS UNLESS OTHERWISE NOTED OTHERWISE.
- Water Keynotes:**
1. FINISH ELEVATION SHALL BE SHOWN ON ALL DRAWINGS UNLESS OTHERWISE NOTED OTHERWISE.
- Sewer Keynotes:**
1. FINISH ELEVATION SHALL BE SHOWN ON ALL DRAWINGS UNLESS OTHERWISE NOTED OTHERWISE.
- Legend:**
- SHOWN DIRECTIONAL FLOW



The location of the project is shown on the map. The project is located on the east side of the intersection of St. Charles and Main. The project is located on the east side of the intersection of St. Charles and Main. The project is located on the east side of the intersection of St. Charles and Main.

**St. Charles Borromeo**  
 311 1st Avenue  
 Halley, Idaho 83333

Project: 230706  
 Date: 12/18/24  
 Drawn: NW/CL/TC  
 Checked: MTA

**pu**  
**d application**

**Grading and Drainage Plan - Main Level**



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**St. Charles Borromeo**  
311 1st Avenue  
Halley, Idaho 83333

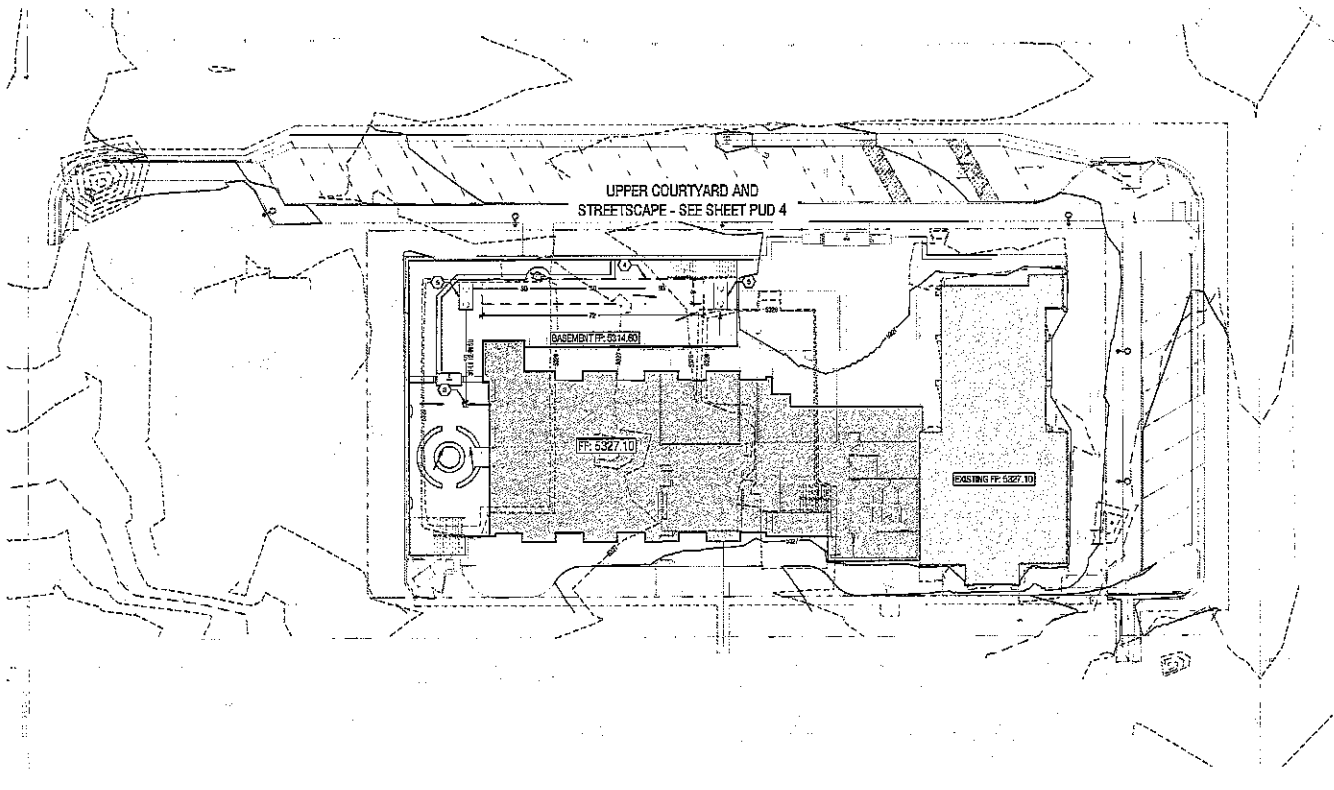
revision:	no.	date:	drawn

project: 230700  
date: 12.19.24  
drawn: JLB/CL/ML  
checked: ML

**pod application**

**Grading and Drainage Plan- Lower Level**  
**PUD 5**

- Sheet Notes:**
1. UNLESS NOTED, ALL CONSTRUCTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS. ALL CONSTRUCTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS. ALL CONSTRUCTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
  2. SPECIAL HANDLING AND STORAGE OF ALL MATERIALS SHALL BE AS SPECIFIED BY THE FOLLOWING:
    - PP - FRESH POLYMER
  3. ALL PPE, MATERIALS AND EQUIPMENT SHALL BE MAINTAINED AND INSPECTED AT ALL TIMES TO ENSURE COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. ALL CONSTRUCTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- Grading Keynotes:**
1. EXISTING GRADE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- Storm Keynotes:**
1. INSTALL CATCH BASIN WITH 1' DEPTH OF COVER.
  2. INSTALL CATCH BASIN WITH 1' DEPTH OF COVER.
  3. INSTALL CATCH BASIN WITH 1' DEPTH OF COVER.
  4. INSTALL CATCH BASIN WITH 1' DEPTH OF COVER.
  5. INSTALL CATCH BASIN WITH 1' DEPTH OF COVER.
- Water Keynotes:**
1. INSTALL WATER MAIN WITH 1' DEPTH OF COVER.
  2. INSTALL WATER MAIN WITH 1' DEPTH OF COVER.
- Sewer Keynotes:**
1. INSTALL SEWER MAIN WITH 1' DEPTH OF COVER.
- Legend:**
- INDICATE ORIGINAL GRADE



**Grading and Drainage Plan- Lower Level**







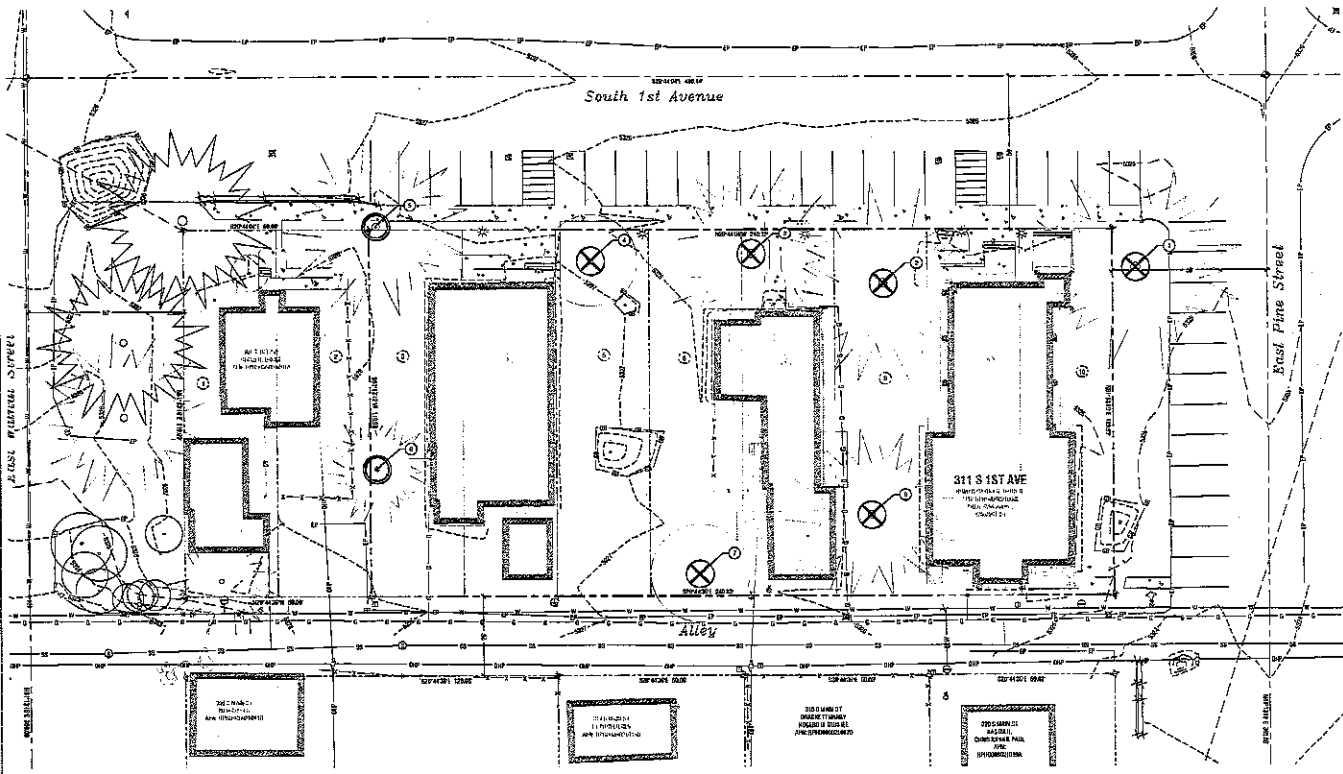
DETAILED TREE INVENTORY						
SEQUENCE #	JOB	COMMON NAME	COMMON NAME	PUBLIC UTILITIES & TREE	LANDSCAPE ARCHITECT'S TREE	USEL INFORMATION REQUIRED
1	PP	YEW	YEW	NO	NO	NO
2	PP	YEW	YEW	NO	NO	NO
3	PP	YEW	YEW	NO	NO	NO
4	PP	YEW	YEW	NO	NO	NO
5	PP	YEW	YEW	NO	NO	NO
6	PP	YEW	YEW	NO	NO	NO
7	PP	YEW	YEW	NO	NO	NO
8	PP	YEW	YEW	NO	NO	NO
9	PP	YEW	YEW	NO	NO	NO
10	PP	YEW	YEW	NO	NO	NO

**Sheet Notes:**  
 A. ALL TREE SURVEY OF PROJECT DEVELOPERS AND TO BE IN FORCE.  
 B. PRELIMINARY TREE SURVEY AND PROTECTION PLAN HAS BEEN PREPARED BY THE LANDSCAPE ARCHITECT.  
 C. APPROVED TREE SURVEY AND PROTECTION PLAN HAS BEEN APPROVED BY THE CITY OF BOISE.  
 D. APPROVED TREE SURVEY AND PROTECTION PLAN HAS BEEN APPROVED BY THE CITY OF BOISE.

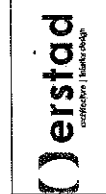
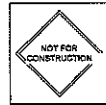
**Existing Trees:**  
 1. ALL EXISTING TREES TO BE REMOVED 10' FROM THE EXISTING BUILDING FOOTPRINT.  
 2. ALL EXISTING TREES TO BE REMOVED 10' FROM THE EXISTING BUILDING FOOTPRINT.  
 3. ALL EXISTING TREES TO BE REMOVED 10' FROM THE EXISTING BUILDING FOOTPRINT.

**Demolition Legend:**  
 ○ WITH PROTECTIVE SURROUNDING  
 ○ WITH PROTECTIVE SURROUNDING  
 ○ WITH PROTECTIVE SURROUNDING  
 ○ WITH PROTECTIVE SURROUNDING

**Tree Protection Notes:**  
 A. PROTECT THE EXISTING TREE CANOPY OF THE TREE TO BE REMOVED BY THE EXISTING TREE CANOPY.  
 B. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 C. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 D. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 E. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 F. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 G. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 H. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 I. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 J. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 K. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 L. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 M. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 N. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 O. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 P. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 Q. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 R. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 S. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 T. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 U. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 V. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 W. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 X. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 Y. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.  
 Z. THE TREE CANOPY SHALL BE PROTECTED BY THE EXISTING TREE CANOPY.



**Tree Inventory**  
 FORM NO. 1-12



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**St. Charles Borromeo**  
 311 1st Avenue  
 Halley, Idaho 83333

revision:  
 no disc date

project: 23070p  
 date: 12/19/14  
 drawn: NW/CL/TG  
 checked: MFA

**puD application**

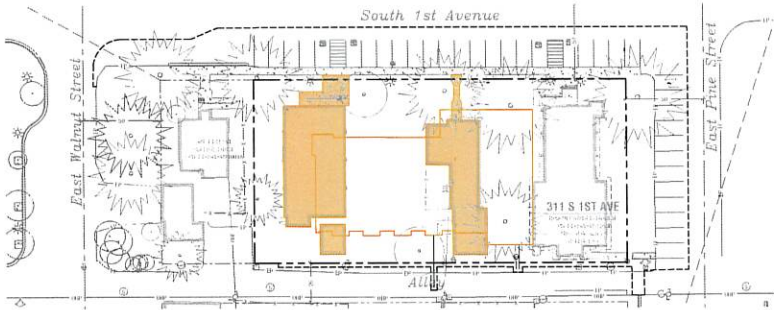
**Tree Inventory**

**PUD 8**

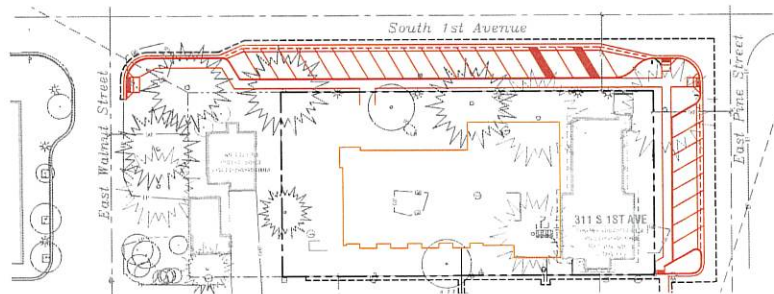


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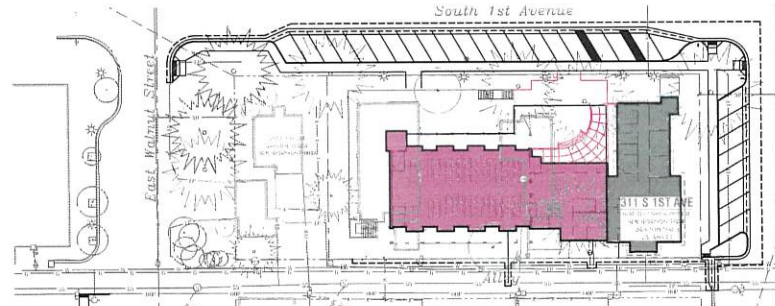
- PHASE ONE: DEMOLITION OF EXISTING WALL, PAVING OF OPEN, INSTALLATION OF UTILITIES AND NEW BUILDING SHELL
- PHASE TWO: IMPROVEMENTS TO THE FRONT OF BAY INCLUDING FRONT WALKWAY TO NEW STREET ON BAYFRONT
- PHASE THREE: COMPLETE BUILDING MAIN STRUCTURE AND ENTRY COURTYARD
- PHASE FOUR: REPURPOSE OF EXISTING CHURCH BUILDING INTO OTHER APPROXIMATIONS
- PHASE FIVE: COMPLETE LANDSCAPING, LOWER COURTYARD AND BASEMENT



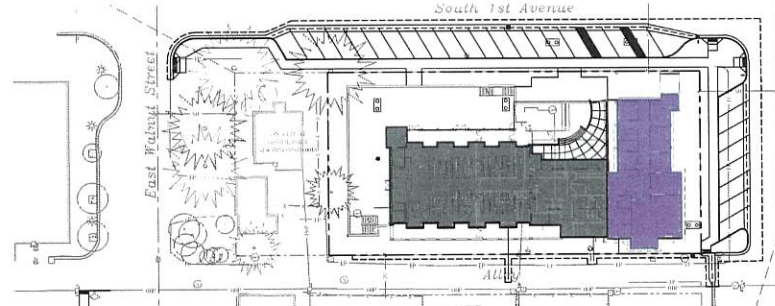
**Phasing Exhibit- Phase One**



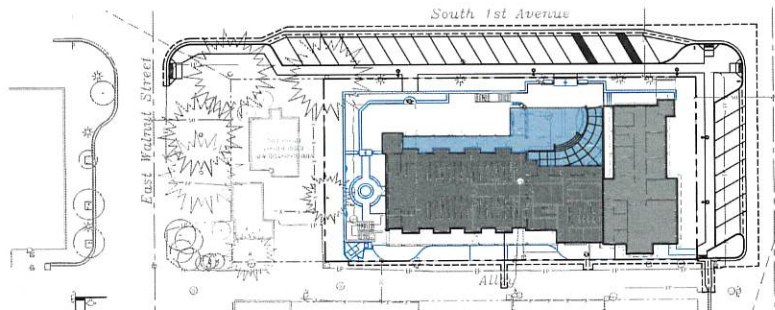
**Phasing Exhibit- Phase Two**



**Phasing Exhibit- Phase Three**



**Phasing Exhibit- Phase Four**



**Phasing Exhibit- Phase Five**



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311 1st Avenue  
Halley, Idaho 83333

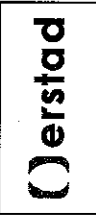
REVISION	NO	DESC	DATE

Project: 23070k  
Date: 12.19.24  
Drawn: HW/ELH  
Checked: MIA

**pub application**

Phasing Exhibit

**PUD 10**



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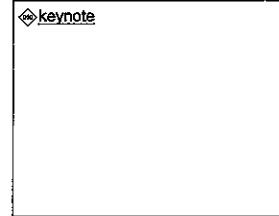
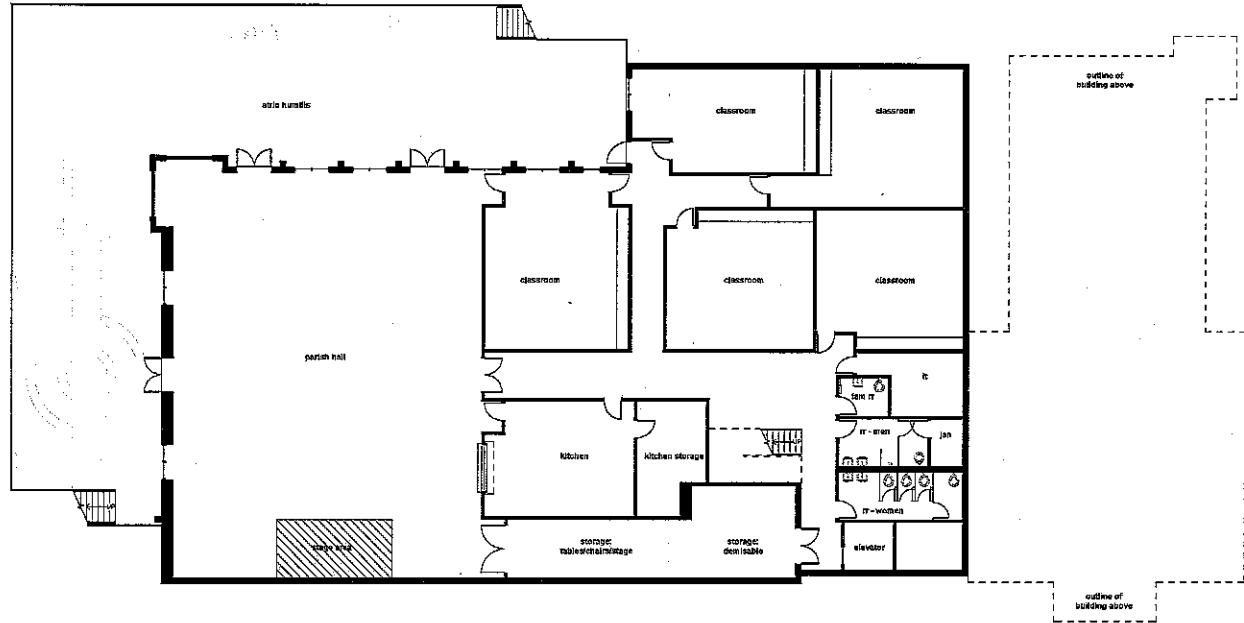
**St. Charles Borromeo**  
311 1st Avenue  
Halley, Idaho 83333

revision	no.	desc.	date

project: 230705  
date: 10.02.24  
drawn: Author  
checked: Checker

**pud application**

**basement floor plan**  
**a2.10**



**general notes**

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD, NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL VERIFY APPLICATION & PERMITS AT ALL EXPOSED SURFACES TO BE COMPLETELY NEW OR RECONSTRUCTION.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE ONE COURSE TO FACE OF FOUNDATION. SEE PLAN FOR DETAILS AND DIMENSIONS TO FACE OF CURB.
- UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE CONCRETE TO FACE OF CURB.
- UNLESS NOTED OTHERWISE, EXTERIOR WINDOW DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.



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Halley, Idaho 83333

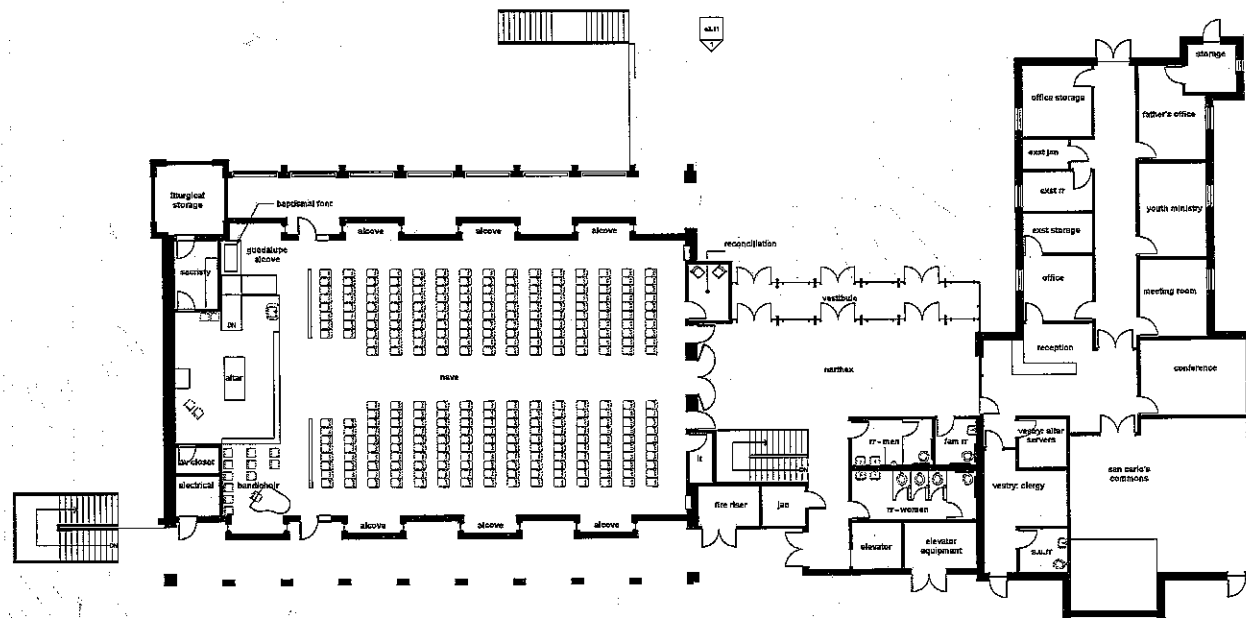
revision:  
no. desc. date

project: 230708  
date: 10.02.24  
drawn: Author  
checked: Checker

**pub application**

**first floor plan**

**a2.11**



**first floor - addition**  
1/8" = 1'-0"

**keynote**

**general notes**

- A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IF DISCREPANCIES ARE FOUND.
- B. SURFACE WALLS AND APPLICATION & FINISHING AT ALL EXPOSED SURFACES TO MATCH EXISTING CONDITIONS.
- C. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS ARE UNBROUGHT TO FACE OF EXISTING CURBLINE.
- D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE ORDERED TO FACE OF STUDY.
- E. WALLS ORDERED OTHERWISE, BY OTHER DOORS SHALL BE LOCATED FROM PROJECT MATCHLINE.



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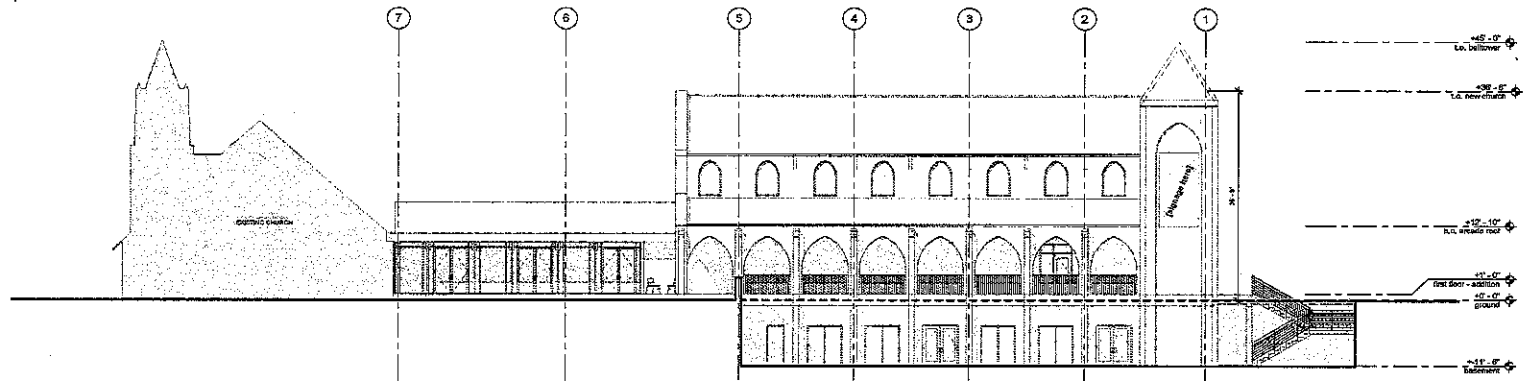
revision:  
no. desc. date

proj/wrk: 2307DB  
date: 10.02.24  
descrip: Altair  
checked: Checker

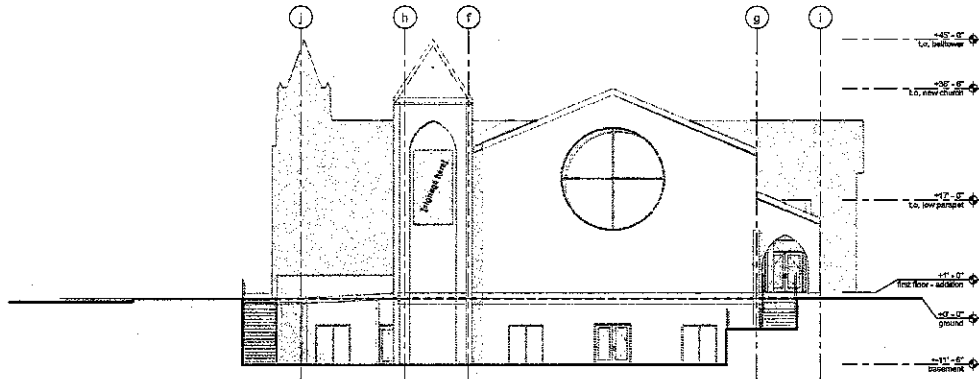
**pod application**

**exterior elevations**

**a3.11**



east  
1/8" = 1'-0"



north  
1/8" = 1'-0"

**keynote**

**general notes**

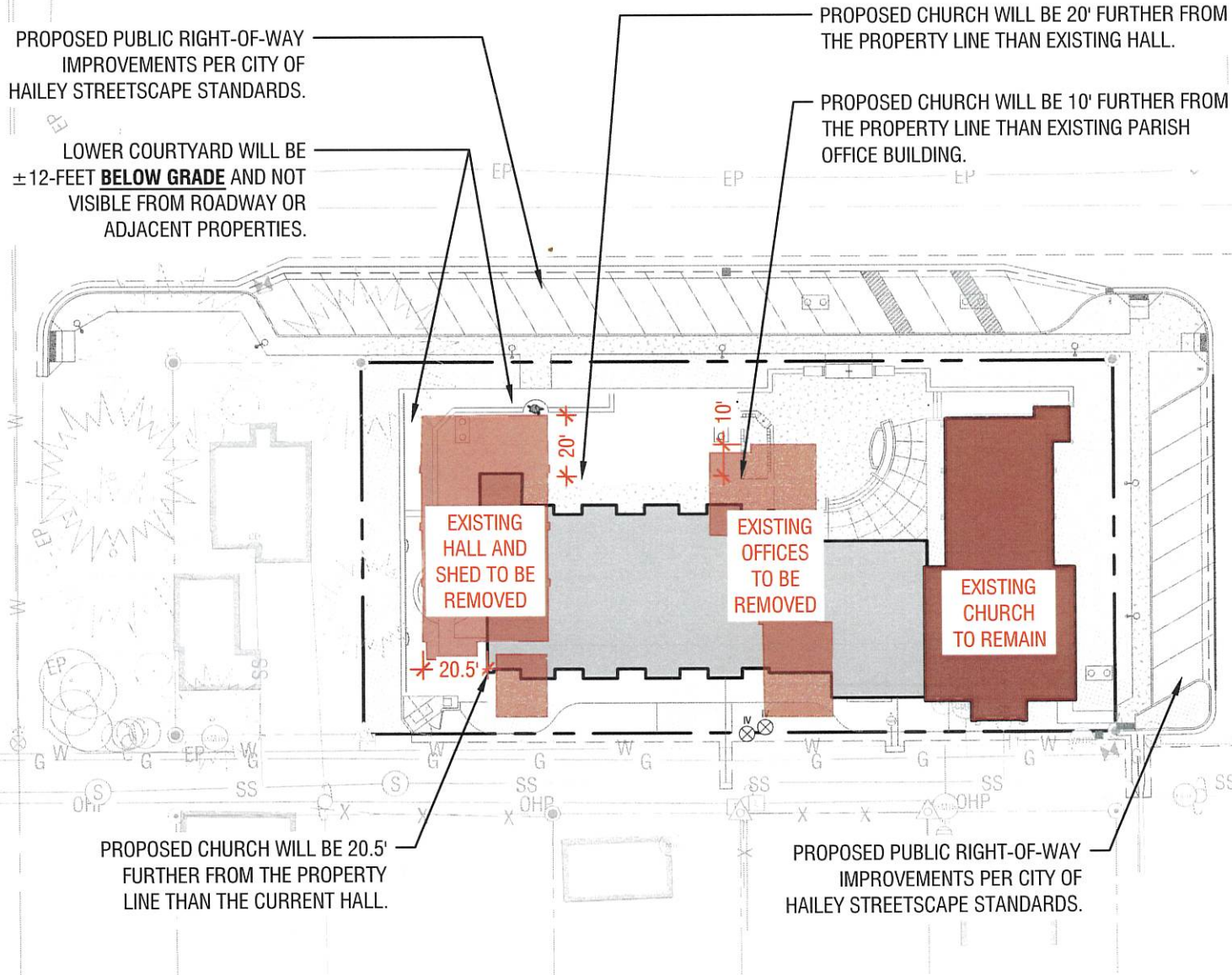
- A. DO NOT SCALE/NOTCH MATERIALS FOR MATERIAL REPRESENTATION ONLY.
- B. FINISH ALL BOARDS/ROOF PENETRATIONS TO MATCH ROOF.
- C. DETAIL JOIST AND WINDOW AND DOOR FRAMES, JOISTS BETWEEN WALLS AND FRAMING, BETWEEN WALLS FROM BETWEEN WALLS AND PANELS, AT PENETRATIONS OF UTILITY SERVICE THROUGH WALLS, FLOORS, ROOF AND ALL OTHER SLAB OPENINGS INTO SUBSTRUMS SHALL BE SEALED, CALKED, GASKETED, OR WEATHERSTRIPPED TO LEAK AND DRAINAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.

proj/wrk: 2307DB  
date: 10.02.24  
descrip: Altair  
checked: Checker

**pod application**

**exterior elevations**

**a3.11**

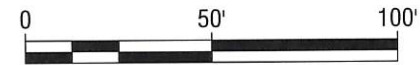


File Location: g:\2021\121154\cad\temp\121154\_scb\_proposed\_vs\_existing\_exhibit.dwg  
 Last Plotted By: chad.kerntzen  
 Date Plotted: Friday, December 13 2024 at 11:30 AM



**Existing vs. Proposed Comparison**

Horizontal Scale: 1" = 50'



Project No.: 121154  
 Date of Issuance: 12/13/2024



**Return to Agenda**



## Staff Report

### Hailey Planning and Zoning Commission

### Meeting of January 21, 2025

**To:** Hailey Planning and Zoning Commission  
**From:** Ashley Dyer, Community Development City Planner

**Overview:** Consideration of a City-Initiated Text Amendment amending Hailey's Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01 Definitions to modify, refine, remove, and/or add various definitions to the title.

**Hearing:** January 21, 2025

---

**Applicant:** City Staff

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on December 23, 2024.

**Background:** The content of a municipal code should be evolving and community-affirming. A code, allowed to become stagnant, cannot serve its purpose effectively. Citizens, business owners, developers, and municipal officials need a code that is accurate, easy to understand, and enforceable. In an effort to continue to retain clarity, accurateness, and timelessness, City Staff are proposing amendments to existing definitions, or the addition of terms, to Title 16: Subdivision Regulations, Chapter 16.01.010 General Definitions, of Hailey's Municipal Code.

A "subdivision city code definition" refers to the specific regulations and standards outlined within the city's legal code that governs the process of dividing a parcel of land into smaller lots, typically for residential development, including requirements for things like lot size, street access, utilities, and infrastructure planning, all aimed at ensuring orderly development within a community.

Specific amendments and/or additions to be considered include, but are not limited to:

#### **Title 16: Subdivision Regulations**

**Chapter 16.01: Definitions:** The definitions have been added or modified to add full transparency and clarity, while refining the chapter to align with the State Code, as applicable.

#### **16.01.010: GENERAL DEFINITIONS:**

Words and phrases used in this title, or referenced in this title, but defined in Titles 17 and/or 18, shall have the meanings set forth in this and/or those sections. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. The present tense includes the future tense, the singular includes the plural, and the plural number includes the singular, unless the context clearly indicates otherwise. For the purpose of this title, certain terms or words used herein shall be interpreted as follows:

#### **Definition Additions:**

As-Built Drawings

Block

Common Area  
Common Area- Limited  
Easement  
Improvements Required  
Lot Area  
Lot, Buildable  
Lot, Dimensions  
Lot, Unbuildable  
Performance Bond/Surety  
Plat, Final  
Plat, Preliminary  
Plat, Recorded  
Street, Frontage

**Definition Modifications:** Refer to Section 17.02, Definitions, for a detailed definition.

Building Envelope  
Commission  
Dwelling Unit  
Phased Development  
Planning Staff  
Setback

**Attachments:**

- i. Draft Ordinance

**Standards of Review:**

**Criteria for Review.** Section 16.13.010 of the Hailey Municipal Code provides when evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

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

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

Hailey's Municipal Code should continue to address and promote the principles and lifestyle components that are most essential to our community's identity. Our code is the foundation from which our municipality and citizens begin a journey forward to a vibrant and thriving future. While Hailey's Comprehensive Plan does not go into the specificity that this code section contemplates, it is anticipated that the City will continue to update, modify, redefine, define, and/or clarify definitions to guide development, land uses, and necessary infrastructure. The following goals from the Comprehensive Plan are relevant to this text change:

**Section 3: Special Areas or Sites and Features**

- 3.1 Assure the protection and preservation of Special Sites, area features to maintain a strong community identity for future generations
- 3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

#### **Section 4: Recreation, Parks and Lands**

- 4.1 Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide divers recreation opportunities for Hailey residents.

#### **Section 5: Land Use, Population and Growth**

- 5.1 Retain a compact City comprised of a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.
- 5.7 Encourage development at the densities allowed in the Zoning Code.

#### **Section 6: Economic Development**

- 6.1 Encourage a diversity of economic development opportunities within Hailey.

#### **Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being**

- 7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.
- 7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

#### **Section 8: Housing**

- 8.1 Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

#### **Section 9: Public Servies, Facilities and Utilities**

- 9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

#### **Section 10: Transportation**

- 10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.

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

The proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services.

**3. The proposed amendment will promote public health, safety, and general welfare.**

The proposed amendment will ensure overall compliance and a thorough understanding of the terms and meanings of Title 16's subdivision definitions. The amendments recommended are consistent with the Hailey Comprehensive Plan, and will have no impact on public health, safety, and general welfare.

**Motion Language:**

**Approval:** Motion to recommend approval by the Hailey City Council Ordinance No. \_\_\_\_\_, an Ordinance amending the Hailey Municipal Code, Title 16, Definitions; 16.01, and 16.01.010: General Definitions, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

**Denial:** Motion to recommend denial by the Hailey City Council Ordinance No. \_\_\_\_\_, an Ordinance amending the Hailey Municipal Code, Title 16, Definitions; 16.01, and 16.01.010: General Definitions, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, finding that \_\_\_\_\_ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

**HAILEY ORDINANCE NO. \_\_\_\_**

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S MUNICIPAL CODE, TITLE 16: SUBDIVISION REGULATIONS, CHAPTERS 16.01: DEFINITIONS; AND SECTION 16.01.010: GENERAL DEFINITIONS, TO ADD NEW DEFINITIONS TO CODE, AS WELL AS MODIFY AND CLARIFY EXISTING DEFINITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the changes proposed will address specific regulations and quality of life with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

**Section 3: Special Areas or Sites and Features**

- 3.1 Assure the protection and preservation of Special Sites, areas features to maintain a strong community identity for future generations.
- 3.3 Protect the traditional Character and scale of the historic downtown and Main Street corridor.

**Section 4: Recreation, Parks and Lands**

- 4.1 Create and maintain interconnected systems of parks, recreation facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents.

**Section 5: Land Use, Population and Growth**

- 5.1 Retain a compact City comprised a central downtown and surrounding diverse neighborhoods, areas of characteristics as depicted in the Land Use Map.
- 5.7 Encourage development at the densities allowed in the Zoning Code.

**Section 6: Economic Development**

- 6.1 Encourage a diversity of economic development opportunities within Hailey.

**Section 7: Demographics, cultural Vitality and Social Diversity and Well-Being**

- 7.1 Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged, that educate, elevate and empower those at risk.
- 7.2 Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.

**Section 8: Housing**

- 8.1 Encourage development that provide opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.

**Section 9: Public Servies, Facilities and Utilities**

- 9.1 Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.

**Section 10: Transportation**

- 10.1 Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.

WHEREAS, the changes proposed will provide citizens, business owners, developers, and municipal officials with a code that is accurate, easy to understand, and enforceable.

WHEREAS, the modification of certain Subdivision definitions will produce greater alignment with the Idaho State Code;

WHEREAS the text set forth in this ordinance will promote public health, safety, and general welfare by updating our definitions to ensure overall compliance and thorough understanding of the terms and meanings of the Subdivision definitions.

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

**Section 1.** Chapter 16.01.010, General Definitions of the Hailey Municipal Code is hereby amended by the addition of the underlined language and deletion of the stricken language, as follows:

**16.01.010: GENERAL DEFINITIONS:**

Words and phrases used in this title, or referenced in this title, but defined in Titles 17 and/or 18, shall have the meanings set forth in this and/or those sections. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. The present tense includes the future tense, the singular includes the plural, and the plural number includes the singular, unless the context clearly indicates otherwise. For the purpose of this title, certain terms or words used herein shall be interpreted as follows:

**AS BUILT DRAWINGS:** Plans and specifications, certified by the subdivider's engineer, depicting the location, type, and details of improvements installed by the subdivider. "As constructed drawings" and "as built drawings" are synonymous.

**BLOCK:** A group of lots within a defined or fixed boundary that has been legally surveyed, generally surrounded by public streets.

**BUILDING ENVELOPE** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**COMMISSION:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**COMMON AREA:** A common area in a subdivision that may include interior or exterior circulation paths, rooms, spaces or elements that are not for public use and are made available for the shared use of two (2) or more people.

**COMMON AREA, LIMITED:** A common area in a subdivision that is reserved for the use of a specific unit or lot, to the exclusion of other units or lots. The area is owned by the community or homeowners' association (HOA), but the owner of the unit or lot has the exclusive right to use it.

**DWELLING UNIT:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**EASEMENT:** A property interest (less than fee simple estate) which one person has in land owned by another, entitling the owner of his interest to limited use or enjoyment of the other's land, such as for a driveway, utility lines, or similar.

**IMPROVEMENTS REQUIRED:** Those subdivision improvements required to be constructed after preliminary plat approval and prior to final plat approval by the Council.

**LOT, AREA:** The area within the boundaries of a lot, exclusive of any of the area contained within a public or private street, alley, fire lane or private driveway easement.

**LOT, BUILDABLE:** A lot which conforms to all ordinance requirements and where the slope is less than 25 percent.

**LOT DIMENSIONS:** Lot dimensions are the measurements of a piece of land, including its area, depth, width, and frontage.

**LOT, UNBUILDABLE:** A piece of land that is not suitable for construction, which can be due to several reasons, including zoning laws, environmental regulations, hillside and floodplain/floodway regulations, or safety concerns.

**PERFORMANCE BOND/SURETY:** Either the amount of money, or other negotiable security, deposited by the subdivider with the City Clerk, or a bond executed by a qualified surety company, which guarantees that the subdivider will perform all actions and install all required improvements/infrastructure or the surety will pay the costs and damages up to a limit of the amount of bond or security deposited.

**PHASED DEVELOPMENT:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**PLANNING STAFF:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**PLAT, FINAL:** The plat which, if approved, will be submitted to the county recorder for recording. A map of a subdivision, planned unit development (PUD) or dedication, prepared by a certified engineer and in conformance with the approved preliminary plat. The final plat shall be prepared in accordance with this chapter, as well as Idaho Code title 50, chapter 13, as amended or subsequently codified.

**PLAT, PRELIMINARY:** A preliminary plat, prepared by a certified engineer and in conformance with this chapter, submitted together with other documentation as required by this chapter.

**PLAT, RECORDED:** A final plat which has been accepted by the council and filed with the Blaine County Recorder.

**SETBACK:** Refer to Title 17, Section 17.02, Definitions, for a detailed definition.

**STREET, FRONTAGE:** The property line where a lot abuts a street and/or public right-of-way.

## **Section 2.**

**Severability Clause:** Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

## **Section 3.**



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

**Section 4.**

**Effective Date:** This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Martha Burke, Mayor, City of Hailey

Attest:

\_\_\_\_\_  
Mary Cone, City Clerk

**Return to Agenda**