

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815

Agenda
HAILEY PLANNING & ZONING COMMISSION
Monday, June 1, 2020
Virtual Meeting
5:30 p.m.

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

Via One-touch: <tel:+15713173122,,506287589#>

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of Design Review Application by Tanner Investments, LLC represented by Samantha Stahlnecker of Galena Engineering for a six (6), two-story four-plex units. The proposed project will be located Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District. **ACTION ITEM**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of Design Review Application by Kevin and Stefanie McMinn represented by Owen Scanlon Architects, for a new two story with basement mixed use building to consist of a 2,312 square foot dental office located on the first floor and two two-bedroom residential units on the second floor for a total of 1,633 square feet with a 1,512 square foot basement, with a total of eight parking stalls. This projected is located at 801 N 1st Avenue (Lot 2, Block 1, Taylor Subdivision) within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**

Public Hearing

PH 1 Consideration of a Design Review Application by the City of Hailey, for a new 325 square foot "Fire Safety House" to be located behind the existing Hailey Fire Department at 617 South 3rd Ave. (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Hailey Townsite zoning districts. **ACTION ITEM**

PH 2 Consideration of a request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.030, and Downtown Residential Overlay (DRO), Section 17.04R. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3,

Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street are currently within the Downtown Residential Overlay (DRO). Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO) and Townsite Overlay. Lots to the north and the east are zoned the requested zoning district and are within the requested overlay district. **ACTION ITEM.**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: June 15, 2020.

- Title 13 & 18 Text Amendment
- DR: Attics Addition
- DR: Pioneer Storage Facility Phase 2
- PP: Sweetwater Block 2 Phase 2
- DIF at 4:30 pm

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 18, 2020, the Hailey Planning and Zoning Commission considered a Design Review Application by Tanner Investments, LLC on behalf of Brant Tanner, represented by Galena Engineering, for amended Woodside Subdivision No. 25. The subdivision will consist of six (6) four-plex apartment buildings, for a total of twenty-four (24) apartment units comprised of twenty-four (24) 2-story townhomes, each unit ranging in size from approximately 1,040 square feet to 1,324 square feet. A total of 68 uncovered spaces are also proposed. This project will be located at Block 86, E side of Woodside Blvd. btw Antelope Dr. and Baldy View Dr within General Residential (GR) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 26, 2020 and mailed to property owners within 300 feet on February 25, 2020 for the March 16, 2020 public hearing. At the March 16, 2020 Planning and Zoning public hearing the project was continued on record to April 6, 2020. Notice for the April 6, 2020 public hearing was published in the Idaho Mountain Express on March 18, 2020 and mailed to property owners within 300 feet on March 17, 2020. At the April 6, 2020 public hearing the project was continued on record to May 4, 2020. Notice for the May 4, 2020 public hearing was published in the Idaho Mountain Express on April 15, 2020 and mailed to property owners within 300 feet on April 15, 2020. At the May 4, 2020 public hearing the project was continued on record to May 18, 2020.

Application: Tanner Investments, LLC is applying for a Design Review Application for Amended Woodside Subdivision, located at E side of Woodside Blvd. between Antelope Dr. and Baldy View Dr (Lots 1-6, Block 86). The project will consist of six (6) buildings, two-stories in height, twenty-four (24) units in total. The six buildings will be 28,368 square feet in size and the following are proposed:

Four-Plex Buildings:

- Twenty-four (24) three-bedroom units
- Units range in size from 1,040 square feet to 1,324 square feet
- 68 uncovered parking spaces

At the April 6, 2020 public hearing, the Planning and Zoning Commission discussed the project, but continued the item to May 4, 2020, with the following feedback to the Applicant:

1. **Concern that buildings are too close to the fence line (and property line and neighbors). This could affect property value or shading of adjacent properties. Suggested to move the buildings towards the center and further away from the property line, add more trees along property line and/or maybe move one of the six buildings into the center.** The Applicant studied an alternative layout with one building in the center of the property and determined that the negative impacts to the open space outweighed the small additional rear setback for the perimeter buildings. The Applicant is proposing the same layout with all six buildings located around the perimeter of the site. Staff suggests that the Commission discuss this.

2. **Applicant to submit a new plan that meets tree caliper requirements.** The Applicant submitted a revised landscape plan on March 31, 2020, which is attached. Staff reviewed the new landscape plan and found that there did not appear to be any changes from the previously submitted landscape plan and it still did not address the tree caliper requirements. Staff suggests that the landscape plan be updated and approved by the City arborist as a Condition of Approval and that the Commission discuss this.
3. **Concern that ADA parking is not adjacent to the building. Applicant agreed to consider moving it.** After reviewing the ADA requirements, the Applicant determined that for multifamily buildings with four or less units, ADA parking spaces are not required unless requested. Future potential ADA spaces have been identified on the revised civil engineering plans. Staff looked up the code and found that: “Handicap Accessible: All uses shall provide handicap accessible parking spaces as required by the IBC, and designed to comply with the standards set forth in ANSI A117.1. Such spaces may be included in the total number of required on-site parking spaces.” Staff suggests that the Applicant follow the applicable code, and the Building Official review the ADA parking at the time of the permit application.
4. **Question about how the project will accommodate RV parking. In the lease agreement? In the CCRs?** The Applicant intends to restrict RV parking in the CC&R’s. No RV parking will be allowed.
5. **Suggested to follow the City Staff recommendation for water sensors in irrigation.** The Applicant committed that all irrigation will follow the trout-friendly lawn standards, and all landscaping will be drought-tolerant. The Applicant does not intend to install water sensors in the irrigation.
6. **Concern that these are not flag lots, which is a lot or parcel of land that has a narrow projection or “flagpole” to the public or private right-of-way. This will need to be investigated and confirmed.** The Applicant has coordinated with Staff regarding the subdivision standards for the proposed lot line adjustment.
7. **Multiple opinions that the black and white color scheme is too stark/industrial and the palette needs additional color. Suggested to add color by changing the front door color, which would also mitigate against black doors getting too hot, especially if south or west facing. Maybe add more color variation between the buildings. Make sure these buildings are not in stark contrast to other neighboring buildings.** The Applicant submitted revised building renderings that show added color to the doors per the Commission’s request. These renderings are attached.
8. **Side facades are a little blunt and need more undulation or design features, e.g. windows, to break it up.** The Applicant submitted revised building elevations that show the addition of four windows and gable end vents to break up the side elevation. These elevations are attached.
9. **Consider the issues that could come from leaving plumbing in the outside wall.** The Applicant has chosen to leave the plumbing on the outside wall but thanks the Commission for the comment. Staff suggests that the Commission discuss this.
10. **Discussed design details for snow: gutters and downspout to drywell, heat tape and snow clips over front doors. Ensure the Applicant calls this out in plans by making it a condition of approval. Concern that rain gutters are not attractive so Applicant to provide a drawing.** The

Applicant was unable to add gutters to the rendering but intends that the gutters will match the trim color so should blend in.

- 11. Concern that recycling collection is not included and questioned if two trash enclosures will be sufficient. It is a condition of approval for Clear Creek to approve the plans.** The Applicant has added recycling to the trash enclosure areas, which are shown on the revised Civil Plan that is attached.
- 12. Applicant committed to addressing the Mountain Rides requirements in the building permit application.** The Applicant committed to address the Mountain Rides requirements in the building permit application.

At the May 4, 2020 public hearing, the Planning and Zoning Commission discussed the project, but continued the item to May 18, 2020, with the following feedback to the Applicant:

- 1. The Commission has a continued concern that the buildings are too close to the fence line (and property line and neighbors). This could affect property value or shading of adjacent properties. The Applicant showed a new site layout with one building moved to the center. It was suggested to move a second building towards the center and have the ends of the two buildings face Woodside Blvd. This could shield more parking and allow for even more space between the buildings and property line. It was also suggested to add more trees along the property line.** The Applicant has moved a second building into the center area and faced the ends of the two building towards Woodside, which has enabled them to provide more distance between the buildings and the property line.
- 2. Applicant to submit a new landscape plan that meets tree caliper requirements and creates more of a buffer along the property line.** The Applicant submitted a revised landscape plan that meets the tree caliper requirement and creates more of a buffer along the property line. In addition, trees were increased from 50 to 75.
- 3. ADA parking requirements are deferred to the building official to be addressed with the building permit application. The Applicant has identified potential future ADA spots in close proximity to the buildings.** There are potential future ADA spots identified in close proximity to each building.
- 4. The Commission reiterated to follow the City Staff recommendation for water sensors in irrigation as well as consider ways to reduce the amount of turf as a percentage of total landscape, potentially along the sidewalk on Woodside Blvd and around trash enclosures where maintaining turf could be more of a challenge.** Water sensors will be proposed, and locations will be identified in the meeting.
- 5. Adding color to each front door was appreciated and helped to soften the design but there is a concern that the color scheme is still too stark compared to neighboring buildings. Consider adding color to the window cladding and/or building numbers to match the front doors. Consider using colors with a little more pop and intensity.** The Applicant submitted a revised rendering that shows less stark coloring by adding grey to the popouts.
- 6. The Commission would like to see a rendering with the asphalt shingles shown and review a material sample.** The Applicant provided a sample of the asphalt shingles.

7. **The Commission would like to see a rendering of the trash enclosures.** The Applicant has provided a revised rendering of the trash enclosure.
8. **The Commission expressed that snow clips over pedestrian areas is a good precaution.** The Applicant intends to use snow clips over pedestrian areas.

The commission has seen several subdivision designs on the subject property over the last three years. The last version, submitted by this same applicant, was withdrawn due to the difficulty of providing adequate snow storage on a public road.

Procedural History: The Application was submitted on January 9, and certified complete on January 29, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 6, 2020, in the Hailey City Council Chambers (held virtually). On April 6, 2020 the project was continued on record to May 4, 2020. On May 4, 2020 the project was continued on record to May 18, 2020.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: The Public Works Department has reviewed, and their comments are included in the appropriate sections below.
				Life/Safety: The Fire Marshall has no comments at this time.
				Water and Sewer: The Public Works Department and City Staff has discussed the following comments with the Applicant who has agreed to incorporate the suggestions: <ul style="list-style-type: none"> - With them boring under Woodside they will have no way of insulating the water lines to protect them from freezing. We did allow the ARCH houses on Woodside to bore under the street and they did not have issues this year. It was discussed to insulate the water lines under Woodside. - Services should be separated enough so if we need to dig up a middle service then we can access it without having to dig on top of other services. PW suggests that the four ARCH lines should be separated two and two by at least four (4) feet. The two lines should be 18" apart. - They have water services going through multiple lots. Not sure if we care since it is on the customers side of the meter vault. - Also, on the customers side of the vault, their water lines are in the middle of their parking lot where they will plow and drive over in the winter potentially causing a freezing issue. Move these out of the asphalt.
				Building: No comments at this time.
				Streets: The Streets Department and City Staff has discussed the following comments with the Applicant who has agree to incorporate the suggestions: <ul style="list-style-type: none"> - The Applicant needs to show two stop signs coming off the project, one at each entry, as well as street signs.

				<ul style="list-style-type: none"> - The Applicant needs to submit a traffic control plan and a pedestrian control plan to be approved before any construction starting. - The Applicant needs to show that the new bus stop pad is the same size. - The Applicant is to ensure there is no parking alongside Woodside during construction and all construction parking shall be constrained to inside the construction property. - All driveways in the right of way shall have conduit placed under them to allow sprinkler system repairs. - All landscape areas shall be replanted and sprinkler system modifications shall be the responsibility of the developer. - The Applicant needs to supply detailed drawings of the water connections and the road shall be cut and the lines insulation. - The Applicant needs to call out the typical curb section for right of way areas: Curb and Gutter ISPWC SD-701 or SD-703 and Sidewalk ISPWC SD-709. - The Commission discussed a concern raised by the public that a traffic study should be done to determine the effect of these 24 units on Woodside Blvd. City Staff noted that traffic analysis based on buildout of existing zoning was undertaken in the development of the Transportation Master Plan. Typically, a new traffic study would only be required if rezoning, or for a very large project such as Sunbeam or Sweetwater. This project is not rezoning and is planned according to the allowable zoning, such that traffic impacts have been previously analyzed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			Staff Comments	<p>No signage is proposed at this time; however, any signage exceeding four square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p>
			Staff Comments	<p>Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces.</p> <p>The project is comprised of six, two-story apartment buildings. Each building will have 4 residential units, 24 residential units in total; thereby, requiring a total of 36 onsite parking spaces.</p> <p>The site plan shows a total of 68 onsite parking spaces.</p> <p>Parking requirements for the proposed project are met.</p> <p>The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	<p>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other</p>

				applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.
			<i>Staff Comments</i>	<p><i>N/A, as the maximum parking proposed is equal to 200% of the number of spaces required by the Hailey Municipal Code, which is 72 spaces, so this project is not providing on-site parking for more than two hundred percent (200%) of the number of spaces required. This project is providing 68 spaces. Therefore, no application for parking in excess is needed.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> 1. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> i. Overlighting; ii. Energy waste; iii. Glare; iv. Light Trespass; v. Skyglow. 2. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. 3. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. 4. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<p><i>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. Cut Sheets and an Electrical Site Plan. IT was determined in the hearing that a Photometric Plan was not needed, as there was no additional lighting proposed for the parking lot areas.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>General Residential (GR) Zoning District:</p>
			<i>Staff Comments</i>	<p>Building Height:</p> <ul style="list-style-type: none"> - Permitted Building Height: 35' (except for a building containing at least one residential unit, then the allowable height is 40'). - Proposed Building Height for Buildings: 28'-4 ½". <p><i>Building height requirements have been met.</i></p> <p>Building Setbacks:</p> <ul style="list-style-type: none"> - Permitted Setbacks: <ul style="list-style-type: none"> o Front Yard: 20' o Side Yards: 10'' o Rear Yard: 10'' - Proposed Setbacks for the Six Buildings: <ul style="list-style-type: none"> o Front Yard (Woodside Blvd): 20+' o Side Yard (north): 20+' o Side Yard (south): 20+'

				<p style="text-align: center;">○ Rear Yard: 14+'</p> <p><i>The setbacks vary from building to building but in general meet or exceed the permitted setbacks. The Applicant added larger setbacks along the property line to address Commission and public concerns.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<p><i>The sidewalk along Woodside Blvd is existing and will be repaired where necessary to relocate the existing bus stop and construct parking lot access locations.</i></p> <p><i>A Drainage Plan has been submitted, prepared by a registered engineer. Drainage appears to be adequate for the site. The City Engineer has reviewed this plan and has no additional comments at this time.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	N/A This project is not located in the Townsite Overlay District.

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</p> <p><i>The proposed building layout evolved from a large open space in the center to several areas of open space, the largest of which is an open space in the center rear of the property. The open spaces will be available for the residents.</i></p> <p><i>The proposed space will encourage and create usable outdoor spaces by residents and visitors alike and allow for safe access to the buildings.</i></p> <p><i>The Commission should discuss if the exterior spaces around buildings is adequately usable.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of</p>

trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.

Staff Comments

A Landscape Plan has been submitted (L – 1.0) that shows 75 new trees to be planted, which was increased from an original proposal for 50 new trees. No existing trees exist on site. See plan below.



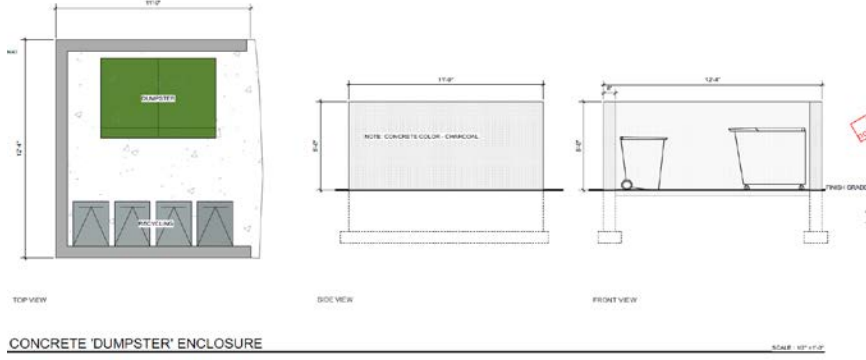
The Plant Schedule for the site includes:

PLANT SCHEDULE					
	Qty	Latin Name	Common Name	Size	Comments
TREES	4	ACER PLATANOIDES	NORWAY MAPLE	2 1/2" CAL.	
	2	ACER PLATANOIDES 'COLUMNAR'	COLUMNAR NORWAY MAPLE	2 1/2" CAL.	
	19	ACER X 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.	
	3	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	8-10" MULTI-STEM (2 1/2" Cal.)	
	8	GYMNOCIDIUS DIOICA	KENTUCKY COFFEE TREE	4" CAL.	
	10	QUERCUS ROBUR X BICOLOR	REGAL PRINCE OAK	2 1/2" CAL.	
	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2 1/2" CAL.	
CONIFERS	5	ABIES CONCOLOR	WHITE FIR	10-12' B&B	
	11	ABIES LASIOCARPA ARIZONICA	CORKBARK FIR	7-8' B&B	
	10	PINUS MUGO 'ROSTRATA'	ROSTRATA MUGO PINE	6-7' B&B	
SHRUBS	12	COTONEASTER LUCIDUS	HEDGE COTONEASTER	5 GAL.	
	36	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCKTHORN	5 GAL.	
	46	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	
	8	ROSA WOODSII	WOOD'S ROSE	5 GAL.	
GRASSES	106	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTERS FEATHER REED GRASS	1 GAL.	
	41	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL.	
	49	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	1 GAL.	

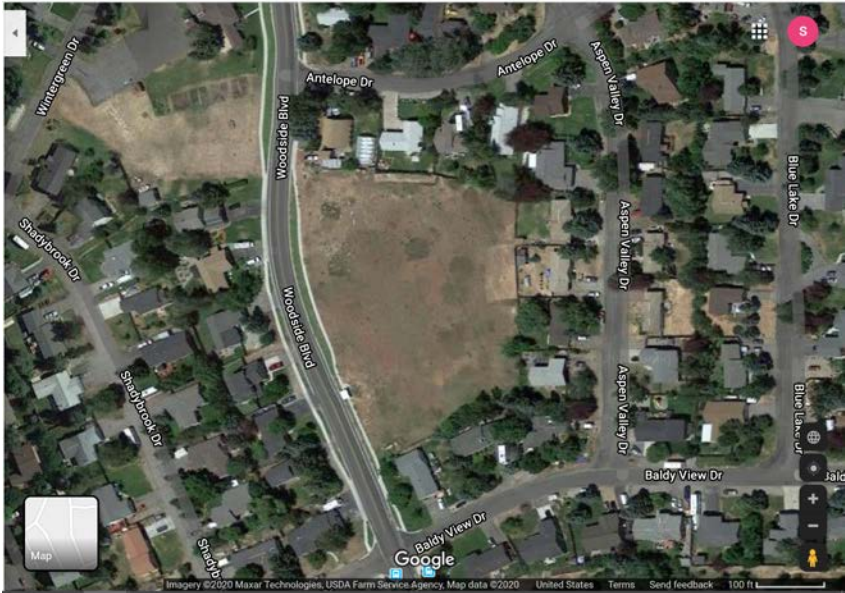
The project is proposing a total of 75 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper.


The Applicant is proposing that 8 trees be a minimum of four-inch (4") caliper, which meets the minimum requirement that ten percent (10%), or a total of 7.5 trees, be at least four-inch (4") caliper.

				<p><i>The Applicant is also proposing that 19 trees be a minimum of three-inch (3") caliper, which meets the minimum requirement that twenty percent (20%), or a total of 15 trees, be at least three-inch (3") caliper.</i></p> <p><i>Furthermore, the Applicant is proposing that 22 trees be a minimum of two-and-one-half-inch (2 ½") caliper, which meets the minimum requirement for 20%, which is 15 total trees of at least two-and-one-half-inch (2 ½") caliper.</i></p> <p><i>City Staff provided the caliper requirements to the Applicant and discussed the need to update the Landscape Plan to meet the requirements. The Landscape Plan was resubmitted and complies with the tree caliper requirement.</i></p> <p><i>The Commission and Applicant discussed moving three large trees along the pavement between buildings 2A and 3A to the perimeter along the back of the property to provide more space for snow storage and to provide more screening along the perimeter. This has been made a Condition of Approval.</i></p> <p><i>The Commission suggested alternating deciduous and evergreen trees along Woodside Blvd. to provide more year-round screening instead of seasonal. The Applicant was unsure if alternating tree types was advisable but is agreeable to consider solutions that provide more consistent screening throughout the year. This has been made a Condition of Approval.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> Site circulation has been designed to provide vehicular access and parking between the outside 4 buildings and inside two buildings that form a u-shape around the perimeter of the property. A six -foot (6') wide sidewalk is existing along Woodside Blvd. A concrete sidewalk is proposed adjacent to each building, and around the perimeter of the parking lot which allows pedestrians to safely access the site and buildings from Woodside Blvd.</p> <p><i>Additionally, Mountain Rides requests that the Applicant include accommodations for the relocated Mountain Rides' bus stop, as follows:</i></p> <ul style="list-style-type: none"> <i>Mountain Rides concurs with the proposed relocation of its bus stop, per the Site Plan for Amended Woodside Subd. #25, by Galena Engineering, Inc., dated 3/20/20, requesting, however, that the relocated bus stop: i) be of the same, or better, quality than; ii) be of the same or larger footprint (area) than; and iii) include all of the amenities -- shelter, bench, signage, bike rack, "stub" sidewalk to street, concrete pad -- as the currently existing (and to be relocated) bus stop.</i> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses</p>

				<p>and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			<p>Staff Comments</p>	<p>Trash enclosures are located near building 2A and building 3A on the inside of a u-shape layout of parking spaces and are screened from view by a charcoal-colored concrete enclosure and Rostrata Mugo Pine trees. Staff raised a concern that there was no mention as to the use of recycling storage and accessibility by the tenant. The Applicant revised the plans to show recycling containers in the trash enclosures. Staff is satisfied that their concern was addressed.</p> <p>The Commission expressed a concern that the Applicant provide a rendering of the trash enclosure, which was provided.</p>  <p>CONCRETE DUMPSTER ENCLOSURE</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.080(A)1e</p>	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			<p>Staff Comments</p>	<p>N/A, no alleys are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.080(A)1f</p>	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p>
			<p>Staff Comments</p>	<p>N/A, as no vending machines are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1g</p>	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</p>
			<p>Staff Comments</p>	<p>Onsite parking is located in close proximity to each building. The buildings have been located around the perimeter and in the center of the property, and parking is between the buildings. Landscape will provide parking screening from Woodside Blvd. Additional screening may be desired. The Applicant provided a revised landscape plan that shows additional screening. See detail under 17.06.080(A)1b.</p>


				<p><i>Snow storage is designated in several locations in close proximity to the paved area, and parking should not be obstructed by snow accumulation. A revised snow storage plan was submitted when the two buildings were moved to the center.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p>
			<i>Staff Comments</i>	<p><i>This site is not serviced by an alley. Parking lot access is proposed in two locations to allow for adequate vehicular flow in and out of the site given the site's long frontage along Woodside Blvd. Seven parking areas will share the two access points.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<p>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p>
			<i>Staff Comments</i>	<p><i>The site plan shows snow storage areas in several locations in close proximity to the paved areas so accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow. Management will restrict parking along the open space to allow for snow storage access as necessary. A revised snow storage plan was submitted after two buildings were moved to the center.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	<p>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p>
			<i>Staff Comments</i>	<p><i>The cumulative paved area is approximately 31,900 square feet according to the original site plan. After the building layout was updated, the proposed snow storage area is approximately 10,000 square feet, which is in excess of the 25% requirement for 7,500 square feet.</i></p> <p><i>Please refer to Section 17.06.080(A)1i for further detail.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	<p>k. A designated snow storage area shall not have any dimension less than 10 feet.</p>
			<i>Staff Comments</i>	<p><i>The proposed snow storage areas are in excess of the 10' width requirement.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<p>l. Hauling of snow from downtown areas is permissible where other options are not practical.</p>
			<i>Staff Comments</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	<p>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</p>
			<i>Staff Comments</i>	<p><i>Snow storage areas do not impede site distance or vehicular and pedestrian circulation areas or line of site, trash storage/pickup areas or utilities.</i></p>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Snow storage areas are shown in grass landscape areas</i>
				<i>The Commission found that this standard has been met.</i>
2. Building Design: 17.06.080(A)2, items (a) thru (m)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposal is for multifamily buildings in the General Residential (GR) District, where a variety of mostly single-family homes exist. The height of the rooftop is 28'-4-1/2", which meets the zoned height limitations and is similar to other single-family, two-story homes in the area, although nearby homes are a mixture of single-story and two-story homes. The nearest neighboring multifamily structures are the Sunnyside Apartments, which are also two-story buildings of a similar size and scale. The roof lines and shape of the buildings are similar to the proposed Skyview Apartments. Adjacent single-family residences, though smaller, are of similar size and have a similar feel to the rooflines. The Commission discussed the length of the buildings, which is 75', in comparison to adjacent single-family residences, and also in comparison to other multifamily projects in the vicinity.</i>
				
				<i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>N/A, as this project is not a standardized corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.

			Staff Comments	<p><i>The proposed buildings encourage human interaction by providing sidewalks for pedestrian access to and around the site. Additionally, the building fronts include windows of a variety of sizes and shapes to encourage human scale.</i></p> <p><i>Each building also sees undulation and personal covered patio space to encourage human activity and interaction. Outdoor common space in the form of several open play areas.</i></p> <p><i>The Commission found that there was sufficient emphasis on designing to the human scale and encouraging human activity and interaction.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<p>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p>
			Staff Comments	<p><i>The street-facing building frontage includes windows, pedestrian entrances, second floor popouts and architectural detailing with varying window sizes and shapes and variable roof gable lines. Materials change from the ground level to the upper floors.</i></p> <p><i>That said, City Staff expressed concerned with how the development might look from Woodside Blvd, its large facade of each of four buildings (Buildings 1A, 4A, 5A and 6A). City Staff suggested more undulation and variety in the design features (and/or more welcoming landscape) of these facades facing Woodside. The Applicant submitted revised building elevations (shown below) in which four windows and gable end vents were added to break up the side elevations.</i></p>  <p><i>The Commission found that enough undulation and design features are present.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p>
			Staff Comments	<p><i>N/A, as no future additions or renovations are planned.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<p><i>A variety of materials and colors will provide texture on the exterior of the structures. The exterior materials include vertical metal siding, scored stucco and board and batten siding. The color scheme is made up of shades of white, gray and charcoal. The Commission requested more variation in colors, in particular, to change the black-colored front doors. The Applicant submitted revised building renderings in which color was added to the doors of each unit. Below is a rendering with doors shown in "Red Theatre" paint. Each building had a different color scheme for the doors.</i></p>  <p><i>The Commission also expressed concern that the color scheme was too stark. The Applicant provided a revised rendering to show a less stark color scheme with grey added to the popouts; however, the Applicant made the color scheme on each building uniform between all buildings, which raised a concern that the variation between buildings had been lost.</i></p>  <p><i>A Materials Sample Board has been provided; see below.</i></p>

			 <p><i>The Commission requested that the Applicant provide a revised material sample of the roof. The Applicant provided a revised sample of asphalt shingle.</i></p> <p><i>The Commission expressed appreciation for the Applicant providing a less stark color scheme but discussed whether the color scheme was too uniform between buildings without the variation in front door colors. The Commission recommended adding more variety between buildings such as front door colors, address numbers and/or window trim; these changes can be approved by staff and one Commission as noted in the Conditions of approval.</i></p>
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				 <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p>
			Staff Comments	<p><i>The proposed exterior is a modern residential design. Though the adjacent residential structures are more traditional, the exterior materials, windows and roof line provide a residential feel to the structures.</i></p> <p><i>Please refer to Section 17.06.080(A)2f for further detail.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<p><i>Rooflines with a primary pitch of 12:6 and roof elements, such as gables and window features are 12:4 and are proposed on all buildings, which are two stories in height. All buildings incorporate roof elements, such as gables and window features to provide further interest and variety.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<p><i>The Applicant has stated that they plan to meet energy consumption by incorporating/utilizing the following:</i></p> <ul style="list-style-type: none"> <i>- Double glazed windows</i> <i>- Windows with low-emissivity glazing (U-factor windows of 0.32 or lower)</i> <i>- The applicant will incorporate the above items and requests that additional insulation (R-26 wall and R-60 ceiling) be an acceptable alternative. The aforementioned insulation levels exceed the City's "Build Better Program" and the adopted building codes. City Staff feels this is an acceptable alternative that minimizes energy consumption by investing in a permanent feature of the building: the envelope.</i> <p><i>The Commission discussed if additional insulation is an acceptable alternative to conserve energy and agreed with Staff that it is. This has been made a Condition of Approval.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<p><i>Snow clips and gutters are proposed over entries and pedestrian walkways. In addition, the roof is a 6:12 pitch covered in asphalt shingles, so snow is not expected to slide.</i></p>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts and drains will drain to landscape areas and away from buildings.</i>
				<i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>N/A, as no vehicle canopies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.</i>
3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>The proposed trash enclosures will be in character with the modern residential building design. More detail as to their design may be needed. The Applicant provided a revised rendering.</i>
				<i>See 17.06.080(A)1d for more detail.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>Trash enclosures are located between buildings 2A and 6A as well as between buildings 3A and 5A and are screened from view by concrete enclosure and Rostrata Mugo Pine trees. Given the access and parking lot, the proposed trash enclosure areas provide appropriate access for both the future residents and refuse collectors.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>The proposed fencing is for 6' tongue and groove white vinyl privacy fencing to run along three perimeters that face residences (not the perimeter along Woodside). The proposed fencing is consistent with the proposed building color scheme.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>The proposed fencing will be minimally visible from Woodside Blvd as it will be blocked by the proposed buildings. The proposed landscaping along Woodside Blvd will provide a buffer where it is visible. Please refer to Section 17.06.080(A)3c for further detail.</i>

				<p><i>The Commission should discuss if the plantings are sufficiently integrated with fencing to soften the visual impact. The Commission expressed a concern that the Applicant add more landscaping between the buildings and the property line and Woodside Blvd. The Applicant provided a revised landscape plan that showed increased trees (from 50 to 75) and more plantings along the property line to soften the visual impact of the fencing.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	<p>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</p> <p><i>Staff Comments</i> N/A</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	<p>f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</p> <p><i>Staff Comments</i> N/A</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	<p>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</p> <p><i>Staff Comments</i> Heating and air conditioning will be located within the buildings. Two (2) trash enclosures are proposed, which will be screened from view by Charcoal-colored concrete enclosures and Rostrata Mugo Pine trees. The Commission should discuss the appropriateness of the trash enclosure.</p> <p>Transformer locations are not shown and shall be shown on the plans at final design. The applicant is flexible about the location and will work with Idaho Power on the location. The applicant will ensure that the transformers are screened from the street.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<p>h. All service lines into the subject property shall be installed underground.</p> <p><i>Staff Comments</i> All service lines will be installed underground.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	<p>i. Additional appurtenances shall not be located on existing utility poles.</p> <p><i>Staff Comments</i> No appurtenances will be permitted on poles.</p> <p><i>The Commission found that this standard has been met.</i></p>
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<p>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</p> <p><i>Staff Comments</i> All species proposed are drought-tolerant where xeriscape is not proposed. See Landscape Plan L – 1.0</p>

				<p><i>And, the overall turf area is 42,288 square feet, which is less than originally proposed. Staff encourages that turf make up less than 60% of the landscape area, which conserves water and reduces maintenance. The Applicant revised the Landscape Plan to show less turf.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p><i>Staff Comments</i></p> <p><i>The applicant confirmed that, at a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought-tolerant plant species and/or xeriscape-specific plant materials. Features that minimize water use, such as moisture sensors are encouraged.</i></p> <p><i>Staff suggested that moisture sensors be specified and installed not just encouraged. The Commission recommended that the water sensors be specified. The Applicant agreed to install moisture sensors.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	<p>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</p> <p><i>Staff Comments</i></p> <p><i>The Applicant says that the landscape area will be irrigated. The Irrigation Plan to be reviewed and approved at final design.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</p> <p><i>Staff Comments</i></p> <p><i>Landscape Plan (L – 1.0) has been submitted, which shows 75 new trees to be planted. There are no existing trees. Staff recommends that the Landscape Plan be provided to the Arborist for review. This review and any recommendations made by the Hailey Tree Committee shall be a Condition of Approval.</i></p> <p><i>Please refer to Section 17.06.080(A)1b for further details.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</p> <p><i>Staff Comments</i></p> <p><i>N/A, as the proposed project is located within the General Residential (GR) Zone District.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	<p>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings,</p>

				with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>N/A, as the proposed project is located within the General Residential (GR) Zone District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>Storm water will be retained onsite. Runoff is proposed to drain into the open space and infiltrate into the ground via surface infiltration and proposed drywells.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>The Applicant will be responsible for maintaining plant material in healthy condition. Proposed landscaping will be maintained by the HOA.</i>
				<i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed at this time.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	1. Site Planning
				a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			<i>Staff Comments</i>	<i>The surrounding area sees a variety of single-family residences. The topography is flat but near foothills.</i>

				<p><i>That said, the density of this project is allowed according to the existing zoning. Each building is a four-plex, which is larger than some single-family homes but less massive than a multifamily project could be. The design has a residential feel.</i></p> <p><i>The Commission has heard concerns from neighbors that the buildings were all pushed to the perimeter. The Commission suggested re-orienting the buildings to be more responsive to the surrounding single-family neighborhood, such as moving one of the buildings into the central area. The Applicant presented an option with one of the buildings moved into the center. The Commission then suggested moving a second building into the central area. The Applicant provided a revised building layout that showed two buildings in the central area and allowed more space along the perimeter. The Commission found that the revised building layout responds sufficiently to the adjacent uses.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	<p>b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.</p>
			<i>Staff Comments</i>	<p><i>A perimeter sidewalk along Woodside is existing and the proposed sidewalk will connect the two entrances to Woodside throughout the inside of the u-shaped layout of buildings, which will help to connect and reinforce pedestrian circulation within the site.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	<p>c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.</p>
			<i>Staff Comments</i>	<p><i>Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the public street (Woodside Blvd) via a u-shape with two access points to Woodside Blvd. A 6'-wide sidewalk is shown along the perimeter of the project on Woodside Blvd, where pedestrian traffic can safely navigate the site and visit the surrounding area. Gathering places are made up of several open play areas, the largest of which is in the center rear of the property.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

2. Building Design: 17.06.080(D)2, items (a) thru (b)

Compliant			Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	<p>a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.</p>
			<i>Staff Comments</i>	<p><i>The buildings are consistent with the height of a two-story single-family home. The overall mass of the 4-plex buildings is larger than surrounding single family homes but uses varying materials, textures and colors to break up the bulk and mass as well as reflect the character of single-family homes. The windows are residential in scale and appear to be thoughtfully placed. The windows on the</i></p>

				<p><i>front and rear could compromise privacy but also provide valued daylight to the units. Solar gain varies depending on the position of each building.</i></p> <p><i>The Commission has heard concerns from neighbors that the buildings are all pushed to the perimeter. The Commission suggested re-orienting the buildings to be more responsive to the surrounding single-family neighborhood, such as moving one or two of the buildings into the central area. The Applicant responded by moving two buildings into the center and submitted a revised building layout to this effect. The Commission found that the buildings respond sufficiently to incorporate massing, group lines and character that responds to single-family homes.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	<p>b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</p>
			<i>Staff Comments</i>	<p><i>Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</i></p> <p><i>The Commission found that this standard has been met.</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, and other Sections of the Hailey Municipal Code and City Standards.

DECISION

The Design Review Application by Tanner Investments, LLC on behalf of Brant Tanner, represented by Galena Engineering, for a six (6), two-story four-plex units. The proposed project will be located Lots 1-6, Block 86, Woodside Subdivision No. 25 (East side of Woodside Blvd. between Antelope Drive and Baldy View Drive), within the General Residential (GR) Zoning District, 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 (n) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance 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. This includes:
 - Water lines under Woodside Boulevard should be insulated.
 - Services should be separated enough so that if there is a need to dig up a middle service, it can be accessed without having to dig on top of other services.
 - If possible, water lines should be moved out of the asphalt to avoid winter freezing.

- Two stop signs, one at each entry, shall be added.
 - The Applicant shall submit a traffic control plan and a pedestrian control plan, to be approved before any construction starting.
 - No parking alongside Woodside will be permitted during construction and all construction parking shall be constrained to inside the subject property.
 - All driveways in the right of way shall have conduit placed under them to allow sprinkler system repairs.
 - All landscape areas shall be replanted and sprinkler system modifications shall be the responsibility of the Applicant.
 - The Applicant needs to supply detailed drawings of the water connections and the road shall be cut and the lines insulation as part of the building permit.
 - The Applicant needs to call out the typical curb section for right of way areas: Curb and Gutter ISPMC SD-701 or SD-703 and Sidewalk ISPMC SD-709.
 - The transformer shall be screened from view.
- d) Encroachment permits will be needed for work in the right-of-way.
- e) 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.
- f) The Applicant shall submit a letter from Clear Creek Disposal approving the accessibility of the proposed trash enclosure.
- g) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- h) 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.
- i) The Applicant shall meet the requirements from Mountain Rides that the relocated bus stop: i) be of the same, or better, quality than; ii) be of the same or larger footprint (area) than; and iii) include all of the amenities -- shelter, bench, signage, bike rack, "stub" sidewalk to street, concrete pad -- as the currently existing (and to be relocated) bus stop.
- j) The Applicant shall follow the applicable code for ADA parking, and the Building Official will review the ADA parking at the time of the permit application.
- k) The three (3) trees in the snow storage area shall be moved to the rear of the site.
- l) The final landscape plan shall be approved by the City Arborist prior to issuance of a building permit, including the ratio of evergreen and deciduous trees along Woodside Boulevard for summer and winter screening.
- m) Variation in color between buildings to differentiate each building shall be approved by City staff and one (1) commissioner.

Signed this ____ day of _____, 2020.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 18, 2020, the Hailey Planning and Zoning Commission considered a Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence), located at Lot 2, Block 1, Taylor Subdivision (801 N 1st Avenue) within the Business (B) Zoning District.


FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 1, 2020 and mailed to property owners within 300 feet on April 1, 2020 for the April 20, 2020 public hearing. At the April 20, 2020 Planning and Zoning public hearing the project was continued on record to May 4, 2020. The project was continued on record from the May 4, 2020 public hearing to May 18, 2020.

Application: The Applicant is proposing a newly constructed 5,457 square foot orthodontist office and residences. The building will consist of a 1,512 square foot unfinished basement, a 2,312 square foot orthodontist office on the main floor and two (2) residential units totaling 1,633 square foot on the second floor. An existing shed on the South side of the site will be removed. Access will consist of a new curb cut off of 1st Ave North.

Procedural History: The Design Review Application was submitted on February 11, 2020 and certified complete on February 27, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on May 18, 2020, in the Hailey City Council Chambers (to be held virtually).

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 (B)	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No comments
				Life/Safety: No comments
				Water and Sewer: Staff expressed that the water service that is on this lot is being used by 811 1 st Ave. N. The meter vault is in the middle of 801 1 st Ave N. and 811 hooked to that meter vault and ran their service to the building. 811 will need to install their own service on their lot and will not have water until they do. 801 will need to hook up to the existing meter vault on their lot. 811 has been approved (Counterbalance) but not constructed.
				Building: No comments
				Streets: No comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.

			Staff Comments	<i>All building signage will be applied for under a separate sign permit following completion of construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.04.090 for applicable code. 17.04.090 Commercial: 1 parking space per 1,000 gross square feet Residential: 1 parking space per unit under 1,000 sq ft</p>
			Staff Comments	<p><i>The Hailey Municipal Code requires one (1) parking space per 1,000 gross square feet of commercial space.</i></p> <p><i>The building totals 5,457 gross square feet of which 3824 square feet is commercial. Four (4) parking spaces are required. The site plan shows eight (8) parking spaces for customers (public), and an additional two spaces where residents can stage cars.</i></p> <p><i>Parking requirements are met.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>		<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> Overlighting; Energy waste; Glare; Light Trespass; Skyglow. 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. 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. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	<p><i>The Applicant will install Dark Sky compliant fixtures (4" recessed downlights located in canopies and 2nd floor cantilever soffits), downcast and low wattage fixtures (see image below). Lighting Details are also attached.</i></p>  <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: Business (B) Maximum Height: 40' "(because mixed use)</p>

				Setbacks: 0' Staff Comments Zoning District(s): (B) Proposed Height: 25'-5-1/2" Proposed Setbacks: <ul style="list-style-type: none"> • Front (East): 2' • Side (North): 23' 5" • Side (South): 73' • Rear (West): 2' The proposed project complies with height and setback requirements of the Hailey Municipal Code. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Required Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	There is existing sidewalk along 1 st Ave N, for which the applicant will have finishes and articulations of planes and surfaces to serve as the "front" of the building. New sidewalks will be installed bordering the parking area on the south side and in the northwest corner of the site bordering the tenant parking. The Commission found that this standard has been met.

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1a	a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings
			Staff Comments	The proposed building lot is narrow and long with orientation north and south, so facing the long dimension of the building axis facing the south is not possible. The main entrance to the building and a large window into the reception area are on the south elevation. The main entry is in the southeast corner of the building, equally visible from 1 st Ave N and the parking lot. There are large windows into the reception, manager's office and orthodontic operatory on the east elevation to capture morning sun.

				<p><i>There is 688 sq. ft. of open space in the northeast corner of the site for use by building occupants, primarily the residential tenants on the 2nd floor.</i></p> <p><i>The spaces around buildings are usable and allow for safe access to the buildings.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p>
			Staff Comments	<p><i>The existing plant materials to be removed include cottonwood trees, native weeds and grasses and few current bushes. While the existing cottonwood tree is over 6 inches, it would be impossible to develop this site without removing it. And, cottonwood trees are not considered a desirable species to preserve. Staff does not feel that an arborist review is warranted in this circumstance.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			Staff Comments	<p><i>Adequate parking has been provided. Pedestrian access is provided with the existing sidewalk along 1st Avenue that connects to a new sidewalk between the patient and employee parking lot and front entry of the building. All employee, customer and patient access to the building will be from parking spaces located to the south and northwest of the building.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>
			Staff Comments	<p><i>All services and material deliveries to the building will be located both on the south and north sides, and the trash enclosure will be located at the southwest corner of the building and will be screened from 1st Avenue by the building and a fence. Staff requests that recycling containers be available in the trash enclosure.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			Staff Comments	<p><i>There is not an alley associated with this site. There is an emergency and utilities easement along the west side of the property—this will provide access to the tenant parking spaces located in the northwest corner of the site.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p>

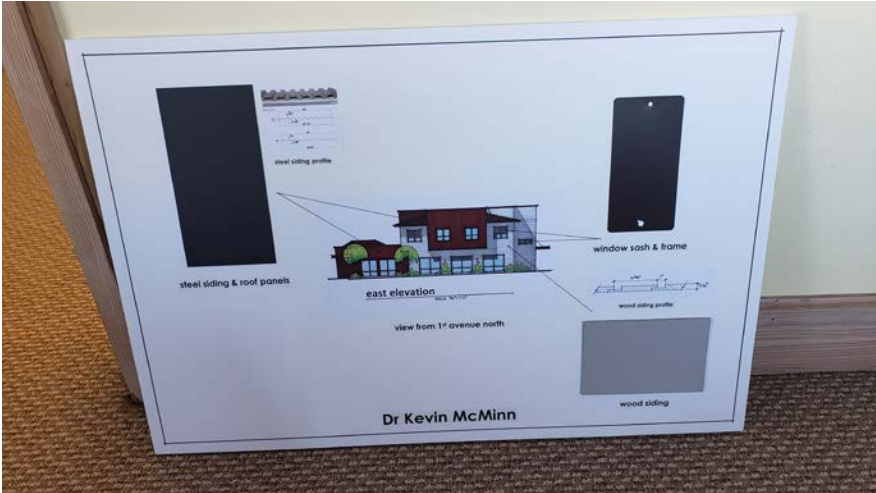
			Staff Comments	<i>No vending machines will be located on the exterior of the building.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</p>
			Staff Comments	<p><i>This building is within the B zoning district. A useable prominent entrance is located just off the front of the building and the parking is mostly buffered from the sidewalk with landscaping. The narrow configuration of this lot makes it impossible to have all parking in the rear.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p>
			Staff Comments	<p><i>There will be a curb cut from 1st Avenue into the parking lot located on the south of the building. All of the patient and employee parking will be in this lot. The narrow, south elevation of the building faces this lot. The longer east elevation faces 1st Avenue and the existing concrete sidewalk will have finishes and articulation of planes and surfaces to serve as the 'front' of the building. The main entry is in the southeast corner of the building, equally visible from 1st Avenue and the parking lot.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1i	<p>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p>
			Staff Comments	<p><i>Snow storage areas are in two locations. One location is an open area in the northeast corner, which does not restrict pedestrian access. The other location is on the south side of the site where parking spaces are located. Both locations are sited in a practical manner that is accessible to most types of snow removal vehicles that can accommodate moderate areas of snow.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1j	<p>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p>
			Staff Comments	<p><i>The total of the snow storage equals 25% of the improved parking and pedestrian walks and does impede four (4) parking spaces that are in excess of the minimum number of spaces required. If the owner decides that these four (4) spaces are desirable for year-round use, then the snow will be hauled from the lot.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>The total snow storage area is 621 sq. ft. The combined area is more than 10 feet but the area on the northeast corner is less than 10 feet. Staff questions whether each snow storage area complies and suggests the Applicant needs to expand the smaller storage area in the Northeast area.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>The Owner intends to store snow on site but has committed to hauling snow if the parking is desired.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>The trash storage/pickup areas and service areas or utilities are not impeded by snow storage. The parking spaces could be impeded depending on if snow is stored or hauled.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>In the smaller storage area, the Applicant plans to install turf that is salt-tolerant and resilient to heavy snow.</i> <i>The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The design, proportions, and colors of the building are harmonious with surrounding buildings and proposed buildings in the neighborhood. The scale and texture of the exterior finishes are compatible with an upscale business neighborhood (see image below). The flat roofs have generous parapets to break up the perceived mass.</i>

				<p>east elevation SCALE: 1/4" = 1'-0"</p> <p>west elevation SCALE: 1/4" = 1'-0"</p>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	<p><i>The building is not a corporate design.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			Staff Comments	<p><i>The building faces 1st Avenue and customer parking is designed and scaled to be pedestrian friendly. The building incorporates glass doors and windows to invite pedestrians and light inward. It incorporates horizontal siding, cantilevered floor elements, and interplay of metal and wood finishes to break up the tall vertical walls.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			Staff Comments	<i>The front façade faces 1st Avenue and includes design features such as windows, building off-sets, projections, and changes in material to create human scale.</i>

				<i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	N/A. No additions onto or renovations of the exterior of the building are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	Two materials will be used on the exterior: steel siding and wood siding. Several colors are proposed, primarily dark bronze and buff, and note that the maroon that appears in the center rendering is not representative of the actual colors according to the Applicant. 
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			Staff Comments	The building colors are complimentary to the neighboring buildings. See 17.06.080(A)2f for more detail. <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			Staff Comments	The flat roofs have generous parapets to break up the perceived mass. <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2i	i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space: i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.

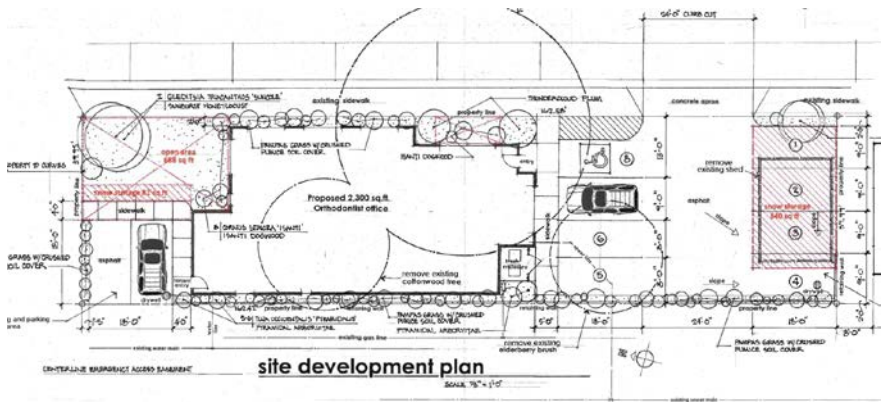
				<p>ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.</p> <p>iii) Double glazed windows.</p> <p>iv) Windows with Low Emissivity glazing.</p> <p>v) Earth berming against exterior walls</p> <p>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			Staff Comments	<p>The Applicant is proposing that the building will include the following energy-conserving features:</p> <ul style="list-style-type: none"> • Southern-facing windows with an exterior "light shelf" for summer shading. • The windows will be double-glazed. • The windows will have low emissivity. • The roof insulation provides an R-value that is 71% of above minimum code requirements according to the Applicant. <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			Staff Comments	<p>There are no sloping roof surfaces to generate snowfall onto pedestrians at the main or tenant entrances.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			Staff Comments	<p>All of the roof drainage runs to interior drains that are drained to drywells located under the parking areas. A drainage plan is attached. All drainage plans to be reviewed by the City of Hailey's Public Works Department.</p> <p>The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			Staff Comments	<p>N/A There are no vehicle drive-through canopies.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>
			Staff Comments	<p>All building signage will be applied for under a separate sign permit following completion of construction.</p> <p>The Commission found that this standard has been met.</p>

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

Compliant	Standards and Staff Comments
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Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			Staff Comments	N/A There are no accessory buildings planned for this project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3b	b. Accessory structures shall be located at the rear of the property. (1) Accessory structures may be considered in a location other than the rear on sites determined to have characteristics that prevent location at the rear of the site.
			Staff Comments	N/A There are no accessory buildings planned for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff Comments	The fence around the trash enclosure will be compatible with the finishes on the building. It will be sided with the nickel-gap siding in the same color as the building. A rendering is attached.
				The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Staff Comments	Fencing is minimal (just around the trash enclosure) and has planting to soften the visual impact.
				The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Staff Comments	The roof-mounted mechanical equipment will be shielded by the parapet walls.
				The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	N/A None are proposed at this time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	There will be no ground mounted HVAC equipment.
				The trash enclosure will be screened. A rendering is attached.
				The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3h	i. All service lines into the subject property shall be installed underground.

			Staff Comments	<i>All service lines into the property will be installed underground.</i> <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	<i>N/A No appurtenances are proposed on existing utility poles.</i>
4. Landscaping: 17.06.080 (A) 4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			Staff Comments	<i>All proposed landscaping will be drought tolerant and will be watered by an irrigation system utilizing water sensors.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	<i>Plants are hardy for Zone 4.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	<i>Irrigation will utilize water sensors.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	<i>There are a variety of trees, plants and shrubs proposed for this project. Limited width of many of the planting areas will of necessity require smaller plantings with limited spread. The trees planned for this application are within the growth limits of their respective planting areas. Staff has concerns that:</i> <ul style="list-style-type: none"> <i>The 2 Gleditsia trees planted at the corner of the building appear to be planted right next to one another. They may be too close together. Is there a way to delineate 1/8" to know how far 1' is on the plan?</i> <i>The thundercloud plum trees will produce fruit that is edible and will attract wildlife and will also drop onto the sidewalk, which is messy and not maintenance friendly.</i>

				<p><i>Staff requested that the Applicant make these changes to the landscape plan. The Applicant has agreed to adjust the spacing of the Gleditsia trees and replace the thundercloud plum trees with Honey Locust trees.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4e	<p>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</p> <p><i>Staff Comments</i> <i>N/A - There are no planting boxes or hanging baskets planned for use in the landscaping.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4f	<p>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</p> <p><i>Staff Comments</i> <i>There are a variety of trees, plants and shrubs proposed for this project. There is no plant list.</i></p>  <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4g	<p>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</p> <p><i>Staff Comments</i> <i>All storm water runoff will be contained on site, either in a drywell or in planting areas.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4h	<p>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</p> <p><i>Staff Comments</i> <i>The landscaped areas will be maintained in neat and attractive order during the growing season and properly winterized in the fall.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4i	<p>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p> <p><i>Staff Comments</i> <i>All retaining walls that are necessary will be made of formed concrete, be less than 24 inches in height, and be compatible with neighboring retaining walls.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	All retaining walls that are necessary will be made of formed concrete and be compatible with neighboring retaining walls. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			Staff Comments	None will be over two (2') feet in height, and terracing and guardrails will not be required. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	N/A Staff does not consider thee retaining walls to be extensive but the Commission should discuss.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	N/A. No retaining walls will be over 24" high.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	N/A. No retaining walls are proposed to be used for seating.

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN

1. Site Planning: 17.06.080 (B) 1, items (a) thru (b)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			Staff Comments	There is an existing sidewalk along 1 st Avenue, which is also the front of the building. The existing sidewalk will connect to a new sidewalk that will run along the entire south façade between the building and the parking lot and connects the parking lot and main entry. New sidewalk will also be added between the tenant parking and entry. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			Staff Comments	N/A The sidewalk along the building front is existing. The narrow lot is not conducive to wider sidewalks. Staff recommends that a bike rack be added. The Applicant has agreed to add a bike rack.

2. Building Design: 17.06.080 (B) 2, items (a) thru (g)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p>
			Staff Comments	<p>The main façade is oriented to 1st Avenue and faces East. The main entrance is on the south elevation but is visible from both 1st Avenue and the parking lot on the south side of the building. The main entry is on the corner and is recessed to appear more oriented towards 1st Avenue.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p>
			Staff Comments	<p>This two-story building includes variations in roof lines and in materials that provide visual interest and soften the image. The building incorporates horizontal siding, cantilevered floor elements, and interplay of metal and wood finishes to break up the tall vertical walls.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2c	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p>
			Staff Comments	<p>The building incorporates glass doors and windows at the street level to invite pedestrians and light inward. The human scale is enhanced by the interplay of metal and wood finishes to break up tall vertical walls. There is an overhang above the main entrance.</p> <p>The Commission discussed the need for a horizontal element on the west and north facades to further create human scale and interest.</p> <p>The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 2d	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.</p>
			Staff Comments	<p>N/A This building does not exceed 30 feet in height.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2e	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p>
			Staff Comments	<p>There will be a large open area in the northeast corner of the lot for use by building occupants, primarily the residential tenants on the 2nd floor.</p> <p>The Commission found that this standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B) 2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	<i>Fire department staging is available from the street.</i> <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 2g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	<i>N/A This building is not adjacent to a residential area.</i>

3. Landscaping: 17.06.080 (B) 3, item (a)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B) 3a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight-foot-wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	<i>N/A. The proposed project is located in the Business (B) Zoning District. The surrounding properties are also zoned Business (B).</i>

17.06.060 Criteria.

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

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, 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 Ordinance.**
- 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, and other Sections of the Hailey Municipal Code and City Standards.

DECISION

The Design Review Application by Kevin and Stefanie McMinn, represented by Owen Scanlon, for a 5,457 square foot orthodontist office (1,512 square foot unfinished basement, 2,312 square foot main floor office and 1,633 square foot second floor residence), located at Lot 2, Block 1, Taylor Subdivision (801 N 1st Avenue) within the Business (B) Zoning District, 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 (n) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) 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.
- c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- d) All new exterior lighting shall comply with the Outdoor Lighting Ordinance.
- e) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- f) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- g) The Applicant shall submit a Sign Permit Application for Staff approval for new signage is proposed. Proposed sign(s) shall conform to City Zoning requirements, and shall be approved prior to installation.
- h) Construction staging and storage shall not be in the City Right-of-Way. All construction impacts shall occur within property boundary.
- i) Applicant shall provide recycling containers in the trash enclosure.
- j) Snow storage areas shall be reconfigured to meet the minimum size requirements.
- k) Applicant shall provide a bike rack. Design and location to be approved by Staff.
- l) Changes to the tree selection shall be provided per arborist review. Final plans to be approved by Staff.
- m) Applicant shall provide a plant list that includes species, size and quantity.
- n) A horizontal color element shall be incorporated into the west and north elevations, to be approved by staff and one (1) Commissioner.

Signed this _____ day of _____, 2020.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda



DESIGN REVIEW STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Sharon Grant, Interim Community Development Contractor

OVERVIEW: A Design Review Application by City of Hailey, for approval of a new 325 square foot, detached single-family dwelling unit that will serve as an educational training facility for students consists of a 325 square foot main floor, to be located at 617 S 3rd Ave, Hailey (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. A lot line adjustment (LLA) was approved on January 14, 2020.

HEARING: June 1, 2020

Applicant: City of Hailey, represented by Mike Baledge

Request: Design Review for a 325 square foot, Single-Family Dwelling Unit

Location: 617 S 3rd Ave, Hailey (Lot 8B, Block 2, Hailey Townsite)

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

Notice:

Notice for the public hearing was published in the Idaho Mountain Express on April 29, 2020 and mailed to property owners within 300 feet on April 28, 2020 for May 18, 2020 Public Hearing. This project was continued on record to June 1, 2020 at the May 18, 2020 Public Hearing.

Application:

The Applicant is proposing a new 325 square foot, Single-Family Dwelling Unit, which consists of a 325 square foot main floor unit just behind the existing adjacent Hailey Fire Department building. This new building is to replace a seasonally used training trailer that comes from the Twin Falls areas as necessary for local education. The structure will be built in a somewhat temporary nature in that it will be built on wood skids instead of a typical concrete foundation. It will however be connected to the earth with helical anchors for seismic and wind restraint. The entire building will be entirely engineered and constructed for applicable structural and life safety requirements.

The guest will arrive by bus to the site, fire department staff and or teaching staff from said school will escort students to the building. The building is intended to represent a small one-bedroom house in character. Students gather in the front room (living room) to learn and discuss fire safety standards and practices. This room is to look like a living room and kitchen but is purely a meeting/training area. The students are then led into the rear room (bedroom). The door is shut. The students and a fireman in full service/protection gear discuss what to do in the event of fire and how to egress. The hall outside the room is filled with concert fog style smoke, and a heating pad on the door is turned on. The students

touch the door, crack open the door and experience the “smoke,” and then through a semi-real world experience egress via the operable window and ladder on the outside of the building to a waiting fire department personnel staff member.

This is a training building that will only be used in the fall and spring of the school season. If needed, it can be lifted onto a trailer and hauled used elsewhere due to the foundation system. Since this is only temporarily used, heat systems will be simply electric baseboards/ electric Cadet style blowers. No plumbing is necessary since this will not be occupied on a routine basis. The intent is fully complying with the Design Review standards and building permit / Building Code requirements as applicable to this unique building type.

Procedural History:

The Design Review Application was submitted on February 13, 2020 and certified complete on February 27, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on June 1, 2020, in the Hailey City Council Chambers (to be held virtually).

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer: <i>All utilities will be run underground. Only electricity will be provided to this structure, a plug in RV style 50 AMP service.</i>
				Building: <i>No comments</i>
				Streets: <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: <i>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.</i>
			Staff Comments	<i>No proposed signs are identified on plans submitted February 13, 2020. All signage to remain the same. A signage permit shall be acquired for any new signage and conform to City regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Requirements	See Section 17.09.040 for applicable code.
			Staff Comments	<i>The Hailey Municipal Code requires a minimum of one (1) parking space per Accessory Dwelling Unit or all dwellings less than 1,000 gross square feet. The project is approximately 325 gross square feet in size. One (1) parking space is required.</i> <i>The use of the building is by fire department staff who already have parking allocated for the adjacent existing building in which they reside and work. For the students and teachers coming, they will arrive by bus and will use existing parking spaces adjacent to the building on the south side.</i> <i>City Staff believe that the parking in the adjacent existing building is sufficient to meet this requirement.</i>

<input checked="" type="checkbox"/>		<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08 C.040 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.
				<ol style="list-style-type: none"> d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<i>Staff Comments</i>	<i>The Applicant is proposing new exterior light fixtures on the Single-Family Dwelling Unit. The light fixture will be low in wattage, downcast and comply with the Dark Sky Ordinance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Zone: General Residential (GR) Zone District Maximum Height: 35' Setbacks: 0'
			<i>Staff Comments</i>	<i>Proposed Height: 14'-11 7/8"</i> <i>Proposed Front Yard (East) Setback: 70'-10 1/8"</i> <i>Proposed Rear Yard (West) Setback: 35'-11"</i> <i>Proposed Side Yard Setbacks:</i> <ul style="list-style-type: none"> • North: 38'-6 7/8" • South: 76'-2 1/8" <i>The proposed detached Single-Family Dwelling Unit complies with the height and setback requirements of the Municipal Code.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(A)1 Required Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>City Staff is of the opinion that the scope of this project does not trigger the need for sidewalks.</i> <i>The site is relatively flat and the minimal amount of water dripped from the roof will percolate onto/into the site. The surfaces to access this building are permeable materials that also allow percolation into the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	<i>N/A this building is not proposing access to the main water line.</i>

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

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


Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1a	a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings
			Staff Comments	The orientation of the building has southeast and southwest facing windows for solar exposure in the primary meeting space (living room) and training room (bedroom). The same access to the building as well has the same orientation for stairs and ramp. The sun will help keep snow melted and surfaces dry for safe access to the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1b	b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.
			Staff Comments	There is not existing vegetation from a lawn, tree, or shrub inventory.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1c	c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.
			Staff Comments	The pedestrian access through the site will come from the designated existing parking areas on 3 rd Ave. Users of the building will arrive by bus and will be escorted by fire dept. staff and teachers to the rear of the property on the south side via a compacted road-mix path that is partially existing. An improved path from any areas existing not connected to the new building will be extended and installed at a 5'-0" min. width and will be nearly level, and connected to the new stairs and ADA ramp as well as to the area where the kids will exit the building via the escape window.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1d	d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.
			Staff Comments	This project will only have electrical service. The service to this building will be extended from the existing building and run underground. The new building sub panel is on the north side (rear) of this building. It will be approximately 12" x 18" x 4" deep and will be painted the color of the siding to visually integrate. There is/will be no garbage storage or pick up necessary for this building based on the intended type of use. Thus, no screening is necessary for building services aspects.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	N/A the alley is well below the project site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1f	f. Vending machines located on the exterior of a building shall not be visible from any street.

			Staff Comments	<i>N/A no vending machines are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</p>
			Staff Comments	<p><i>On-site parking is located on 3rd Avenue. The use of the building is by fire dept. staff who already have parking allocated for the adjacent existing building in which they reside & work. For the students and teaches coming, they will arrive by bus and will use existing parking space adjacent to the building on the south side.</i></p> <p><i>This site is not in the SCI zoning district; it is in the General Residential (GR) zoning district and Township Overlay (TO).</i></p> <p><i>The parking spaces are existing. The users of this building are either staff in the existing building where parking is already accounted for or, visitors to use the new building will come by bus and an area that is existing and or may need to be improved for the bus parking is shown on the site plan on the south side of the building. No need for buffering due to VERY limited/intermittent use of building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	<i>The parking spaces are located off the existing street and are existing. There is no conflict of pedestrian and vehicle as the arriving users to the building will have their own parking area with direct access to the building- see site plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	<i>The snow storage areas are shown on the site plan. These areas have direct access for blading and or blowing of snow with ample sn storage area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			Staff Comments	<i>The snow storage area and calculations are shown on the site plan and is not less than 25% of improved parking and pedestrian circulation areas, so it complies.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			Staff Comments	<i>The snow storage areas are 10'-0" min. in width.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			Staff Comments	<i>N/A snow storage will be onsite so there is no need for hauling.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>The snow storage areas do not impede parking, circulation, loading or trash areas and utilities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>The snow storage areas are on non-improved/non irrigated surface areas, no salt will be used for these snow maintenance areas, thus not affecting existing non-improved/non irrigated surface areas. If lawn will be installed, the applicant commits to not using salt type snow melt products.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proportion, size, shape and roof profile of the new building are similar to the existing residences on the opposite side of the street. The building is small in size/scale, and its backdrop is screened by the existing fire department building when viewed from the west, which is the most prominent view. The intent of the building is to have a residential nature in its aesthetic for the student to perceive it as a "little" home.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>N/A the design is not a standardized corporate building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The building is one story. It is small in its nature and thus emphasizes human scale. The pedestrian access, orientation is specifically designed to encourage human activity and interaction as this is a "flow through" training building for kids to go into the building via the front door and out via a bedroom /training room window.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>The new building front facade faces the adjacent access parking area. This building is not directly for the public's use. It is a secondary use on the site of a fire department. The entrance has human scale form (gable) and knee brace architectural detailing and changes in materials from a siding, corner trim accentuating surfaces and volumes to be residential in nature.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>N/A this will be all new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.

			Staff Comments	<p>The new building will have varying materials, texture and colors which will match the existing, directly adjacent buildings' siding, trim, profile, and colors.</p>  <p style="text-align: center;">FRONT LEFT VIEW COLORS OF SIDING/ TRIM TO MATCH EXISTING</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p>
			Staff Comments	<p>The colors and materials are harmonious in color palette and integrated appropriately matching the existing building and are harmonious with the project.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			Staff Comments	<p>N/A. This is a one-story building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
				<ul style="list-style-type: none"> iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facingside of the building shall have external light shelves installed.
			Staff Comments	<p>The following items are the two energy reduction elements/aspects that will be included.</p> <ol style="list-style-type: none"> 1. The glazing in the doors and windows will be double-glazed. 2. Low "E" coatings will be included on all of the glazing. <p>The Applicant requests for consideration of alternatives for a third items' compliance:</p> <ul style="list-style-type: none"> a. The ceiling insulation will be R-60 which is 19% better than the required R-49.

				<p><i>b. The window glazing will have a U-value of .28 which is 12.5% better than the required .32 U-Value.</i></p> <p><i>City Staff has seen several recent projects that have had the increased ceiling insulation approved for compliance and recommends that the Commission approve this.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<p><i>The primary entry is on a gable end not requiring snow fences or gutters. However, the Applicant has committed that gutters and down spouts or rain diverter along with a snow fence will be provided on the west side to protect students exiting through the back room window and a portion of the ramp.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<p><i>The single down spout (optional) or rain diverter will shed/drip directly to grade. A 24" washed rock drywell will be installed in the drip location.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Staff Comments</i>	<p><i>N/A. No vehicle canopies are proposed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Title 17: Zoning Regulations.</p>
			<i>Staff Comments</i>	<p><i>N/A If, at a later time, a sign will be installed on the front-end gable, the applicant has committed to submitting for an approved sign via a sign permit application.</i></p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3a	<p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p>
			<i>Staff Comments</i>	<p><i>The new building will have wall materials and features of architectural detailing that match the existing building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3b	<p>b. Accessory structures shall be located at the rear of the property.</p>
			<i>Staff Comments</i>	<p><i>The new building is located on the alley side of the lot to the rear of the existing building.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3c	<p>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p>
			<i>Staff Comments</i>	<p><i>N/A. No walls or fences are existing or proposed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3d	<p>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</p>

			Staff Comments	<i>N/A. No walls or fences are existing or proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Staff Comments	<i>N/A No roof projections are required/proposed for this project. There will not be any operational plumbing, the sink is just "staged" to look like a functioning kitchen. All utilities to be electric, and no flues.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	<i>N/A none are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	<i>N/A No ground mounted mechanical equipment is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 3h	h. All service lines into the subject property shall be installed underground.
			Staff Comments	<i>The electrical service is the only service necessary. It will be run underground from the existing building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 3i	i. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	<i>N/A No appurtenances are proposed on existing utility poles.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			Staff Comments	<i>If any lawn is planted in the future, the Applicant has committed that it will be of a drought tolerant type.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	<i>If any plants will be installed (none proposed), the Applicant has committed that plant species will meet the Zone 4 environment requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	<i>If any plantings are installed such as drought tolerant grass, the Applicant has committed that it will be irrigated as required for establishment.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			Staff Comments	N/A No new landscaping areas are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			Staff Comments	N/A as the proposed building is located within the General Residential (GR) Zone District.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			Staff Comments	N/A as the proposed building is located within the General Residential (GR) Zone District.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			Staff Comments	The tiny amount of water dripped from the roof will percolate onto/into the site. The surfaces to access this building are permeable materials also allowing percolation into the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	The landscaping, if installed, will be maintained by the existing primary buildings' property management.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	N/A No retaining walls are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	N/A No retaining walls are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			Staff Comments	N/A No retaining walls are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	N/A No retaining walls are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	N/A No retaining walls are planned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	N/A No retaining walls are planned.

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	1) Site Planning Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions. <i>Staff Comments</i> The orientation of this building follows the main building, which is consistent with the Old Hailey town grid.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.
			<i>Staff Comments</i>	Although the scale and massing of this building is smaller than other buildings in the surrounding area, it is a secondary temporary structure. The proportion, shape and roof profile of the new building is similar to the existing residences on the opposite side of the street. The building orientation respects the established grid pattern of Old Hailey. This building is situated behind a main building and does not face 3 rd Ave. The front entrance is on a side that is easily accessible and clearly visible from the main building and the adjacent access parking area. The alley is well below the project site. There is no storage planned for recreational vehicles. There is open space around the building. The orientation of the building has southeast and southwest facing windows for solar exposure in the primary meeting space (living room) and training room (bedroom). Snow storage area meets the minimum size and dimensions. The building will only have electrical service, which will be extended from the existing building and run underground.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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.

			<i>Staff Comments</i>	<i>N/A There is no active solar planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	2. Bulk Requirements (Mass and Scale, Height, Setbacks)
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			<i>Staff Comments</i>	<i>This building is small in size/scale so the perception of bulk or mass is not a concern.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	3. Architectural Character
			17.06.090(C)3a	a. General
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			<i>Staff Comments</i>	<i>The proportion, size, shape, and roof profile of the new building is similar to nearby residences and is respectful of vernaculars of the past.</i> <i>The Commission should discuss if the style is sufficiently respectful of the past and reflects the current era.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			<i>Staff Comments</i>	<i>While the front entry is not visible from the street, it is visible and inviting for the access from the main building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		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.
			<i>Staff Comments</i>	<i>The building is oriented to respect the existing grid pattern.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			<i>Staff Comments</i>	<i>This building is small in nature so it is not necessary to reduce the perceived scale.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Staff Comments</i>	<i>The roof form defines the entry to the building. There is no garage.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<i>The roof pitch is designed to allow snow to shed safely onto the property. The pitch does not shed snow onto the main entry area but could shed snow on the landing used to escape the building.</i> <i>The Commission should discuss if there is a need to retain snow over the landing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			<i>Staff Comments</i>	<i>The roof profile of the new building is similar to the existing residences on the opposite side of the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The roof profile of the new building is similar to the existing residences on the opposite side of the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<i>Primary wall planes are parallel to the front lot line.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The wall planes are proportional to the site and similar to nearby homes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<i>The longer wall planes have windows to break up the plane. On such a small building it does not seem necessary to use pop-outs.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>The windows are on the front and back and face the main building and open space. This building is secondary and doesn't face the street directly.</i> <i>The windows are of a traditional size, scale and proportion.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<i>There are no windows on the sides so privacy of neighbors is respected; the windows on the front face the main building, which is associated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<i>There is no balcony proposed. The deck off the front entry is appropriately scaled.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<i>The deck is situated approximately seventy feet (70') from the side lot line, which provides sufficient distance to respect privacy. In addition, it is a deck for entry not for congregating.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			<i>Staff Comments</i>	<i>The materials and colors were selected to coordinate with the existing building. The new building is small in nature so there is no perception of large walls.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<i>N/A There are no large wall planes. This building is small in nature.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			<i>Staff Comments</i>	<i>There are windows on the front wall plane.</i>
<input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			<i>Staff Comments</i>	<i>There is a deck that serves as a stoop for the entry.</i> <i>The Commission should discuss if the windows, shutters and trim is sufficiently reminiscent of Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	<i>The details and ornamentation are consistent with the main building. The scale is compatible with nearby residences.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<i>This building is not directly for the public's use. It is a secondary use on the site of a fire department. Parking is existing and is safely accessible from the entry. This building is intended to be used in the spring and fall so snow should not be a primary issue.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<i>The parking is existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Staff Comments</i>	<i>Parking is accessible from the entrance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>N/A There is no garage planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<i>N/A There is no garage planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Staff Comments</i>	<i>Parking is existing. No garage is planned and no curb cuts are planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>N/A This building is not intended for typical residential use so would not need to consider parking for recreational vehicles.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>N/A The alley is well below the project site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<i>N/A The alley is well below the project site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>N/A The alley is well below the project site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>N/A The alley is well below the project site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>This building is accessory in nature to the main building and appears subordinate.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	<i>This building is accessory in nature to the main building and is located behind it. The alley is well below the project site so not practical to locate it near the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<i>This project provides 25% snow storage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none">• Where snow is stored, key pedestrian routes and clear vision triangles.• Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<i>A snow storage plan was provided.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>N/A There are no existing mature trees.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	<i>N/A There are no existing significant landscape features.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>No new plantings are proposed but if any lawn or plants are installed they will be drought tolerant and meet zone 4 environment requirements. The existing landscaping will be maintained by the existing primary building's property management.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	<i>N/A There are no fences or walls proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	<i>N/A There are no retaining walls proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	<i>N/A This is not a Historic Structure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>N/A This is not a Historic Structure.</i>

17.06.60 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 Ordinance, 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 Ordinance.**

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

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

The following conditions are suggested for approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance 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) Encroachment permits will be needed for work in the right-of-way.
- e) 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.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- h) The alternate energy conserving measures of increased ceiling insulation of R-60, which is 19% better than the required R-49, will be installed.

Motion Language

Approval:

Motion to approve the Design Review application by City of Hailey for a new 325 square foot, detached single-family dwelling unit that will serve as an educational training facility for students consists of a 325 square foot main floor, to be located at 617 S 3rd Ave, Hailey (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (h) are met.

Denial:

Motion to deny the Design Review application submitted by City of Hailey for a new 325 square foot, detached single-family dwelling unit that will serve as an educational training facility for students consists of a 325 square foot main floor, to be located at 617 S 3rd Ave, Hailey (Lot 8B, Block 2, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, finding that _____[the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

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

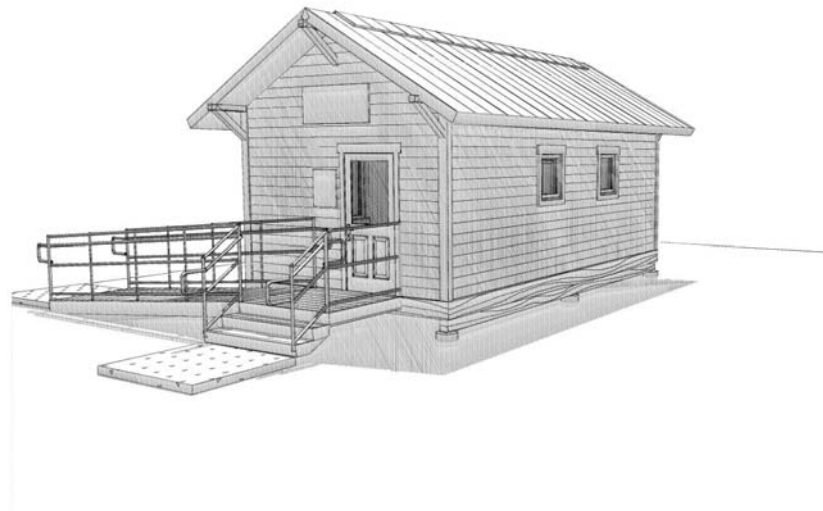
The "Fire Safety House"

City of Hailey- Fire Department
Owners Representative- Mike Baledge

Hailey, Idaho

Design Review Submittal

23 January, 2020, Amended 20 April, 20



30 Wyatt Drive
Bellevue, Idaho 83313

[illegible]

SHT	REV	DESCRIPTION
		ARCHITECTURAL
0.0		COVER, PROJECT TEAM, BLDG. INFO, COMCHECK
0.1		SPECS/ADA
1.1		SITE PLAN/ROOF PLAN
1.2		CONSTRUCTION STAGING PLAN
2.1		FLOOR PLAN, SECTION, ELEVATIONS
5.1		DETAILS
6.0		3D VIEWS & EXISTING COND. PHOTO
		STRUCTURAL
S1		FOUNDATION PLAN & FLOOR FRAMING
		ROOF FRAMING PLAN
S2		DETAILS



BUILDING CODE	2015 IBC & IECC
OCCUPANCY TYPE:	GROUP "E" EDUCATIONAL
CONSTRUCTION TYPE:	V-B NON RATED
BUILDING AREAS:	
	MAIN LEVEL 325 SF
	<u>TOTAL SF:</u> <u>325 SF</u>
SETBACKS/HEIGHTS	
SETBACKS: EAST (FRONT): 70'-0 1/8"	WEST (REAR): 35'-11"
SOUTH (SIDE #2): 76'-2 1/8"	NORTH (SIDE #1): 38'-6 7/8"
HEIGHT: 14'-11 7/8"	
ZONE: "LB" LIMITED BUSINESS	
PROPERTY INFORMATION:	
617 SOUTH 3rd AVENUE	
HAILEY, IDAHO 83333	
LOTS 1 & 12 BLK 126 & Vac 50x120 CEDAR ST	
28 ACRES	

CLIENT:
CITY OF HAILEY- FIRE DEPT.
HAILEY, IDAHO
(208)788-3147 PHONE

CONTRACTOR:
CONRAD BROTHERS CONSTR.
KETCHUM, IDAHO
(208) 309-1200 PHONE

ARCHITECT:
VITAL INK
JOLYON H. SAWREY
BELLEVUE, IDAHO 83313
(208) 720-6315 PHONE

STRUCTURAL ENGINEER:
K&S STRUCTURAL ENGINEERING
DAVE KONRAD
BELLEVUE, IDAHO 83313
(208)928-7810 PHONE

[illegible]

1. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE

2. **EXTERIOR LIGHTING:** LIGHT FIXTURES WILL BE A DOWNCAST LOW WATTAGE FIXTURES THAT WILL BE DARK SKY COMPLIANT

3. **UTILITIES PLAN:** ALL UTILITIES- WATER, SEWER, PHONE, CABLE, WILL BE RUN IN THE FOREGROUND.

LICENSED
 ARCHITECT
 AR-084258
 VOLTON H. SARREY
 STATE OF IDAHO
 ARCHITECT

A NEW TRAINING STRUCTURE:
FIRE SAFETY HOUSE
617 S. 3rd AVE. HAILEY FIRE DEPT.
HAILEY, IDAHO

Vital ink INC
Environmental Architecture
& Consulting
AAA

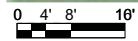
30 Wyatt Drive
Shelton, CT 06484
(203) 720-0310 Fax
joh@vitalinkandinc.com
www.vitalinkandinc.com

REVISIONS

DATE
20 APR, 2020

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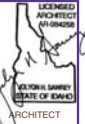
SITE PLAN

1/8" = 1'-0"

1

DESIGN REVIEW

SNOW STORAGE TABULATION CHART		
AREAS	SF	
A	1939	
TOTAL	2240	
HARD SURFACE AREA SF	20% SNOW STORAGE REQ.	SNOW STORAGE PROVIDED
2140	535.00	2240
% PROVIDED	194.7%	
NOTES:		
1. SNOW STORAGE WILL TAKE PLACE ON SITE ON AN AS NEEDED BASIS AS THE BUILDING MAY NOT BE USED DURING WINTER/ SNOW SEASON MONTHS		



A NEW TRAINING STRUCTURE:
FIRE SAFETY HOUSE
 617 S. 3rd AVE. HAILEY FIRE DEPT. HAILEY, IDAHO

Vital ink
 Environmental Architecture & Consulting
 120 W. 2nd Ave. Suite 100
 Boise, ID 83721
 208.333.1111
 vitalinkarchitects.com

REVISIONS

DATE
20 APR. 2020

1.1

PLOTTED: 4/20/20 4:47 PM

DESIGN REVIEW



SYMBOL LEGEND

CONSTRUCTION

- CONSTRUCTION PARKING
- CONSTRUCTION STAGING AREA
- CONSTRUCTION DUMPSTER
- RECYCLING BIN
- PORTABLE RESTROOM
- CONSTRUCTION AREA OF DISTURBANCE

- NOTES**
1. ALL CONSTRUCTION TO ABIDE BY CITY ORDINANCES.
 2. CONSTRUCTION HOURS LIMITED TO MONDAY-FRIDAY 7:30 a.m. TO 7:00 p.m. AND SAME FOR SATURDAY
 3. STREET CLEANING SHALL OCCUR AT A MINIMUM AT THE END OF CONSTRUCTION OR AS REQUIRED TO KEEP THE ADJACENT ROAD CLEAN AND SAFE DURING CONSTRUCTION.
 4. NO JOB SITE OFFICE IS PROPOSED
 5. IF CONTRACTOR/SUBCONTRACTOR PARKING EXCEEDS ON SITE CAPABILITIES, CONTRACTOR WILL IMPLEMENT OFF SITE PARKING/SHUTTLE OF TRADES PERSONS AS REQ. PER CITY



A NEW TRAINING STRUCTURE:
FIRE SAFETY HOUSE
 617 S. 3rd AVE. HAILEY FIRE DEPT.
 HAILEY, IDAHO

Vital ink
 Environmental Architecture
 & Consulting
 101 W. 2nd St.
 Hailey, ID 83426

REVISIONS

NO.	DESCRIPTION

DATE
20 APR. 2020

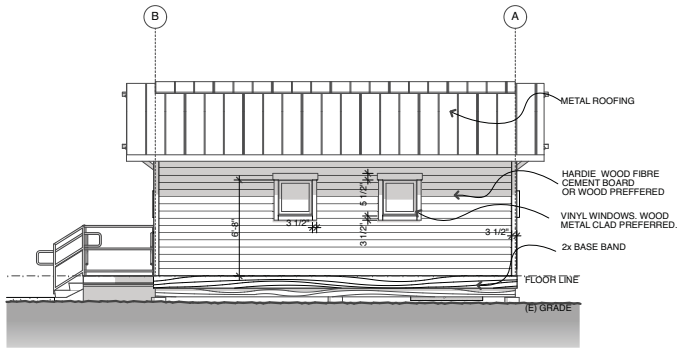
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CONSTRUCTION STAGING PLAN

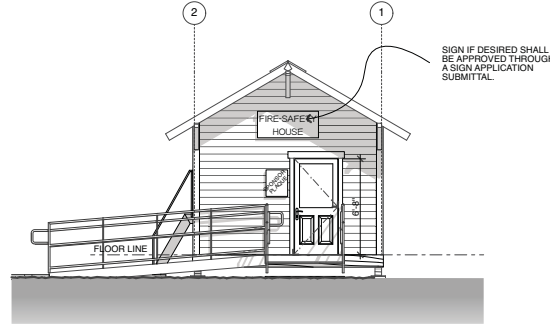
3/16" = 1'-0" 1

DESIGN REVIEW



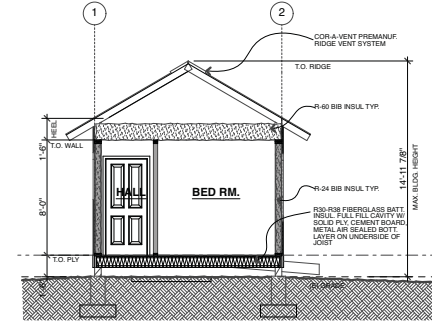
RIGHT SIDE ELEVATION

1/4" = 1'-0" 3



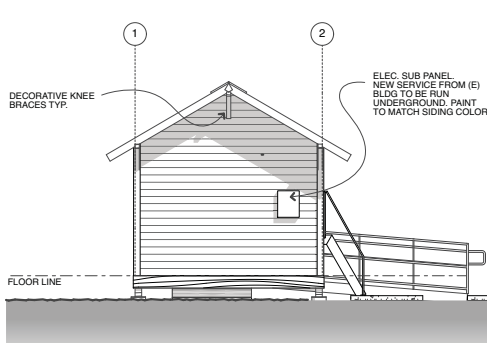
FRONT ELEVATION

1/4" = 1'-0" 4



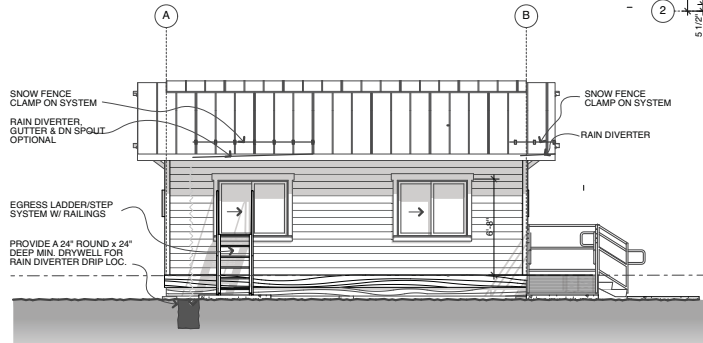
SECTION

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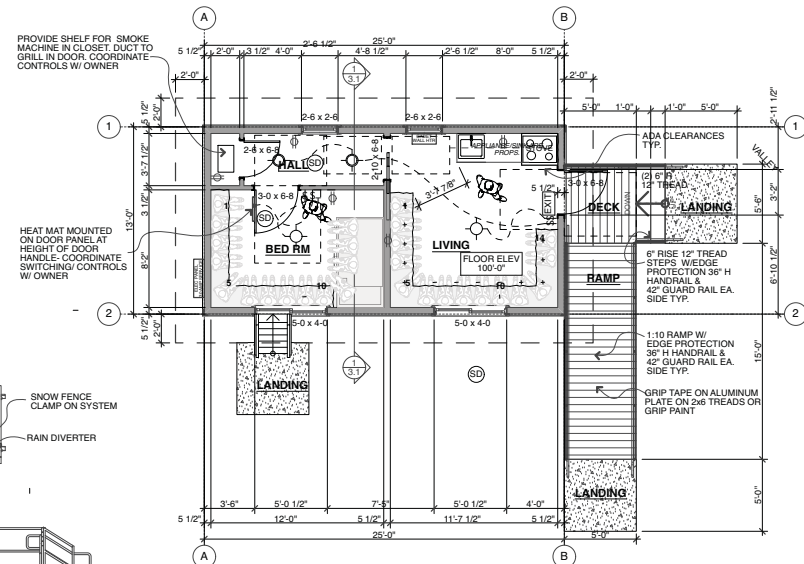
REAR ELEVATION

1/4" = 1'-0" 5



LEFT SIDE ELEVATION

1/4" = 1'-0" 6



FLOOR PLAN

ONLY ELECTRICITY WILL BE PROVIDED TO THIS STRUCTURE, A PLUG IN RV STYLE 50 AMP SERVICE

1/4" = 1'-0" 1



A NEW TRAINING STRUCTURE:
FIRE SAFETY HOUSE
617 S. 3rd AVE. HAILEY FIRE DEPT. HAILEY, IDAHO

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www.vitalinkinc.com

Vital ink
Environmental Architecture
& Consulting
INC.

2019-2023
Baldwin Blvd. Suite 103
Bozeman, MT 59717

REVISIONS

DATE
20 APR. 2020

2.1

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DESIGN REVIEW



A NEW TRAINING STRUCTURE:
FIRE SAFETY HOUSE
 617 S. 3rd AVE. HAILEY FIRE DEPT.
 HAILEY, IDAHO

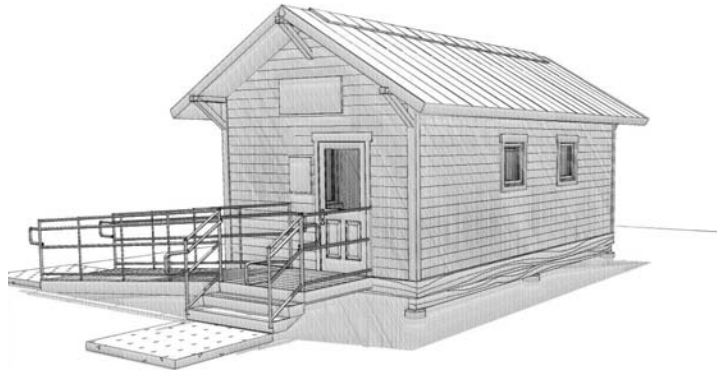
Vital ink
 Environmental Architecture
 & Consulting
 201 W. 1st Ave.
 Hailey, ID 83422
 208.785.1111
 vitalinkarchitects.com

REVISIONS

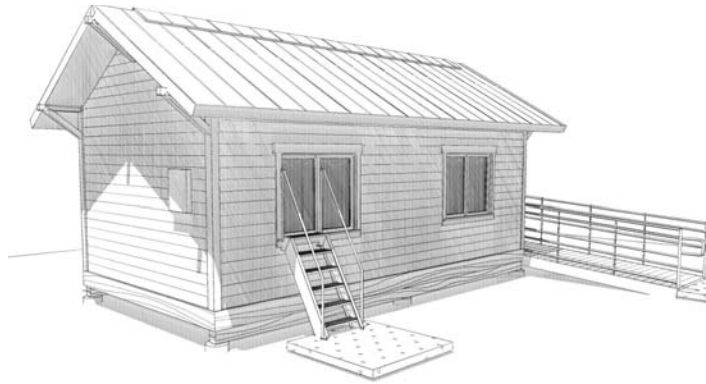
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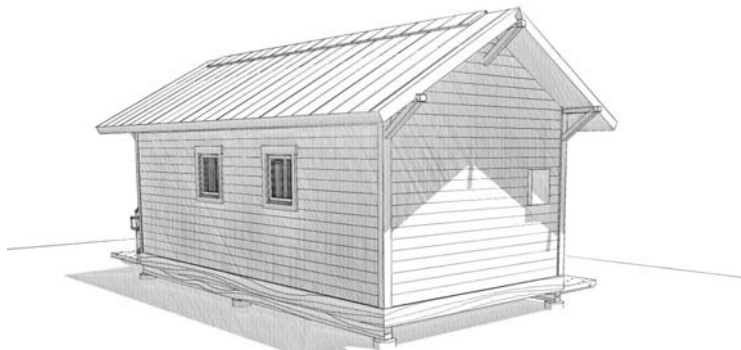
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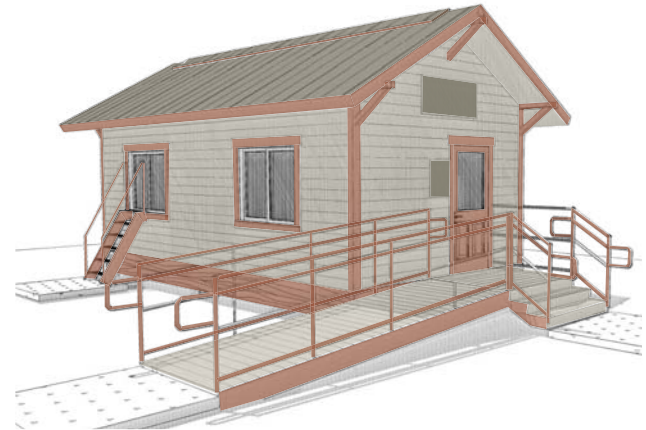
FRONT RIGHT VIEW



REAR RIGHT VIEW



REAR LEFT VIEW



FRONT LEFT VIEW
 COLORS OF SIDING/ TRIM TO MATCH EXISTING



EXISTING BUILDING- STREET VIEW
 SIDING, TRIM, COLORS TO BE USED/MATCH ON NEW PROJECT

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of June 1, 2020

FROM:	Lisa Horowitz, Community Development Director Courtney Hamilton, Interim Community Development City Planner
OVERVIEW:	Development Agreement Rezone regarding an amendment to Zoning District Map – change from Limited Business (LB) and General Residential (GR) to Business (B), and adding portions of the property into the Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Districts
HEARING:	June 1, 2020
<hr/>	
Applicant:	West Crescent Advisors, LLC
Request:	Consideration of a request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.010, Downtown Residential Overlay (DRO), Section 17.04R and Townsite Overlay (TO), Section 17.04M. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street are currently within the Downtown Residential Overlay (DRO). The southern 30 feet of lot 1 and all of 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO), and the entirety of both lots are requesting to be added to the Townsite Overlay (TO). Lots to the north and the east are zoned the requested zoning district and are within the requested overlay districts.
Location:	301, 303 and 307 South River Street and 104 West Walnut, and Lots 1 and 3, Block 1, Elmwood Subdivision #2
Current Zoning:	Limited Business (LB) and General Residential (GR)
Proposed Zoning:	Business (B) and portions of Downtown Residential Overlay (DRO) and Townsite Overlay (TO)

Notice

Notice for the public hearing scheduled for was published in the Idaho Mountain Express May 15, 2020 and mailed to property owners within 300 feet on May 8, 2020. Notice was posted on the property on

May 22, 2020.

Application

The Applicant is requesting an amendment to the City of Hailey Zoning District Map with a Development Agreement Rezone. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street and 104 West Walnut are currently within the Downtown Residential Overlay (DRO). The southern 30 feet of Lot 1 and all of Lot 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO), and the entirety of both lots are requesting to be added to the Townsite Overlay (TO). Lots to the north and the east are zoned the requested zoning district and are within the requested overlay districts.

Attachments:

- 1) [Applicant Proposed Development Agreement Rezone and Exhibits A and B](#)
- 2) [Applicant-provided example of street view perspectives from Walnut St. and Willow St.](#)
- 3) [Staff examples of area buildout with current zoning](#)
- 4) [Minutes from the January 7, 2019 Planning and Zoning Commission meeting, which was continued to February 4, 2019, but formally withdrawn by the applicant on January 29, 2019.](#)
- 5) [Minutes from the October 22, 2019 Planning and Zoning Commission meeting.](#)

Current Zoning is as follows:

Address	Lot Size (sf)	Current Zoning	Requested Zoning	DRO/TO
301 River Street	6,750	LB	B	Currently in DRO and TO
303 River Street	8,640	LB	B	Currently in DRO and TO
307 River Street	5,760	LB	B	Currently in DRO and TO
104 Walnut	4,050	LB	B	Currently in DRO and TO
Subtotal	25,200			
Lot 1 Elmwood Sub #2	2,380	GR	B	Requested to be in DRO and TO
Lot 3 Elmwood Sub #2	2,989	GR	B	Requested to be in DRO and TO
Subtotal	5,369			
Total	30,569			

As shown in the above table, the majority of the subject property is zoned LB and is in the DRO and TO. Two narrow lots on the west side of the property are zoned GR and are not currently in the DRO or TO (Lots 1 and 3, Block 1, Elmwood Subdivision). The Commission heard this project on January 7, 2019, along with a Preapplication Design Review and then again on October 22, 2019 as a Development Agreement Rezone. If approved, design review would occur after. A Development Agreement Rezone allows the City to place stricter requirements that run with the land than typical under the zoning. Examples include limiting uses, or limiting setbacks, height or bulk. This Development Agreement contains a “tent diagram”,

which is a 3-D area within which buildings may be constructed, subject to Design Review approval. This allows for a graphic representation of the way in which the Development Agreement limits building bulk. The Development Agreement Rezone proposed for this project stipulates in part:

- Residential buildings shall be set back 10' from the boundary of the GR-zoned residential lots to the west (called out by Lot and Block in the agreement)
- Structures on Elmwood Lots 1 and 3 shall not exceed 15' in height for a distance of 10' from adjoining GR zoned lots to the west.
- Uses shall be limited to residential and uses accessory to residential only.

Analysis and Discussion

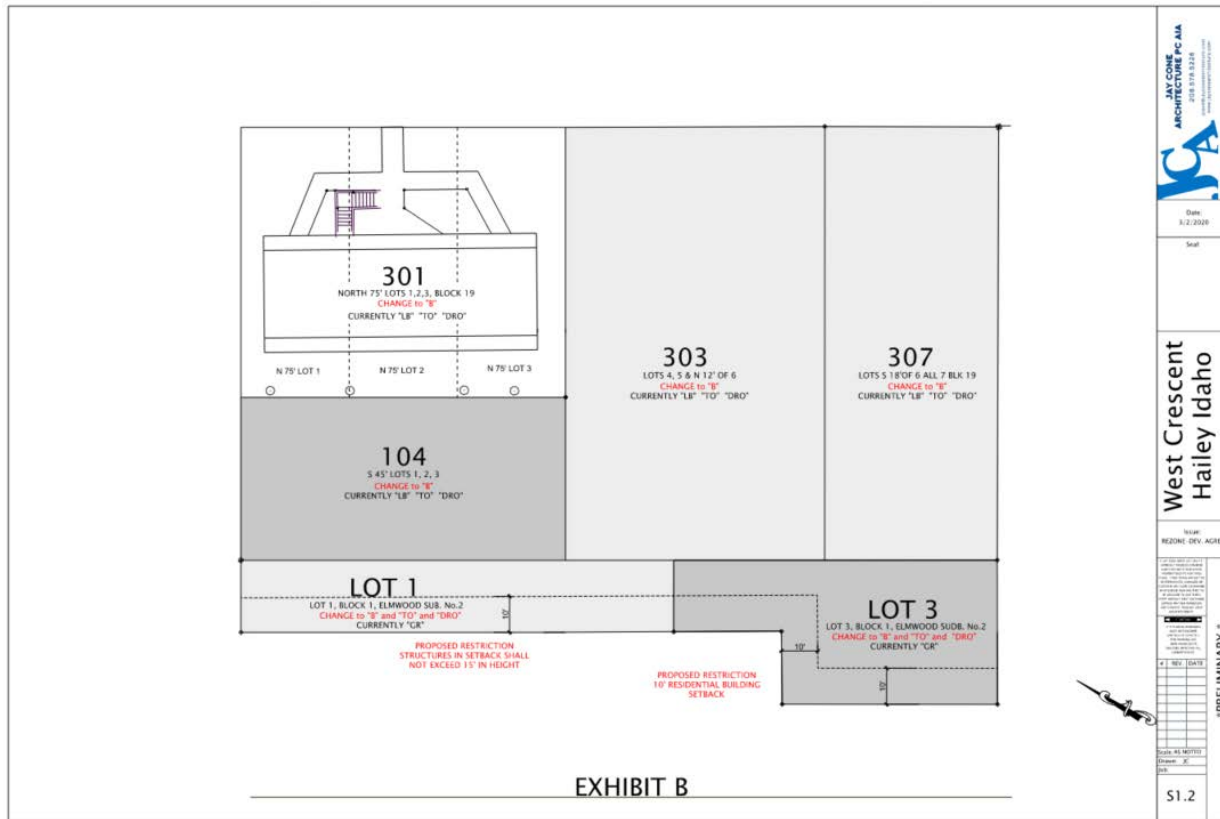
The subject property is on the edge of downtown, on South River Street. The portions of the proposal zoned Limited Business contain an existing 6-plex, and, until recently, two single-family houses. This ½ block is neighbored to the north and east by properties zoned Business, to the south by a property zoned Limited Business and one property zoned GR residential containing a multi-family home, and to the west by GR residential zoning, including one single-family home and two vacant parcels. The residential neighborhood to the west is downhill of the South River Street properties by approximately seven (7) feet. Currently, a mix of deciduous trees buffer the project site from the residential property to the west.

The applicant states: Living in and near downtown inherently protects and enhances the character of Hailey. The site is within walking distance of businesses on Main Street and River Street. Recreational opportunities such as the Big Wood River and the Hop Porter Park are also within easy walking distance. Residents will enjoy a more urban lifestyle and be naturally encouraged to walk.

This application represents a distinct attempt to address housing shortages in the Valley in a location that is keeping with the Comprehensive Plan. High density residential development is specifically encouraged along River Street along with infill and maximum density projects.

Housing for young and career-oriented workers is best located downtown where amenities and services are close. Those without cars have access to transportation and can focus on their careers. Rental properties allow workers or families new to Hailey to get a foot hold. As their income increases, they can move on to rental houses as a step to purchasing a house in the valley.

The establishment by the city of the Downtown Residential Overlay creates opportunities to fulfill the goals of the Comprehensive Plan and provide the Commission and Developers with the tools needed to address, in part, the housing shortage in Hailey. The applicant is requesting to include the Elmwood Lots 1 and 3 in the DRO to improve site planning options; to reduce possible split zoning, and to allow for improved design. See map below:



1. Purposes of Zone Districts:

LB: The purpose of the LB district is to provide areas for a wide range of residential uses, restricted business uses and medical facilities. The LB district is intended to allow for commercial uses that would not detract from the established downtown retail businesses, hence general retail is not allowed.

GR: The purpose of the GR district is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood.

B: The purpose of the B district is to provide areas for general business and commercial activities and a limited number of residential uses.

DRO: The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; 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.

TO: 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)

Summary of Uses:

Without a development agreement in place, the proposed change in zoning would increase the range of uses permitted on these properties. However, the proposed development agreement lists residential and uses accessory to residential as the sole use of this property, thus limiting the range of uses, particularly for the lots along River Street and the Walnut Street lot, which are currently zoned LB. The Elmwood Lots would experience greater flexibility with the proposed changes, as rezoning from GR to B decreases the setbacks of the property and including it in the DRO allows for greater density of residential use than GR.

2. Density and Bulk Requirements:

The density requirements do not change for the majority of the property, 18,450 square feet is zoned LB, which has the same underlying density (20 units per acre) as the requested B zoning. All of this area is currently in the DRO, and therefore has the same density options under DRO regulations. 5,369 square feet is currently zoned GR (10 units per acre) and is not in the DRO or TO. Therefore, this property would benefit from the overlay and from the change in underlying zoning. Including the area within the TO does not change density requirements, but allows building height to increase to 40':

C. Maximum Building Height:

1. Business District: The maximum building height in the business district shall be thirty-five feet (35'), except a building containing at least one residential dwelling unit shall have a maximum height of forty feet (40'). Any building exceeding thirty feet (30') shall comply with relevant sections and appendices of the IFC, including, but not limited to, fire access lanes, provisions for exterior roof access, and provision of sprinkler systems. No building may exceed three (3) stories from the reference street¹ frontage.

Bulk requirements would change as outlined in the following table, but also subject to the limitations of the Development Agreement Rezone:

Setback/Bulk Comparison

Zone		GR	LB	B
Setbacks	Minimum front yard setback (feet)	20	20	0 ⁷

	<i>Minimum side yard setback (feet)</i>	<i>10'</i>	<i>10'</i>	<i>0'</i>
	<i>Minimum rear yard setback (feet)</i>	<i>10'</i>	<i>10'</i>	<i>0'</i>
<i>Height</i>	<i>TO Maximum building Height</i>	<i>40' if in TO regardless of underlying zoning</i>	<i>40' if in TO regardless of underlying zoning</i>	<i>40' if in TO regardless of underlying zoning</i>
<i>Notes</i>	<i>7.</i>	<i>Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.</i>		

If the requested zone change is approved, the setbacks would see a decrease in the required setback distance from the property line (see table above). This change in zoning districts would result in a building setback of zero-feet on all sides of the property line (in Business Zone District) versus setbacks of 20-feet in the front yard and 10-feet in the side yards and rear (in General Residential and Limited Business Zoning Districts). The Development Agreement Rezone proposes to limit the height within 10' of the west property line (adjacent to residential zones) to a height of 15'. The remainder of the Elmwood Lots outside of this 15' area could go to a height of 40' per the TO.

The existing zoning on the Elmwood Lots is subject to the following requirement with regards to parking:

17.09.020.11: MINIMUM DISTANCE SETBACKS:

No part of any parking area for more than ten (10) vehicles shall be closer than twenty feet (20') to any lot occupied by a dwelling unit, school, hospital or other institution for human care and shall be separated from that adjoining lot by an acceptably designed screen as defined above. (Ord. 1191, 2015)

The requirement was modified for projects in the DRO as follows:

17.04R.060.B.2: A landscape buffer between parking areas and residential zone districts may consist of an acceptably designed wall or fence incorporating drought tolerant plantings;

Therefore, parking areas of more than 10 vehicles could be closer to residential areas on Elmwood Lot 3 under the requested zone change.

It is important to try and visualize what type of bulk is permitted under existing zoning in the vicinity in order to analyze the zoning request. Staff has previously prepared a variety of diagrams illustrating possible buildout of the commercial and residential areas surrounding the property, attached to this report. Additionally, based on comments made by the public and the Commission at the October 22, 2019 meeting, the applicant has prepared a street-view image of the project from Walnut and Willow streets. The primary issue with the request is how the increased building bulk related to the change in zoning affects residential neighborhoods to the west of the subject property, and if the bulk is mitigated by the restrictions proposed in the Development Agreement

3. Existing Land Uses:

The property is currently vacant, with the exception of the 6-unit residential structure on 301 South River Street. Three small houses have been removed over the last year. To the north along Walnut is a vacant B-zoned lot. To the east along River is an older single-family house and the Sustainability Center (planned to be relocated, and the site converted to a parking lot). On the south side (River Street) is a dentist office. West of the dentist office on Pine Street is a multi-unit house. To the west and downhill are an older single-family home, and a vacant lot.

Criteria for Review:

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

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

The Comprehensive Plan Land Use Map reflects suitable projected land uses for the City. It considers existing conditions, trends, and desirable future situations, the objective being a balanced mix of land uses for the community. The Map establishes a basis and direction for the expansion and/or location of business, residential, industrial, institutional and green space areas within and adjacent to the City. The Land Use Map depicts the area proposed for rezone as High Density Residential. The area in question is on the border of areas designated Residential Buffer. The Comp Plan Land Use Map purposefully does not have boundaries between land uses that are specific to property boundaries, allowing for decision-making processes such as this to determine actual zoning boundaries.

The Hailey Comprehensive Plan identifies housing as a high priority:

High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.

The Land Use Plan Map identifies likely areas for housing. In addition to housing, the Plan stresses the importance of downtown housing, and the reason to plan for mixed uses:

Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety.

The Land Use Section describes High Density Residential as follows:

High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.

5.6 *Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.*

5.7 *Encourage development at the densities allowed in the Zoning code.*

7.2 *Encourage projects and programs that seek to provide opportunities for*

cultural, cross-cultural and educational enrichment.

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

Rezoning Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 S River Street and 104 W Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2 from Limited Business (LB) and General Residential (GR) to Business (B) is compatible with the Comprehensive Plan, as the change would facilitate the development of housing. The B zone district setbacks allow for varied parking arrangements, and parking is a necessary component of housing development.

The request to include portions of Lot 1 and all of Lot 3, Block 1, Elmwood Subdivision # 2 in the DRO and TO are compatible with the Comp Plan Land Use Map, which calls for higher density residential uses along River Street.

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;

Public services are available to support residential development in the area. Buildings built under these changes could contain residential apartments, similar to ones that exist today along River Street and in other parts of Hailey. Depending on the building heights and number of units these buildings may require full fire sprinkler suppression, elevators and other code requirements. If the Development Agreement Rezone is approved, street improvements will be required as part of the design review process. It is anticipated that public facilities and services are available in the area identified to support the full range of uses permitted by the zone districts under consideration.

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

The zones and overlays under consideration would follow the same bulk requirements as adjacent blocks to the north within the Business Zone District, with the exceptions of the uses and bulk limitations described earlier in this report. Proposed projects would be subject to design review, allowing for community input, and Commission discussion of compatibility. The neighborhood contains a variety of commercial, multifamily and single-family projects. The Commission should discuss in detail the “Tent Diagram” and the massing analysis provided by staff in order to understand compatibility with the surrounding area.

Additionally, the Commission requested that staff consider the zoning of the neighboring lot to the south, Amended Lot 8A, Block 19, 315 South River Street, as it will be the only remaining property zoned Limited Business in this area should the Commission find this Development Agreement Rezone acceptable. Staff has contacted the property owner of that lot to see if they would wish to be zoned Business (B) if this Development Agreement rezone is approved. The property owner wishes to take the matter under advisement, and has not made a decision at this time.

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

With regards to the creation of the Small Residential and Downtown Residential Overlay districts, the Commission and Council found that there is a strong basis in the Hailey Comprehensive Plan for this type of amendment. The City and the Wood River Valley have a documented need for community housing. The Comprehensive Plan calls for housing initiatives. The current changes under consideration would

allow for mid-range housing development, subject to Design Review in an area within walking distance of many town services. Apartments already exist in the area.

Action

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

17.14.040(B) Recommendation.

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

Motion Language:

Approval:

Motion to approve the Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.010, Downtown Residential Overlay (DRO), Section 17.04R and Townsite Overlay (TO), Section 17.04M. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). The southern 30 feet of Lot 1 and all of Lot 3, Block 1, Elmwood Subdivision # 2 (no address) would be added to the Downtown Residential Overlay (DRO), and the entirety of both lots would be added to the Townsite Overlay (TO), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare.

Denial:

Motion to deny the request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.010, Downtown Residential Overlay (DRO), Section 17.04R and Townsite Overlay (TO), Section 17.04M. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from

Limited Business (LB) and General Residential (GR) to Business (B). The southern 30 feet of Lot 1 and all of Lot 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO), and the entirety of both lots are requesting to be added to the Townsite Overlay (TO), finding that (Commission should cite which standards are not met and provided the reason why each identified standard is not met).

Continuation:

Motion to continue the public hearing upon the request by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture to _____ [the Commission should specify a date].

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES ONLY – ~~FEBRUARY 25~~JUNE

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:	
--	--

(SPACE ABOVE LINE FOR RECORDER'S USE)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is dated for reference purposes this _____ day of _____, 2020, by and between the CITY OF HAILEY, IDAHO, a municipal corporation ("**Hailey**" or "**City**") and WEST CRESCENT ADVISORS, LLC, an Idaho limited liability company ("**Owner**", and together with the City, the "**Parties**").

BACKGROUND AND CONTEXT

A. Hailey is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, including the power to zone property in connection with a development agreement; to enforce zoning within the boundaries of property so zoned; and the power to contract. A development agreement between the Parties is a collaboration that will provide mutual benefit for the Parties, businesses in and residents of the City.

B. Owner owns the real property situated in the State of Idaho, County of Blaine, commonly known as 301, 303 and 307 River Street, Hailey, Idaho and more particularly described as [insert legal description] ("**River Street Lots**") and depicted on the map attached hereto as Exhibit "B", 104 Walnut Street, Hailey, Idaho and more particularly described as [insert legal description] ("**Walnut Street Lot**") and depicted on the map attached hereto as Exhibit "B", and Lots 1 and 3, Block 1 of Elmwood Subdivision No. 2, Hailey, Idaho and more particularly described as [insert legal description] ("**Elmwood Lots**") and depicted on the map attached hereto as Exhibit "B" (the Elmwood Lots together with the River Street Lots and Walnut Street Lot the "**Property**").

C. The Property includes an apartment building at 301 River Street, Hailey, Idaho ("**Existing Structure**").

D. The Owner has applied for a rezone of the River Street Lots and Walnut Street Lot from Limited Business to Business, for a rezone of the Elmwood Lots from General Residential to Business, Townsite Overlay District and Downtown Residential Overlay District to facilitate the Owner's use and development of the Property which will provide substantial public benefits, including increasing the number of residential units in the City.

E. The Parties agree that the Property shall be developed in accordance with this Agreement; all applicable City ordinances; and any additional conditions and requirements imposed upon the Property by the Hailey Planning and Zoning Commission ("**Commission**")

and/or City Council (“**Council**”) during approval of the rezone, or as the result of design review or re-subdivision.

F. By adopting Ordinance No. _____ (“**Rezone Ordinance**”) for rezoning of the Property, the Council has determined that the proposed rezone meets the requirements of Hailey’s Zoning Ordinance and, further, that the rezone does not conflict with and is in accordance with Hailey’s 2014 Comprehensive Plan (“**Comprehensive Plan**”).

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises, agreements, terms and conditions set forth herein, the Parties agree as hereinafter provided.

1. **Rezoning.** The Council has determined the Property shall be zoned in accordance with the Rezone Ordinance, and pursuant to approval of Owner’s application for rezone of the Property from Limited Business and General Residential to Business, Downtown Residential Overlay and Townsite Overlay. Pursuant to Idaho Code section 67-6511A, and as a condition of rezoning of the Property, Owner agrees to the Conditions on Development set forth in Section 3, below.

2. **Right to Develop.**—Subject to the requirements of this Agreement, the Owner and all future owners of some or all of the Property shall have the right to demolish all or any portion of Existing Structures and redevelop, construct or improve. The Project shall include the following components:

- a) only residential buildings and accessory uses.
- b) residential buildings shall be setback ten feet (10’) from the boundary with Lot 4 Block 1, Lot 2B Block 1 and Lot 2A Block 1 Elmwood Subdivision No. 2, Blaine County Idaho.
- c) structures within ten feet (10’) from the boundary with Lot 4 Block 1, Lot 2B Block 1 and Lot 2A Block 1 Elmwood Subdivision No. 2, Blaine County Idaho, shall not exceed fifteen feet (15’) in height.
- d) the Project shall comply with the setbacks and height restrictions set forth, which are taken from the envelope diagram document “West Crescent Hailey Idaho” dated 2/26~~03/02~~2020 (“**Tent Diagram**”), attached hereto as Exhibit “A” and incorporated herein by reference. Issuance of any building permit for the Project is conditioned on future Design Review approval. The Tent Diagram illustrates areas within which buildings may be constructed. Building height and height location shall be restricted by the dimensions of the Tent Diagram, except architectural features such as towers, spires, chimneys, and similar architectural elements.

3. Conditions on Development.

All development of the Property shall be consistent with this Agreement; provided, however, it is the intent of this Agreement to allow design flexibility and not restrict authority to grant Design Review approval of any building consistent with this Agreement.

Owner will submit such applications regarding Design Review as required under Title 17 of the Hailey City Code, final plat reviews and any other applications as may be required by the Hailey City Code in effect on the Effective Date. Hailey, having exercised its discretion in approving this Agreement, shall act reasonably, in good faith and in accordance with the restrictions in this Agreement when processing the approval or issuance of such applications, permits, plans, specifications, plats, and/or entitlements for the Project as may be necessary or prudent in order to implement the Project, and consistent with the Hailey City Code and applicable State and/or federal laws. Unless otherwise expressly provided at the time of approval or issuance of any application, permit, plan, specification, plat and/or other entitlement required for the Project, all requirements of this Agreement, and the Hailey City Code applicable to such application, permit, plan, specification, plat or other entitlement shall be deemed waived by Hailey, or fulfilled by Owner, upon approval or issuance of any such application, permit, plan, specification, plat and/or other entitlement for the Project.

4. Vested Rights.

a) Except as provided otherwise in this Agreement, development of the Project shall be vested and governed by policies, procedures, guidelines, ordinances and regulations of the City governing land use in effect as of the Effective Date of this Agreement. Any amendments or additions made during the term of this Agreement to City policies, procedures, guidelines, ordinances or regulations shall not apply to or affect the conditions of development of the Project; provided, however, the following are exempt from vesting under this Agreement:

- i) plan review fees and inspection fees;
- ii) amendments to building, plumbing, fire and other construction codes;
- iii) City enactments that are adopted pursuant to State or Federal mandates that preempt the City's authority to vest regulations.

b) Owner may request to be bound by future amendments to the Hailey Zoning Ordinance, or other regulations, policies or guidelines affecting development, and such request shall be approved administratively provided no new land use not allowed under current regulations is proposed and no increase in total square footage of structures to be developed is proposed. In all other instances, the request to be bound by future amendment(s) shall be approved by the Council as an amendment to this Agreement. Any of the dates set forth in this Agreement may be revised administratively by agreement between Owner and City Staff.

5. **Means of Development.** Development of the Property shall occur in accordance with the conditions and requirements of the applicable design approval process, and generally as depicted in Exhibit “A” attached hereto. Except as otherwise expressly provided herein, all development shall be governed by applicable Hailey ordinances in effect at the time.

6. **Term.** The term of this Agreement shall be perpetual.

7. **Miscellaneous Provisions.**

a) Police Powers. Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of Hailey or its discretion in review of subsequent applications regarding development of the Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein, including, without limitation, applicable building and fire codes.

b) Amendment. This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by both Parties and as evidenced by amended plats.

c) Specific Performance. In the event of a breach of this Agreement, in addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

d) Attorney's Fees. In the event either party hereto is required to retain counsel to enforce a provision of this Agreement, or to recover damages resulting from a breach hereof, the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees incurred, whether or not litigation is actually instituted or concluded.

e) Notices. All notices required or provided for under this Agreement shall be in writing and deemed delivered upon delivery in person or upon mailing by certified mail, return receipt requested, postage prepaid. However, the time period in which a response to such notice must be given shall commence to run from the date of receipt on the return receipt of the notice. Rejection or refusal to accept, or the inability to deliver because of a change of address of which no notice was given shall be deemed to be receipt of the notice.

Notices to City shall be addressed as follows:

City of Hailey
Post Office Box 2315
Hailey, ID 83340
Attn: Community Development Director

Notices given to Owner shall be addressed as follows:

West Crescent Advisors, LLC
2706 Broadway E.
Seattle, WA 98102
Attn: Ms. Nancy Melton

with a copy to:

Lawson Laski Clark, PLLC
675 Sun Valley Road, Suite A
Post Office Box 3310
Hailey, Idaho 83340
Attn.: Edward A. Lawson

A party may change the address to which further notices are to be sent by notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

f) Effectiveness Upon Rezone. This Agreement shall become effective only upon, and is subject to, the Council's enactment of an Ordinance rezoning the Property and the adoption of Findings and Conclusions of approval. By entering into this Agreement, the City hereby contracts to rezone the Property.

g) Reliance by the Parties. This Agreement is intended by Owner to be considered by Hailey as part of Owners' request for a rezone of the Property and is contingent upon said rezone. Owner acknowledges and intends the City to consider and rely upon this Agreement in its review and consideration of said rezone request and subsequent application.

h) Relationship of Parties. It is understood that the contractual relationship between Hailey and Owner is such that neither party is the agent, partner, or joint venturer of the other party. There are no third parties intended as beneficiaries of this Agreement.

i) Successors and Assigns; Covenant Running with the Land. This Agreement shall inure to the benefit of Hailey and Owner and their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on both parties to this Agreement as well as their respective heirs, successors and assigns.

j) Recordation and Release. This Agreement shall be recorded with the Blaine County Recorder. City agrees to execute all appropriate documentation to cause the encumbrance of this Agreement to be terminated in the event of termination under paragraph 7 above.

k) No Waiver. In the event that Hailey or Owner, or its successors and assigns, do not strictly comply with any of the obligations and duties set forth herein, thereby causing a default under this Agreement, any forbearance of any kind that may be granted or allowed by

Owner, Hailey, or their successors and assigns, to the other party under this Agreement shall not in any manner be deemed or construed as waiving or surrendering any of the conditions or covenants of this Agreement with regard to any subsequent default or breach.

l) Partial Invalidity. In the event any portion of this Agreement, or part hereof, shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect and shall in no way be affected, impaired or invalidated, it being understood that such remaining provisions shall be construed in a manner most closely approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part hereof.

m) Entire Agreement. This Agreement constitutes the full and complete agreement and understanding between the parties hereto. Excluding formal conditions placed upon the application for annexation, subsequent plat approvals or other matters related to the public process, no representations or warranties made by either party shall be binding unless contained in this Agreement or subsequent written amendments hereto.

n) Exhibits. All exhibits referred to herein are incorporated in this Agreement by reference, whether or not actually attached.

o) Authority. Each of the persons executing this Agreement represents and warrants that he or she has the lawful authority and authorization to execute this Agreement, as well as all deeds, easements, liens and other documents required hereunder, for and on behalf of the entity executing this Agreement.

p) Recitals. The Recitals are incorporated herein and made a part of this Agreement by this reference.

q) Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho, which shall be the sole jurisdiction and venue for any action which may be brought by either party with respect to this Agreement or the subject matter hereof.

[end of text – signatures appear on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

West Crescent Advisors, LLC, an Idaho Limited liability company By:_____ Name: Title:	The City of Hailey, a municipal corporation By:_____ Martha Burke, Mayor
	Attest: _____ Mary Cone, City Clerk

ACKNOWLEDGMENTS

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this ____day of_____, 2020, before me a Notary Public in and for said State, personally appeared Martha Burke, known to me to be the Mayor of Hailey and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the CITY OF HAILEY.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

Notary Public
Residing at _____
My Commission Expires _____

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this _____ day of _____, 2020, before me a Notary Public in and for said State, personally appeared _____ known or identified to me to be the member of WEST CRESCENT ADVISORS, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

Notary Public
Residing at _____
My Commission Expires _____



Seal:

West Crescent
Hailey Idaho

Issue:
REZONE-DEV. AGREE.

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EXPRESSLY RESERVES COMMON
LAW COPY RIGHT AND OTHER
PROPERTY RIGHTS FOR THESE
PLANS. THESE PLANS ARE NOT TO
BE REPRODUCED, CHANGED OR
COPIED IN ANY FORM OR MANNER
WHATSOEVER, NOR ARE THEY TO
BE ASSIGNED TO ANY THIRD
PARTY WITHOUT FIRST OBTAINING
EXPRESS WRITTEN PERMISSION
AND CONSENT FROM JAY CONE
ARCHITECTURE PC.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

[illegible]

Scale: AS NOTED
Drawn: JC
Job:

Job:	
------	--

Environ Monit Assess (2008) 142:1–10

***PRELIMINARY ***

EXHIBIT A



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

Date: /15/2020

Seal:

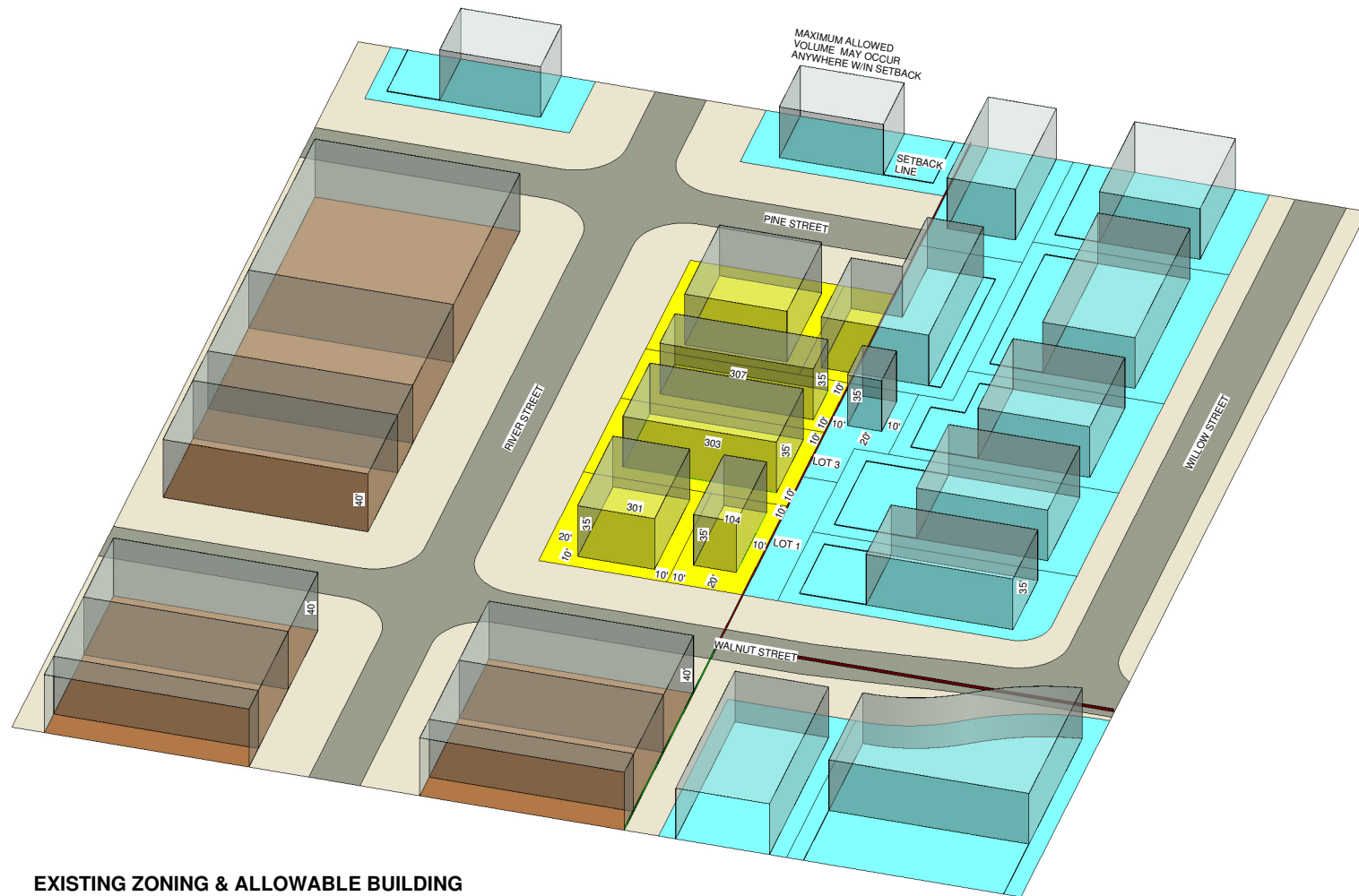
West Crescent

Issue:
Design Review

IF THE ABOVE INFORMATION DOES NOT MEASURE, ONE INCH(1") BEARING, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL UNLABLED DIMENSIONS.

[illegible]

PRELIMINARY DESIGN REVIEW



**EXISTING ZONING & ALLOWABLE BUILDING
ENVELOPES (HEIGHT/SETBACKS)**

BUSINESS (B) - BROWN
 LIMITED BUSINESS (LB) = YELLOW
 GENERAL RESIDENTIAL = LIGHT BLUE
 TOWNSITE OVERLAY = RED LINE
 DOWNTOWN RESIDENTIAL OVERLAY = GREEN LINE

MEETING MINUTES**HAILEY PLANNING & ZONING COMMISSION****Monday, January 7, 2019****Hailey City Hall****5:30 p.m.****Present****Commission:** Janet Fugate, Dan Smith, Richard Pogue, Sam Linnet, Owen Scanlon**Staff:** Lisa Horowitz, Robyn Davis, Chris Simms**5:29:13 PM** Chair Fugate called to order.**5:29:40 PM** Smith motioned to amend agenda to include nomination of Chair and Vice Chair. Pogue seconded. All in Favor.**5:30:13 PM** Public Comment for items not on the agenda. No Public Comment.**Consent Agenda****CA 1** Adoption of the Meeting Minutes December 17, 2018. **ACTION ITEM****CA 2** Adoption of the Findings of Fact, Conclusions of Law and Decision of a text amendment to Title 17, Section 17.04J.20, Flood Hazard Overlay District (FH) and to Title 17, Section 17.05.040, District Use Matrix, to amend the building height to be measured from the Base Flood Elevation (BFE). **ACTION ITEM****CA 3** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Flowing Wells, LLC, represented by Jolyon Sawrey, for an exterior commercial remodel to the existing 2,418 square foot building, known as The Liquor Store. An 1,855 square foot, two-story mixed-use addition is also proposed. **ACTION ITEM****CA 4** Adoption of the Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Lightworks, represented by Chase Gouley of BYLA, for a new 2,324 square foot mixed-use development, to be located at 41 Mercure Lane (Lot 2E, Block 3, Airport West Subdivision #2) in the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM**

Smith stated CA 1 needs to be modified, motion incorrect and applicant name misspelled.

5:31:46 PM Pogue motioned to approve consent agenda items with those two changes. Scanlon seconded. All in favor.

New Business

NB 1 Nomination of Chair and Vice Chair. **ACTION ITEM**

5:32:12 PM Scanlon nominated Dan Smith as Chair. Smith declined. Chair Fugate stated as always happy to stay or step down.

5:32:36 PM Smith nominated Janet Fugate as Chair. Pogue seconded. All in favor.

Chair Fugate asked Pogue if he was willing to continue as Vice Chair. Pogue confirmed he was.

5:33:16 PM Chair Fugate motioned for Pogue as Vice Chair. Scanlon seconded. All in Favor.

Public Hearings

PH 1 **5:33:33 PM** *Consideration of a Zone Change Application by Travis Jones, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, and Downtown Residential Overlay (DRO), Section 17.04R. Proposed changes would include Lot 5C, Block 1, Elmwood Subdivision #2 (131 West Pine Street) in to the Downtown Residential Overlay (DRO). The lots to the east are within the requested overlay district. The underlying zoning district(s) will not change.*

5:34:08 PM Horowitz opened the discussion by clarifying the two applications tonight are not related or tied together other than they are near each other on River Street. Horowitz provided a summary of how the Downtown Residential Overlay was adopted. Horowitz turned floor over to Robyn Davis. **5:35:35 PM** Davis explained the applicant's request, the current zoning of the property and overlays. Davis confirmed required setbacks would not change. In code, section 17.050.090 D, it does note if the lot is divided by a zoning district boundary line the less restrictive zoning requirements may be extended not more than 25ft into the more restrictive zoning districts. Davis explained how this is applicable to this parcel if the existing home were to be demolished but right now the location of the home precludes this standard. If the parcel remains as is and is chosen not to be included in Downtown Residential Overlay, two units can be developed on this lot. If included in Downtown Residential Overlay, could possibly see an increase in density if all requirements met. Chair Fugate requested Davis to discuss further the less restrictive zoning. Horowitz summarized that this means the applicant could extend 25ft into the general residential within the width of the limited business district. **5:40:56 PM** Travis Jones, owner of 131 W Pine Street and realtor in Ketchum and Hailey. Jones said he purchased the home in 2013, pointing out existing ADU and has approximately 2800 sq. ft. Jones explained his initial thoughts would be to add 1 or 2 apartments on the parcel, and that parking is more than sufficient. **5:43:25 PM** Scanlon asked Jones to trace where

his property line is at. Linnet asked if apartments would be connected to existing building or part of current footprint. Jones explained would be part of existing footprint. Horowitz said setback on property line would not change whether or not added to DRO. Chair Fugate asked if later down the road, if home was demolished, if it could accommodate 15 units. Davis explained that was an estimate and dependent on meeting parking. Linnet asked Jones if apartments are for long term or short term. Jones said intention is for long term. Pogue confirmed current facility contains a residence and 1 ADU. Jones confirmed and that looking at 1 more ADU. Chair Fugate confirmed this would go through design review.

5:48:54 PM Chair Fugate opened public hearing.

5:49:21 PM Tom Crais, in building adjacent numbers 135/137, has been in the building for about 17 years. Really wandering, to increase the density of the population there which in reading the resume seems like it is increasing it potentially substantially. First question is where is the parking going to come from. And his statement is that it seems like a pretty high-density population to go in that corner in the back. That gives him concern as a property owner just adjacent to it right next door. The other point has to do with parking. Between the dentist and himself and that building every day their parking lot from the applicant's property line to across the street is consistently filled. Question is if the public is allowed to encroach, the people renting from the applicant are allowed to use the parking places that are for their children receiving dental care and his patients of every age receiving medical care. Despite fact that have parking on other side from a building that takes up a lot of parking to begin with. Those are his questions. Number 1) Where's the parking coming from and is this going to affect the quality of the living environment and parking in that area. It really concerns him a lot because it's a small area, very condense, in the back, off the street. It worries him a lot.

5:51:16 PM Peter Lobb, 4th and Carbonate, disagree a little with Lisa. Went to the meetings as you probably know when did this new overlay. Does not remember the boarders were going to be fungible, that it was something all of sudden could just change them when we feel like it. If in fact we do that, feels like we are opening it up for the building community and the real-estate community for lots that are contiguous to this zone to simply apply and if do this you will set the precedent that they will say hey you did it for him why don't you do it for me. Ned already tried this, and believes Planning and Zoning and Council said no. thinks there is a precedent of saying no to this. If in fact you do do this you are pretty much telling every body that our zoning boarders don't mean much, that they are fungible, we can just change them whenever we want. Thinks this sets a really bad precedent to do this. When we went through those meetings, you guys and staff took a lot of time going around town to see where this was appropriate and the Council agreed with most of it. Now here we are changing it. The ink is hardly dry and we are changing it. Why are we changing it? It's obviously about money of course. All a developer has to do is come in and say look we don't have enough housing and play the

housing card and think we will just give them what they want just because of that. This is about pride, purely, as most things are. As soon as you do this, this property becomes much more valuable. It's a gift. Hopes before start giving gifts away like this, you really think about it. And hold off on this until at least we have some time to deal with the overlay and see what the consequences are.

[5:53:42 PM](#) Michelle Preuss believes it is strange that one parcel is in two different zones. Not a zoning guru, so not sure if it is odd or not but strikes her as odd. Wonder if this is a specific circumstance, a special circumstance where it is not normal. Is this something that is normal in Hailey? Maybe more of a question for P&Z. Is this something that is going to pop up in the future? Where there are these lots in two different zoning areas or is this just a one off.

[5:54:58 PM](#) Chair Fugate closed public comment.

[5:55:17 PM](#) Horowitz stated that any parking that is required under the overlay have to be on private property and if can't fit the parking can't do that number of units. Horowitz confirmed it is fairly unusual to have split zoning.

[5:56:14 PM](#) Bill Smith, 410 Willow St, right in back of Travis. How much parking is required for 15 units? Is it just a single car per unit, or 1 ½ cars per unit? Knows how cramped things are at end of Pine St.

[5:57:09 PM](#) Horowitz stated requirement is 1 space for every unit if under 1000 sq. ft. and if they are more it is either 1.5 or 2 spaces and with 1 guest space for every 6 units.

[5:57:39 PM](#) Pogue asked if we know how many lots are in split zoning. Horowitz said no but can get back to him. Pogue said would be hard to get 15 units on the lot. Horowitz explained did not have an architect look at it, it was an estimate. [5:59:17 PM](#) Smith said shares some of Peter's concern. Smith said when originally considering this he was concerned about the size of downtown residential area that was opening up and how had talked about utilizing the Design Review process to control what actually showed up in effort to try to make it appropriate for various neighborhoods. Smith said to his mind, it is a little pre-mature, prefer to see some activity take place as far as some of the in-fill and some of those other things on the vacant lots etc. So, we get a little better feel on how this is going to impact the look, the feel, the character if you will of Hailey. Smith suggested maybe with some additional information, his concerns could be allayed somewhat. Smith summarized his feelings. [6:00:40 PM](#) Chair Fugate clarified what Smith is saying. Smith further discussed his opinion and feelings regarding this type of development. [6:01:46 PM](#) Linnet said he is more encouraged about this project, that it doesn't sound like the footprint will be increasing but that the applicant will be decreasing his home size to add apartment buildings. Linnet said would be interested to know with more certainty if 25ft buffer would get the applicant where he wants to go without the zone change. Linnet said he favors density and having it downtown is a good idea. Linnet explained he does

not want to set a precedent that our boundary lines for our different zoning districts are not set in long term but believes this is a unique situation and more inclined to be in favor for. [6:03:41 PM](#) Scanlon asked Dr. Crais if has a backdoor on his building. Crais confirmed he does. Scanlon asked why have this island of limited business. Scanlon listed his concerns and why his is not inclined to change the zoning. Scanlon summarized does not feel good about it for multiple reasons. [6:05:03 PM](#) Chair Fugate said in favor of housing and thinks it important to encourage people that want to do things like this, but feels hesitant to change this for something that is not certain. Chair Fugate said thinks Linnets question was very good and wonders what could be done there. [6:06:26 PM](#) Horowitz explained options that can now proceed with. [6:06:47 PM](#) Simms explained the additional procedural option would be to table. [6:07:04 PM](#) Commission and staff discussed project, agreed to table it and have applicant come back with more information.

[6:09:52 PM](#) **Smith moved to table this decision to a future time dependent upon City Staff getting back to Commission after they have had time to study this and converse with the applicant so will have a more complete picture of exactly what options might be available for the applicant. Linnet seconded. All in favor.**

PH 2 [6:10:46 PM](#) *Consideration of a Zone Change Application by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, and Downtown Residential Overlay (DRO), Section 17.04R. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 S River Street and 104 W Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2 from Limited Business (LB) and General Residential (GR) to Business (B). 301, 303 and 307 S River Street are currently within the Downtown Residential Overlay (DRO). Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO). Lots to the north and the east are zoned the requested zoning district and are within the requested overlay district.*

[6:11:51 PM](#) Horowitz explained location and request by applicant. Horowitz went through older plats of the project location and old zoning maps. Horowitz turned floor over to applicant. Jay Cone, 65 El Dorado Lane, introduced himself and Dave Patrie. [6:16:33 PM](#) David Patrie, representative for the owner along with Jay Cone, stated disappointed that did not go into the standards in last project and why. Patrie explained what he recalled of the DRO. Patrie said need three things to get housing – demand, proper regulatory environment, and willing property owners. Patrie explained one of the reasons doing this, is from 2007-2017 the City of Hailey has had 2 permits issued for multi-family housing. Patrie said they are doing the right thing but still have ways to go. Patrie said if zoning approved, will see the project in Design Review. Patrie explained what applicant is asking for. [6:21:51 PM](#) Patrie went through the review criteria in his PowerPoint presentation, mentioning land use and infill requirements. Patrie highlighted comments from Staff Report. Patrie went on to discuss the required standards. Scanlon asked what

Patrie meant by more people living in units. [6:27:05 PM](#) Patrie explained it is overcrowding. Using example of four people living in a studio. Patrie continued discussing review criteria and vacancy rates. Patrie explained out of 440 units, 1 unit is vacant. Patrie said 5% is where we should be shooting for but we are practically at zero. Patrie discussed distance of the parcel from core overlay district. [6:30:13 PM](#) Patrie summarized how requested rezone meets the criteria, benefits housing, businesses, and the downtown vitality. [6:31:45 PM](#) Scanlon asked if Cone has anything to add. Cone said he would like to address a comment made during Travis Jones's application. Cone referenced comment about commission hearing request from Ned Williams, summarizing that Planning and Zoning did not hear the request that it was presented to City Council. Cone explained the process of how DRO boundary was determined. Cone summarized project specific applications relating to DRO were avoided during the time the DRO boundaries were being established.

[6:40:24 PM](#) Chair Fugate asked if understanding correctly, if a development agreement for the rezone as a condition of approval, would then the specifics of that be in the Design Review process. Simms explained how this could proceed. Horowitz explained would need to understand exactly what wanted and that not sure if know enough to enter into a development agreement at this time. Chair Fugate asked what the square footage is being asked to be included into DRO. Horowitz and Chair Fugate confirmed square footage. Cone said could respond to Linnets request for massing study. Cone handed out drawing to public and commission to. Cone clarified that the building in the drawing everyone is reviewing, has been designed with assumption of being approved with the zone change. Chair Fugate reiterated what Cone said.

[6:49:10 PM](#) **Chair Fugate opened public comment.**

[6:49:19 PM](#) Peter Caldara, said this is his backyard. It is very interesting, and may just be a coincidence that Mr. Cone was on Planning and Zoning, also one of the voices for this DRO and incidentally the architect applying for West Crescent LLC that now wants to change the zoning and include this unbuildable lots. Which he agrees they are, that was always his solace for the buffer for whatever projects were going to be developed, into the DRO and rezone from Limited Business to Business. Mr. Lobb had eloquently said he thought and he is also concerned with the precedent that this may incur for future people to buy land adjoining downtown residential overlay and request to include it in DRO and change the zoning of those properties which could adversely affect the health, safety and integrity of those neighborhoods as well. Has bad taste in his mouth on how this has all transpired. He hopes Cone was as altruistic as his seems to be with this property. That it was all coincidental, that the properties that were just bought in the past year or two, 303 and 307 River St, are now included in the downtown overlay, but not that they are included but that they are trying to go from Limited Business to Business and to include the 2 Elmwood sub lots into the overlay and change them to business from general residential. It just seems like he has a problem on how all this

seemed to come to play all at the same time. Is it coincidental or is it not, or is it a benefit for one client? Would that precedent be something they want to have affected for other pieces of property that could possibly be put into this downtown residential overlay? Like he said really does not want a 3-story building that is going to look like 4 stories because the property is about 8-10 feet lower than where it is being built on his property line. They want to change the zoning, to put as many units as they possibly can on this property. He understands the need for housing has no problem with that but think it should be done to the letter of zoning that is already established.

[6:52:50 PM](#) Tom Crais, born and reared in New Orleans LA which has preserved a couple significant areas of their city that has thrived throughout 2 - 3 centuries now. What has seen happen to so many beautiful environments is no attention to the preservation and or the development to the beauty and culture of the area. All you have to do is look about 10-15 miles north and you will see what could have been really developed into something that could be would be attractive from a different standpoint as opposed to a development thing. His point of question or his descent is, has lived in a total of nine major cities in the country and in Europe. Has lived in mid-size cities, and has lived in 3 relatively small towns. This is the smallest one. He has never ever seen where increased population density and housing improves the quality of life. It always has led to, to over time 20, 30, 40 years, a decrease because you cannot afford to keep it up in that respect. You can look at any major city and mid-size this is your business not his, just giving his personal experience. The cities happen to be Pensacola, New York, Boston, Berlin, San Antonio, El Paso, New Orleans, Baton Rouge and now beautiful state of Idaho. Maybe you can straighten him out on that, but his impression of increased population density in housing decreases the quality of life. First point, point of descent. The second thing is, he listened to their eloquent presentation. However, you lost him, started talking about turn from Limited Business to Business then quoted figures of vacancies. What vacancies? Are we talking residential rental vacancies, are we talking business vacancies? You kind of switch around. Then took a place like this should have a certain percentage. Does not think talking apples and apples, oranges and oranges. Data really confused him, and lead him down a primrose path that looked like a yellow brick road. So maybe could clarify that a little bit more precisely such that we know you are talking about apples and apples and oranges and oranges and not taking mixed data.

[6:55:54 PM](#) Marti Prentice, 811 Wintergreen, per Limited Business district is intended to be transitional zone between residential and business areas. If look at all of River St, if go anywhere north of this property it is all business, if go anywhere south it is all residential. There is plenty of room for this project if they need business zone to go north. Limited Business is Limited Business, it is a transitional zone. If they want to do it on the p property they own, it is a difference of a 10ft setback vs. building right up to the property line. Going on the west side of the property, running from General Residential to Business is like going from grade school to high school, forgot about that middle school.

Fine with moving that unbuildable property to Limited Business. So, can take advantage of the property. But to move the whole thing to business, it is a transition zone.

[6:57:03 PM](#) James Mitchel, 225 W Walnut, been there since 1996. The applicant's aggressive nature is quite rude and quite disconcerting. He mentioned that it's not affordable. These are not being sold, they are going to be kept in the family they are going to be to rented out at market rate for generations to come. How they can say these are not profitable is quite mind boggling. Have a whole area that has been designated for this downtown overlay, none of it is being built in so far. As Mr. Smith has said we don't know what this is going to bring, everyone seems quite happy to dump on their doorstep and see how it works out. That is fine, but we live there have lived there for a long time. It is a lovely neighborhood, just built a nice bridge down by the river. You want to put something in that dwarfs every building around it. Substantially. You want to build 0 lot lines, don't want to put in buffers of landscaping, providing 42 parking spaces for 42 units with 2 bedrooms. Does anyone here believe they are only going to have one car? The applicant already owns the property on corner and struggles to keep it neat and tidy. There's an abandoned car sitting there, left near the dumpster on the corner. Its ridiculous even discussing this in this zoning. Put it where it was originally meant to go or if want to build some other housing take it down where it is already zone. To change the zoning at this point in time, when have no idea what it is going to do is ridiculous. No one else except this architect is applying for this kind of thing. So, they say there's a need out there but no one else seems to be wanting to change their properties. So, think need to think very, very hard about what we are doing here. As Dr. Crais said, population does not lead to better live style. They say that millennials are going to be catching buses and things but then they talk about snow plow drivers and paramedics and things like that. They are going to have cars and rushing off to do things. This is putting a huge concentration of people on a small block of land in a neighborhood that just doesn't have it and doesn't want it.

[6:59:31 PM](#) Joyce Fogg, 125 W Walnut, confirmed provided letter of her concerns and comments. Lived there for 30 years, adjacent northwest of this property. Feel concerned about the size, the size of building seems to be out of context for rest of neighborhood and any other building in that area. Worry about how close the building comes, so no setbacks out to main road as far as she knows, will hear more about it. Just concerned about the parking, in an area where any overflow will be coming on each side of that road. Pedestrians, cars, children, pets will all be in a higher risk with this overflow parking if it's really only 1 car per unit, which is really unreasonable to think is enough. Appreciate all their statements, her letter, note may objectify how she feels. Very emotional about it.

[7:01:14 PM](#) Sarah Dress, 235 Galena Dr, I'm a young person lives right over there in the townhomes. Since talking about people who need these affordable housing units. She is a paid on-call firefighter and E.M.T for Wood River Fire also on ski patrol and maintains your trails during the summer. She loves what she does, but does not make a lot of

money. She was able to buy one of those for under \$200,000.00 which is only reason she has had a good place to live. Places like that are now unattainable, has gotten multiple friends kicked out for Air B n B's, now live to many people to a unit. Extremely frustrating to her to hear everyone talk about affordable housing who isn't affordable to someone like her under 40. Say affordable housing is under \$300 to \$400 unit in Woodside. That is absolutely absurd. That's not affordable. We all know this, we need people to respond to 911 calls and make our community function. But when it comes down to it, no one wants them in their backyard, which is what she is hearing. She would like you to consider, based off developer's presentation that it fits with what they are trying to accomplish. Which is making Hailey a community that has people who can function in it. Right now, we are right at the precipice. If we could just jump in and take care of it before it's an issue. Look at Ketchum, tons of places to live that people use 2 weeks out of year. We don't want that happening here. Very frustrating to her to listen to people who got their own, not want anything more for anyone else. Hope they would consider at least based on codes and regulations what will be the best for this community, that is places people can actually afford to live.

[7:03:04 PM](#) Steve Crosser, 431 Aspen Dr, urges the City not to pass this. If you do, going to have every River Street developer wanting to rezone outside the Business DRO for more density. Is this the test case for outside the DRO? It sure looks like it to him. This is the first. It just seems like if say yes now will be hard to say no to rest of developer. There are a lot of places for sale, lots for sale along River St. If go in past that, there's going to be houses outside of the DRO. Going to buys those and come to them and ask for a rezone.

[7:04:16 PM](#) Megan Schooley, full time employee at local nonprofit, has lived here for about 3 years and is a renter. Has lived in is a renter lived in 4 different houses, has been booted from her houses because of Air B n B's or because homeowner is selling it. She is a good tenant, she struggles hearing that density does not improve the quality of life. Because having someplace to live really does, and sometimes density is the way to do that. She does not have a formulated opinion on whether this specific project should be passed or not. She wanders if there is a middle ground, if someone doesn't want a 3 or 4 story in their backyard. If a feasibility study could pencil out a 2-story building, some sort of middle ground. She does know that housing is a huge issue, that she loves this valley and wants to stay here but wont stay here if can't ever afford to buy a house.

[7:05:27 PM](#) Peter Lobb, 4th and Carbonate, thinks presentation by applicant was pretty comprehensive and remarkable, but thinks about 80% of it was facetious. Has heard these arguments over and over again for years, has lived in the valley since the mid 70's. The argument that somehow the valley is going to fall apart. Been through this many times' before and we haven't. We have always survived, always done well. Has never been an easy place to live. When first came here, lived with four people in a house in Ketchum, it's what he had to deal with. Does feel for people who have a hard time finding a place. But every person he has met in the last five years who were having a hard

time finding a place, eventually found a place just wasn't the kind of place they felt they deserved. So, hope when they make their decision to recommend this or not recommend this that they don't do it based on hysterical arguments. Zoning is important, there are reasons for zoning. Urges them to stick with the present zoning and let's see what the new overlay produces. This may sound counter-intuitive but if you rely on the building industry and the real-estate industry to solve our housing problem, it won't happen. They are the reason or at least contribute to the reason why we have this. Least that is his opinion of that situation. He apologizes for one thing, going to go off topic for a second. You guys have been up there for a really long time, know the procedures. So, when staff recommends to you that you can table something, that to him is a bias from staff wanting you to do that. Think that you guys know that, know the procedures, don't needed to be reminded of that. If someone in the audience ask a question that is inappropriate, it is Janet's job to say don't do that or you are out of order not Staff's job. Only say that because think you should run the meetings, not staff.

[7:07:57 PM](#) Mike Firth, Walnut, think phase is about the size. Want to extend these lots, so it can be a bigger building. That is the core of it. So, thinks that is the crux of it, that size is what most people are here for. Extra housing is a great idea, but don't put a giant monstrosity on the back. Can do something in between here. That's his comment. Quality of life, does not know about anyone else, but did not move here to live in a city. It's a small town, this is what he wants. Small town, little houses, white picket fences all that kind of stuff. In terms of affordability, looks at the real-estate quite a bit. There is quite a bit of townhomes that are under \$250-200,000. So, there are things out there. Thinks that is really the piece here. Does not want to get into the giant part of the 42unit part that is coming up next. If you extend it, that allows for the 42 units and that is the crux for most people.

[7:09:23 PM](#) Michelle Preuss, 320 W Walnut, did not come here with an opinion, learning a lot and has couple questions and comment. First question, wanders if without the rezone, how many units could be built? Could there be any units built with the existing zoning? What is possible right now as is? Other comment again, is about the housing crisis. She is a social worker in the valley, works within the Blaine County School District, works with the students and their families. Speaking as a public citizen not on behalf of them. Its real, that there's really not much affordable here. There are a long of single parent families. There really isn't much that is under \$200,000. Its not that families are looking for their white picket fence, beautiful, country rural Idaho house. They are just looking for. Something that is safe for their family and they are not finding it. She can attest to that. There is a lot of doubling up, there is homelessness on the rise with students. That is a major concern of hers. She is personally willing to sacrifice a little bit of her comfort. Not exactly excited with a lot more cars on her street but if that means a safe home and independence for her students and their families, she is ok with that. That is kind of where her values lie. Does not have to be everyone's values, understands that. That is

her comment. Her question is what can be done now. Kind of that middle ground everyone is talking about. Does think it is extremely important that get smaller size houses out there that are more affordable. For some of these families of 3-4 that are doubling up with grand parents and friends and could get kicked out at any moment with no legal recourse.

[7:11:45 PM](#) Leanna Eddy, 506 N 2nd Ave, works at a non-profit in the valley as well. Has been looking at purchasing a home. Looking at this neighborhood and the opportunity this represents. She is really excited that we have something on the table to provide more housing for the community. Appreciates Michelle's question, she as well read the newspaper article, did not know enough until the presentation. She is still formulating an opinion about the appearances of this. But just looking at this moment where we are going to interrupt the zoning that has come about, it seems like a great opportunity to come together as a community to meet several needs for housing. She works with people every day that say they call every week to the apartments around town trying to find a place to live. Its so real, does not know who to make it strike home. This is about zoning and building community. Really encourages to consider the opportunity we have right now. To achieve multiple goals.

[7:13:31 PM](#) Tony Evans, IME, lived in city of Hailey for over 20 years reporting on affordable housing for much of that. What sees being a Hailey reporter, that there tends to be not a really consolidated view on what's going on in other parts of the county. He recommends to the commission or anyone who is interested to reach out to out municipalities to find out what is going on in Ketchum for instances. 80% of people looking for place to live and work in the valley are driving North to work every day. What's going on in Ketchum? People look to the south for a solution to housing problem that's driven by economic forces in the north valley. That seems a little out of whack to him. Also, near the hospital, there's big triangle property that has been on and off the table for housing for years. He doesn't cover that particular project in detail, it is not on his beat, but it has as held out a lot of hope for certain people for years. He thinks it is worth looking into and working with other cities, these other planning departments, in consolidated organized fashion. The same would go for City of Bellevue, they are looking at tiny house's developments now. Occasionally all of these groups will get together at a meeting, like what happened recently at The Mint. The Chamber hosted a big meeting there, it was fabulous. Ton of information from the North Valley, the South Valley. He hears Paul Conrad is thinking about requesting, proposing that the county open up some land on Glendale Road for affordable housing. That perhaps the county would be willing to do something like that. There is a chance some public lands could be opened up to affordable housing. He finds sometimes, that the focus on a particular project in a certain city where he happens to live, gets a lot of heat but the discussion is not broadened out to include wider discussion on what might be possible to solve the crucial housing issue.

[7:16:33 PM](#) Joann Vassar, 308 Willow, project is literally in her backyard. Married to gentleman here and lived there for 40 years. Understand need for more housing, the commission

has discussed the need for a progression of housing types. What she does not see is what the progression is. We have the 6-unit building on the corner, which neighbors a neighborhood of all single-family housing with a few attached accessory dwelling units. The project with 42 units is 7 times larger than the adjacent project. 7x larger does not seem to be a progression. Also agrees with how Peter Lobb discussed DRO. Did not participate in that but does not understand why when that was just adopted 4 months ago, we are already entertaining applications to amend that. That doesn't make sense to her. The other question, addressed by Michelle, why aren't we seeing something presented in the existing zoning. How many units could be built in the existing zoning. A few of them received notice prior to Christmas holiday and only first 300 ft of residents were notified. When there was a project on the other end the neighborhood that involved 14 single-family homes, whoever was in charge of that, was kind enough, neighborly enough to notify everyone all the way through China Gardens. Know that 300 ft is all that is required to be notified but that a 3-story building from their lot will look like a 4-story building. Thinks everyone in the neighborhood can see, to her effects more than the people who live just 300 ft away.

[7:19:38 PM](#) Ted Macklin, 245 W Walnut St, understand it is currently a transitional zoning there. He just traveled in Eastern Europe for two and half months, there were just little boxes stacked up. The thing that concerns him the most about this zoning change is that they are asking for a 0 setback. Having a 3-story high wall right up to the property line. What does that do to the guy next door? And how do you access that. there is no buffer zone. Think it was zoned to be a transitional zone, and think that's what they ought to keep. Thinks to rezone this, to accommodate something this large is a mistake.

[7:20:39 PM](#) John Preuss, 320 W Walnut St, He wants to see more apartments going in. Thinks they could go in on this block, but seems like too many apartments for that small of a space with parking. As mentioned before, having one car per apartment, does not seem like people will just have one car. Parking is biggest thing he sees. He does agree with the buffer, there should be a buffer between a building that big.

[7:21:35 PM](#) Peter Caldara, was told originally these were not going to be affordable housing they are going to be market-based housing. Just read in Mountain Express, there are over 7,000 people in this valley according to the Bureau of Labor Statistics, that their average salary is \$600 a week. Just wondering, is this going to be affordable or market baring where they still can't afford it. They are going to have 2-3 people living in each unit, that brings 2-3 vehicles into play. Not 42 for 42 units. Know needs more housing, agrees with that. But think this project is a little to large to be the initial onset project in the downtown overlay. Of course, he is saying that from a personal stand point because he is right there. But also, in the overview of all the other neighbors talking about it, they do not want to see it either. This large at least.

[7:22:48 PM](#) Michael Firth, it is not more housing we need, it is affordable housing. Affordable housing is what we need, that have to have. Think this group needs to prove it is affordable and going to stay affordable. If you want that kind of density in particular going to have to show. It's not the amount, it's the pricing.

[7:23:37 PM](#) Michelle Preuss, 320 W Walnut St, had that question but got nervous. Her question was also about the pricing. Here the word affordable housing everywhere and that means something different to everyone. The number she had in her mind, let's say a single parent with a couple kids, living on a \$60,000 a year salary which is actually kind of high compared to. Going with higher example in mind, thinking of a particular situation in her mind, this family cannot find something under \$300,000 town home. Something that they can rent or buy. That example is in her head because in her mind, that is a pretty high salary in her opinion. And yet this family she is thinking of, still cannot find something. So, her question is, can you tell us is there an idea of what the rent is going to be.

[7:24:57 PM](#) Steve Crosser, 431 Aspen Dr, by saying no to this you're not saying no to the applicant to building this. The applicant can still build on this he can still have units, still make a profit rent stuff out stuff like that. The little lot alongside would make great buffer zone, green space, open space.

[7:25:31 PM](#) Bill Smith, would like to make statement about buffer zone. If you build to the property line, the access along that who wall in case of emergency of fire or anything else is going to come through the property owned by people down in Elmwood Subdivision, down on Walnut St. There's no access for fireman or any safety people to get in there if you take away that setback. We usually have setbacks so fire people, emergency people can get in. You eliminate that, you make the property owners to the west accommodate the lack of setback on that property.

[7:26:36 PM](#) Chair Fugate closed public comment.

[7:26:48 PM](#) Chair Fugate called for a break.

[7:33:59 PM](#) Chair Fugate called meeting back order.

[7:34:16 PM](#) Chair Fugate turned floor over to Staff. Horowitz responded to question of affordability. [7:35:36 PM](#) Chair Fugate turned floor to applicant. [7:35:53 PM](#) Cone responded to question of what could currently be built, summarizing that not able to tell you based off the number of lots involved. Cone stated from what he is hearing from public comment the Elmwood lots seem to be a point of contention. Cone explained the Elmwood lots serve to solve a dimensional problem. Cone feels like the word precedent has been mischaracterized and explained why. Cone said Patrie was clear that the ordinance very clearly spells out how you can grant these changes. Cone referred back to previous comments, explaining this is really how the process should work. Cone

explained not cynical enough to not believe the facts of this valley, clear more housing is needed and that the county has been unable to responded to it. Cone said this is why he has been supportive of the DRO. Cone said has two possibilities for tonight, both are widely divergent, DRO is already working. Cone clarified his comments about feasibility were made in a very specific context to this project and what he was tasked to do by his client and his comments are only related to market rate apartments on these parcels.

[7:40:47 PM](#) Patrie said would address themes heard. Patrie added to the precedent comment Cone discussed. Patrie explained what they want from the commission and that if it were meant to be static would not have this process in place. It's a question of whether or not meets the criteria. Patrie said understood there was a question on the data, if it was for apples to apples. Patrie confirmed vacancy rate was for residential housing for Hailey. Patrie explained profit is not under the criteria to evaluate on and not about profit. Patrie stated he heard a lot about buffers, he would say 80% of the Business district borders General Residential, the rest of Hailey exist with Business and General Residential right next to each other. Patrie said other thing, wanted to talk about jobs and where the jobs are. Patrie went on to explain the perception that the North Valley has more jobs and how it is not true. Patrie stated would like to hear the commission deliberate the merits of the rezone in the code. [7:45:27 PM](#)

[7:45:30 PM](#) Linnet asked what the project would like under existing zoning and clarified what the applicant is asking. Linnet asked if an apartment building could exist on those lots with existing zoning district. Cone explained that applicant and he had not reviewed different designs. Linnet clarified that parking would be underneath, Cone confirmed. Linnet questioned space of parking, if Elmwood lots are needed. Cone confirmed lots are needed. Cone clarified not underground parking but under building parking. Cone went on to discuss podium design and parking. [7:50:38 PM](#) Smith referenced comments made of General Residential next to Business, using his home as an example. Smith stated profit is not a criteria but does know it is a balancing act. Smith said seems to him, Cone first opposed DRO and he had referenced a comment Cone made. Cone confirmed. Smith confirmed going to business to get the setback reduced, mentioning other differences that he is assuming not interested in. Smith suspects there should be some middle that would allow for an outcome that would be more agreeable. Smith discussed different zoning. Smith said suspects could modify the footprint and layout to handle the traffic underneath the building. Smith asked about the initial studies done by applicant and Cone, if had designs. Cone explained why the studies were done. Cone responded to Smith comments about it being about the setbacks, referencing quote by him in the paper. Cone stated the vast majority of DRO covers the B zone, this LB is just a strange pocket that his client happens to own land in. Cone explained the DRO was formulated for the B zone, and during the deliberations the council was at ease with the setbacks. All properties adjacent to River St are viable and should be considered for greater density. [7:56:45 PM](#) Cone stated the DRO makes this project possible. Smith clarified the DRO not Business zone. Cone confirmed both. Smith referenced comment of tremendous

opportunity which seems to come with tremendous risk. [7:57:37 PM](#) Chair Fugate asked if would need to do something different, if decided tonight to just add that portion into the DRO. [7:58:13 PM](#) Simms explained has a list of possibilities ahead of them but what would like to see is the deliberation Patrie has requested. [7:58:57 PM](#) Horowitz confirmed if added Elmwood parcels in DRO, the setback would be retained. Chair Fugate and staff discussed options. [7:59:42 PM](#) Chair Fugate told applicant appreciated hand out and that would like to see what it would look like from standing in front of it and the adjacent neighbors. Smith clarified looking East from the West side. [8:01:40 PM](#) Cone said certainly has those, if get to the pre-app agenda item tonight. Cone said on that point, if the commission feels like it wants to grant pieces or parts of this application, respectfully ask that they continue application and why. [8:02:53 PM](#) Chair Fugate confirmed that she understands. Smith said he would follow up on applicant's request, that he would move to continue this then and why. Chair Fugate agreed. [8:04:23 PM](#) Scanlon said, as Cone knows not continuing this because it is late at night, but that they need more time to think about it more, need to investigate more. Cone responded that not about profit, that it is about feasibility. Chair Fugate confirmed they all are very aware of that and that specifically everyone should make their comments but is there any other information that may assist when address this again. Chair Fugate referenced Mr. Crais's comments and appreciates how Hailey has conserved the character of our town. Cone request handouts returned back. Simms said would need to keep one for record. [8:08:35 PM](#) Horowitz and Chair Fugate discussed when massing study done, points of view would like to see. [8:09:40 PM](#) Scanlon asked how fire protection works along property line. Smith asked if building would be sprinklered. Cone confirmed yes. Scanlon confirmed would like to see massing study as well. Pogue said would be remiss if didn't thank Cone for his input on the DRO when going through that process. Pogue explained if he were to vote tonight, he would not be for changing the zoning and why. Pogue stated he is absolutely convinced community needs housing and more housing but cannot do it without serious forethought on how it impacts existing housing. [8:14:12 PM](#) Smith thanked applicant and public. [8:14:54 PM](#) Linnet stated his opinion on this project and affordable housing. Linnet summarized it will have consequences but benefits as well. [8:19:25 PM](#) Chair Fugate added to Linnets comment, referenced Smith comments and thanked public for their comments. Cone requested the Commission to reiterate items needed for next hearing. Chair Fugate listed massing study from neighborhood perspective and street level, fire access study, with setbacks thinks anything they can address in that area will be helpful, and what could be done with the existing zoning. Staff, commission and applicant discussed possible options within existing zoning. Cone explained that he feels the commission is trying to make a decision on the zoning based on a presumptive building and he does not feel that is appropriate. Cone stated he believes all are clear on what is required and that the ordinance is very clear what criteria is required for a zone change. [8:23:43 PM](#) Chair Fugate said that is true but counters with fact that zoning change will affect welfare of immediate neighbors. Cone said does still have the power of design review process, believes there's a provision in DRO that gives

additional authority. Simms said does not disagree with what Cone has said, but commission is within their rights to require the information and why. Simms summarized that it is perfectly appropriate. Staff and applicant clarified project will not be re-noticed as it is being continued.

8:26:30 PM Linnet motioned to continue the public hearing upon the request by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture to February 4th, 2019. Smith seconded. All in Favor.

PH 3 *Consideration of a Design Review Pre-Application by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for a 42-unit residential project proposed three (3) story building, to be located at SW 45' of Lots 1,2, 3 and Lots 4-7, Block 19, Hailey Townsite (303 and 307 S River Street and 104 W Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address). The subject property is requesting a zone change and to be included in the Downtown Residential Overlay (DRO). The proposal includes tuck-under parking, fourteen (14) studios, fourteen (14) one (1) bedroom units, fourteen (14) two (2) bedroom units, and 2,971 sq. ft. of open space. **ACTION ITEM***

Chair Fugate asked if continuing Design Review to same date or different date as rezone. Staff and applicant discussed options and decided to keep same date as rezone.

8:28:39 PM Scanlon motioned to continue the public hearing for the design review application by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture to February 4th, 2019. Pogue seconded. All in Favor.

8:29:15 PM Linnet motioned to adjourn. Smith seconded. All in favor.

Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Tuesday, October 22, 2019
Hailey City Hall
5:30 p.m.

Present**Board:** Dan Smith, Richard Pogue, Janet Fugate, Sam Linnet, Owen Scanlon**Staff:** Robyn Davis, Rebecca Bundy, Jessica Parker**5:29:17 PM** Chair Fugate called to order.**5:29:26 PM** Public Comment for items not on the agenda. No comment.**Consent Agenda**

CA 1 **5:30:01 PM** Adoption of the Findings of Fact, Conclusions of Law and Decision City-initiated Text Amendment to the Hailey Comprehensive Plan to add a new section, Section 14, Public Airport Facilities, pursuant to Idaho Code 21-504 through 21-507 Airport Zoning Regulations and Section 67, Chapter 65, Local Land Use Planning Act. **ACTION ITEM**

5:30:07 PM Scanlon motioned to approve CA 1. Pogue seconded. All in Favor.**Public Hearing**

PH 1 **5:30:27 PM** Consideration of a Design Review Application by Andrea Pierceall represented by Chad Blincoe, of Blincoe Architecture, for a 308 square foot garage and a 320 square foot guest room, which will be attached to the garage, to be located at 417 North 2nd Avenue (Lots 4 and 5, Block 58, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

5:30:57 PM Davis turned floor over to applicant. Chad Blincoe, introduced himself and provided background of existing home. Blincoe described proposal to remove shed, put utility lines underground and incorporate a garage with a small guest room that will be detached from the house. Blincoe described materials to be used, and that it would be painted to match existing house. Blincoe does not have a material board. Scanlon asked what type of siding to be used. Blincoe described siding to be used. Scanlon asked about drainage. Blincoe went through the drainage plan, describing gutters, drywell etc to be used.

[5:35:00 PM](#) Chair Fugate opened to public comment.

[5:35:05 PM](#) Chair Fugate closed public comment.

[5:35:21 PM](#) Smith said looks good to him, no comments from Pogue. Linnet asked about condition of approval regarding water wastewater. Davis confirmed condition and need of survey. [5:36:22 PM](#) Linnet confirmed sidewalk in lieu fees are being waived and location of existing sidewalk. Linnet asked staff if there were any near-term plans for sidewalks on 2nd Ave. Davis stated not at this time and due to size of addition sidewalks not typically required. Linnet summarized looks like a good project. Scanlon has no issues. [5:38:14 PM](#) Chair Fugate confirmed she is good with it. [5:38:24 PM](#) Smith noted typo on light size in 17.08c.

[5:38:55 PM](#) Pogue motioned to approve the Design Review Application by Andrea Pierceall, represented by Chad Blincoe of Blincoe Architecture, for a new 628 square foot garage/guest room addition. The project is located at 417 North Second Avenue (Lots 4 & 5, Block 58, Hailey Townsite), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (m) are met. Smith seconded. All in favor.

PH 2 [5:39:55 PM](#) Consideration of a request for a Development Agreement Rezone by West Crescent Advisors Idaho, LLC, represented by Jay Cone Architecture, for an amendment to the City of Hailey Zoning District Map, Section 17.05.010, Downtown Residential Overlay (DRO), Section 17.04R and Townsite Overlay (TO), Section 17.04M. The proposed changes would rezone Lots 1-7, Block 19, Hailey Townsite (301, 303 and 307 South River Street and 104 West Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2, from Limited Business (LB) and General Residential (GR) to Business (B). Parcels 301, 303 and 307 South River Street are currently within the Downtown Residential Overlay (DRO). The southern 30 feet of lot 1 and all of 3, Block 1, Elmwood Subdivision # 2 (no address) are requesting to be added to the Downtown Residential Overlay (DRO), and the entirety of both lots are requesting to be added to the Townsite Overlay (TO). **ACTION ITEM**

[5:41:10 PM](#) Rebecca Bundy, called attention to new public comments on commissioner's desk. Bundy turned floor over to applicant. [5:41:46 PM](#) Jay Cone, introduced himself and explained project is complicated and would like to go into detail to be sure all understand. [5:42:43 PM](#) Cone stated there were some errors in the noticing and conflict in the DRO so he understands due to this project will need to be continued to another hearing. [5:44:11 PM](#) Cone stated rezone agreement only covers certain conditions that the City Staff wished to place on this application.

Cone discussed how two of the conditions prevent their use of the DRO. [5:46:09 PM](#) Cone stated has 6 lots in discussion, building on 301 will remain and the other 5 lots will be combined. Cone pointed out where the DRO boundary line is. Cone explained which lots would go into Business, Townsite and DRO. [5:49:49 PM](#) Cone explained the 10 ft zone that would be a setback, which only allows that part to be 20 ft and parking. Cone described changes from previous project brought to the commission before. [5:52:51 PM](#) Cone explained how the more condition placed on the rezone effect the design review. Cone stated this rezone is not a surprise. Cone stated seeking this rezone so can do an apartment building. [5:54:58 PM](#) Cone discussed how issues that came up during previous hearing, he had thought were resolved with the DRO. [5:55:25 PM](#) Cone discussed existing tenants in 301 S River Street, and that the property manager has a waiting list complied of 40 people. Cone summarized need is really there. [5:56:56 PM](#) Scanlon asked what the zone of the property just south of 301. Staff confirmed Limited Business. [5:57:46 PM](#) Linnet asked what the significance in not including lot 1 in the DRO. Cone explained reasoning of not including it into the DRO. Cone explained no design work has occurred since the last meeting and is on hold at this time. [6:00:07 PM](#) Cone explained what he meant when says feasible. [6:00:43 PM](#) Chair Fugate asked where the drop down is. Cone explained where the drop is near the property line. Scanlon asked how far it drops. Cone stated at least 4-5 ft. Linnet stated staff report said 7ft. [6:02:16 PM](#) Pogue asked if could not get the coverage without going to the business zoning. [6:03:37 PM](#) Ed Lawson, with the applicant, added that the proposed development agreement restricts the project to residential except along River Street. [6:05:05 PM](#) Smith asked if considered eliminating the 6plex in order to increase the footprint. Cone stated it has not. Chair Fugate stated they were hoping to some kind of perspective in what it looks like in the residential neighborhood. Cone explained it was his choice and staff that in combining the applications previously was too much but that packet includes tent diagrams. Chair Fugate stated would be helpful to have an existing photo with his potential drawings placed into it. Linnet clarified they are looking for the horizontal perspective of the bulk requirements. Cone stated Bundy has all of those and can do it. [6:09:55 PM](#) Bundy stated that yes, she can do that but it is only going to show the proposed bulk and explained why. Bundy explained what her diagrams do not show. Scanlon asked if Bundy could include the topography. Bundy stated she could if the City would pay for it. Chair Fugate asked Cone if he understands what they are asking for. Cone confirmed but that would see it during the design review process. Cone stated not asking for any additional height beyond what is allowed in the zone. Scanlon asked if the development agreement limits the number of units. Cone stated no, that they are hoping the commission would trust their design review. Discussion continued regarding photo request with bulk diagrams. Cone confirmed he will provide a photo with the bulk diagrams from the street view versus an overview. [6:15:17 PM](#) Linnet asked about the required buffer that he believes contradicts the DRO. Cone explained the current buffer that limits the building height. Bundy confirmed the buffer

requirements and explained her understanding that the applicant is requesting to have it waived. Bundy explained that request would need to be discussed with City Attorney. [6:18:06 PM](#) Chair Fugate and staff discussed items that are needed or need to be discussed with City Attorney. Commissioners are all in agreement. [6:19:01 PM](#) Scanlon read requirements for buffers in DRO. Bundy explained that Lot 1 is not in the DRO. Board and Staff continued to discuss the need to have that reviewed. [6:20:13 PM](#) Cone clarified they are requesting to have Lot 1 rezoned, that it was a staff request not too. [6:20:45 PM](#) Lawson, in regards to concern over the waiver, there is a specific statutory authority that involves rezoning development agreements that expressly allows the waiver of otherwise applicable requirements through the development agreement. Lawson thinks the waiver will work if granted. Chair Fugate confirmed referring to the buffer. [6:22:04 PM](#) Davis stated that Bundy would also like to present prior to opening public comment. [6:22:23 PM](#) Bundy explained current zones surrounding the project and the project site. Bundy explained that it is the Townsite overlay that allows the 40 ft height limit based off certain requirements. Bundy explained what the commissioners should consider during review of this application. [6:26:20 PM](#) Chair Fugate confirmed if the rezone occurs would be leaving a small portion as limited business. Bundy explained the tent diagram drawings. [6:28:07 PM](#) Linnet asked about Elmwood lots not having buildings. Bundy explained a restriction on Lot 1 and 3 has a small building. Bundy continued to discuss the tent diagram drawings. Bundy explained best if applicant superimposed bulk diagram in photograph from Walnut and Willow looking up to the project.

[6:31:41 PM](#) **Chair Fugate opened public comment.**

[6:32:25 PM](#) Tom Lantry, 330 Willow Street, request to view slide with building envelope. Lantry stated point he is trying to make is that it's very wise for Cone not to bring up the elevation differences. Lantry stated there is a problem at the site. He owns two property's behind the project and will be looking up at 9 ft deck and 40 ft building with zero setback from his property. Lantry stated Cone is wise not to talk about the design functions of this. If can't build on this, its eventually going to be made a traffic lane. Lantry stated don't plow snow uphill and the snow is going to be plowed right over the hill into everyone's backyard. Just can't have zero setbacks. Lantry stated this is not the place for this to happen. Will gladly help Cone with topography of his back yard. Three points – 1) having an alley way as a buffer between residential and businesses 2) applicant very wise in splitting issues up, pushing business district up into his backyard. Lantry invites them to come get a firsthand look and that there is not that much vegetation in the area to determine where the property line is. Believes it is hard to determine property line due to elevation area. That is his second point – don't even consider that area being brought into it. Lantry provided short history of DRO stated its only been a year since DRO was approved, 4 months into it Cone and applicants tried to make

a change to the DRO and residents were opposed then. Lantry stated they were opposed then, now and will be in future.

6:37:07 PM Peter Caldara, 308 Willow Street, agree with all of what Lantry presented. Confused where all properties on River Street are zoned business, discussed zone changes at project site to limited business than general residential. Caldara pointed out zoning on map. Caldara stated the property was purchased with existing zone and asked if zone changed if it will set a precedent for the people further down the blocks. Caldara stated there are no guarantees on what's going to be built, if its going to be affordable, etc. Caldara explained there were a lot of questions that are not being answered but if the property is zoned business it could be either negatively or positively.

6:39:04 PM Steve Crosser, 431 Aspen Drive, was at the meeting when the applicant showed what was going to happen with the building using pillar parking. Crosser stated there would be 40 cars coming out on Walnut going up to River Street. Crosser explained that have to creep out to look down River Street to see beyond the parking now. Crosser expressed concern about second egress to vacant property at end of Walnut. Crosser referenced what Caldara said, that if allow rezone does not have to build a building could resell it.

6:41:05 PM Jytte Mau, coming into this late and just listening to rezone request with no guarantee of what is going to be built. It is her understanding the applicant is not a developer but an investor. Think that needs to be considered.

6:41:56 PM Peter Lobb, 4th and Carbonate, development would not impact directly but what bothers him is that people buy the land based off the zoning than rezone it and increase property value. That is what is going to happen to this, see it a lot in the County. What really bothers him is the developers driving the zoning, that the City should be driving the zoning. Lobb has no sympathy when developers say they can't do their project because the zoning is not right. Lobb stated need to stick to the rules we have. Lobb does not think we should change our zoning to suit the developers. Lobb stated he is hoping the commission just leaves it alone, there are reasons it was zoned this way. Lobb stated would like the zoning to be left alone and message sent out if going to come to the city got to stick to the existing zoning unless it is for a really big reason.

6:44:30 PM Michael Firth, 230 W Walnut, took quite time to create the zoning now and to him there was a reason why the last parcel was left as a transitional zone for a reason and thinks should stick to the plan they have. Firth does not believe developer should drive zoning. Firth does think density for housing is good idea, why not develop the way it is. Firth stated the other thing is parking, the guy across street wants to build a parking lot because they do not have enough parking and now want to add 40-60 cars. Firth does not think it will work well.

Firth explained the land is funky as it transitions, just north there is an alley way that provides a buffer. Firth stated would like to see this tapered down, the project is to big for him.

[6:46:37 PM](#) Tom Lantry, suggested doing a perspective along where general residential abuts the limited business.

[6:47:19 PM](#) David Patrie, Sawtooth Strategies, does land use consulting and housing strategy, complimented the City of Hailey to adapt their ordinances for more housing. Patrie stated has done study for housing and that the housing policy is good. Patrie stated implementation is more difficult and that he understands the difficulties of any elected leader has in balancing the needs of the community with those who are resistant to change. Patrie stated it is an important job to balance those need. Patrie explained zoning is meant to evolve, that needs of the community changes. Patrie thinks we have seen a huge change over the years. Patrie stated need to adjust our policies to adapt to that. Patrie thinks it is unfortunate that this has gone down from 44 units to 24 unit but thinks it shows strides that there is consideration for the neighbors. Patrie encourages them to trust the design review process and stated that he would find it refreshing to see commission to go through criteria for rezone. Patrie explained can look at trading off podium parking, height and building design for a parking lot. Patrie thinks it is something should consider; a tall building may not be desirable but the parking lot may not be as attractive either. Patrie stated they have an applicant with a project, have DRO Overlay and city policy need more rental housing and question is how they are going to act on it.

[6:51:07 PM](#) Tony Evans, IME, wanders if there is a way the city could ensure the units do not become short term rentals. Everyone agrees need housing but is there any way to keep it from becoming a hotel.

[6:51:42 PM](#) Peter Caldara, referenced Patrie comment of being resistant to change. Caldara stated he is not resistant to change; know we do need more housing in the Valley. Caldara explained the property with 42 units seemed very dense and that just heard there would be 24 units which may be more amenable to the neighborhoods.

[6:52:50 PM](#) Mike Firth, 230 W Walnut, like idea of density in the core. Firth explained could have density in the area with the idea that parking be intelligent, the access being intelligent and having a little bit of a transition. Firth think people who live around there are ok with some density but just be intelligent about it.

[6:54:24 PM](#) Tom Lantry, his property abuts majority of what's going on. Its way more than what they wanted. Lantry too agrees it is unrealistic to think will not have development there. Lantry referenced the 14-housing development approved

along Chestnut was given 20 ft but on this side of the same property have business down to 0.

6:55:25 PM Chair Fugate closed public comment.

6:55:31 PM Chair Fugate called 5-minute break.

7:03:06 PM Chair Fugate called meeting back to order.

7:03:44 PM Cone responded to public comments. Cone stated it is the staff and commissioners' job to respond to snow removal and such. Cone reiterated that there are a lot of concerns to rezone the property to increase the value, but the development agreement will only allow for residential except for along River Street. Cone explained the developer is a woman and is not a developer for an investor. Cone explained these properties were not purchased in mind for this project but over time. Cone explained applicant does have ties to the area. Cone explained why these projects are difficult to make it work. Cone explained tent diagrams are really a presentation of bulk requirements permitted; Cone explained cannot build to the max requirements and still meet the design review. Cone stated should trust the design review process. Cone confirmed he will bring in a tent diagram from the view requested and will also include a tent diagram from another direction already in the DRO. Cone stated he believes the need for the DRO is self apparent. Cone discussed DRO history, it being initiated by the City. Cone stated they had hoped the City and Commission would have looked at this as an opportunity. **7:13:43 PM** Bundy confirmed that most of the project is in the DRO, but a different zoning is requested. Cone explained that he knows the unit numbers based off what was done before. **7:16:56 PM** Smith asked if understood would be amenable to green space on Lot 3. Cone confirmed area amenable to green space. **7:18:03 PM** Smith and Cone continued to discuss potential buffer, height restrictions and green space. **7:19:11 PM** Bundy stated after the commission deliberates, pending what the applicant is requesting – if the request is for the waiver the project would need to be renoticed. Cone confirmed requesting the waiver. **7:20:51 PM** Chair Fugate stated elevation is a big deal, think would be important to have diagram from Willow and Walnut as well as where the drop is. Chair Fugate stated would also like to see specific staff recommendation, waivers being requested. Think need to be addressing the permitted uses, that the design review is maintained. Smith added that would like to hear from Simms regarding the development agreement to modify existing zoning requirements as opposed to a zone change – Would a development agreement supersede the zoning requirements in place now? **7:24:27 PM** Linnet stated big issue is the western boundary and discussed the requirements needed to be reviewed for a rezone. Linnet continued to discuss requirements, summarizing interested to see what can be done regarding the western boundary. Smith confirmed drop off tapers off as you go north. **7:30:36 PM**

Scanlon asked Cone when he approached the City regarding the DRO. Cone stated it was approximately two years ago. Scanlon stated has worked with other developers in past year to try to make DRO work and land pricing is high. Scanlon stated he thinks applicants have made great strides in trying to pacify people. Smith summarized decisions needs to be taken with long term view and that the additional information provided at the next hearing will help in making the decision. [7:35:19 PM](#) Pogue agrees with Linnet and believes need to look at where business abuts residential. Pogue stated his initial reaction was that the developer wants to get rid of the buffer, Pogue expressed concern for residential behind 40 ft building. Pogue also stated does not think it is good to leave a small island of Limited Business. Pogue stated he thinks this an appropriate lot to have housing on but that does not want to see certain commercial businesses on this property. Pogue stated was happier to hear the home owners state they are aware there will be development there, it's just a matter of how much. Smith added that some green space could be very welcome to surrounding neighborhood and potential residents. Bundy restated these are tent diagrams of max bulk but there are additional requirements through design review. Commission and applicant agreed all in understanding of what is being asked for. Applicant confirmed new elements, so would need to be renoticed. Davis provided options for available dates.

[7:45:45 PM](#) Linnet motioned to table request by West Crescent Advisors. Smith seconded. All in Favor.

PH 3 Consideration of City-initiated Text and Map Amendments to the Hailey Comprehensive Plan and the Comprehensive Plan Land Use map to include additional lands in the Hailey Area of City Impact. **ITEM TO BE CONTINUED. ACTION ITEM**

PH 4 Consideration of ordinances related to amending the Blaine County/Hailey Area of City Impact pursuant to Idaho Code Section 67-6526:

- 1) An Ordinance identifying a map that defines and establishes geographic boundaries modifying the existing Blaine County/Hailey Area of City Impact as adopted by Hailey Ordinance 649 (adopted November 14, 1994) and amended by Ordinance 731. (adopted June 23rd, 1999). The geographic boundaries take into account trade areas, geographic factors, and areas that can reasonably be expected to annex into the City in the future.
- 2) An Ordinance providing for plans and ordinances for the Area of City Impact. **ITEM TO BE CONTINUED. ACTION ITEM**

7:47:58 PM Scanlon motioned to continue PH 3 and PH 4 to October 28, 2019. Pogue seconded. All in favor.

Chair Fugate will not be present for November 4th hearing.

Staff Reports and Discussion

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

(no documents)

SR 2 Discussion of the next Planning and Zoning meeting: October 28, 2019

- DR: FAPO Holdings Idaho LLC
- Text and Map Amendment to Hailey Comprehensive Plan Land Use
- Consideration of ordinances amending ACI

Davis summarized projects on upcoming meeting.

7:48:53 PM Linnet motioned to adjourn. Smith seconded. All in Favor.

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