

**AGENDA**  
**Hailey Planning and Zoning Commission**  
**Monday, June 3, 2024**  
**5:30 p.m.**

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

**Join on your computer, mobile app, or room device.**

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

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**Or call in (audio only)**

[+1 469-206-8535,,602369677#](#) United States, Dallas

Phone Conference ID: 602 369 677#

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## **Call to Order**

- Public Comment for items not on the Agenda.

## **Consent Agenda**

- [CA 1](#) Motion to approve Meeting Minutes dated May 20, 2024. **ACTION ITEM**
- [CA 2](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Holly McCloud for the construction of a new 2,389 square foot single family residence to be located at 216 S. 4<sup>th</sup> Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- [CA 3](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Stream Alteration Application, submitted by the Wood River Land Trust and the City of Hailey, for Heagle Park Floodplain Restoration, adjacent to Heagle Park and located at 1151 War Eagle Dr (Della View Sub TI 4057a & TI 4057b Park & Sewer Sites Easement W/ Idaho Power Co), within the Flood Hazard (FH) Overlay. **ACTION ITEM**
- [CA 4](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application submitted by Idaho Lumber & Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) Zoning District. **ACTION ITEM**

- **CA 5** Motion to approve a Design Review Extension Request for River Lane, LLC, which extends the Design Review approval for the development project at 403 North River Street (River Lane) to December 5, 2024. **ACTION ITEM**

### **Public Hearing**

- **PH 1** Continuation of a Design Review Application by Eric Cueva, represented by Matt Youdall of Youdall Architecture, for the construction of an 877 square foot detached garage addition, which includes a new 579 square foot Accessory Dwelling Unit located above the addition. This project also consists of the future construction of an office/commercial prefabricated metal building to support the owner’s roofing business. This project is located at 504 S. Main Street (Lots S20’ of 12 All of 13 & 14, Block 9, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **PH 2** Discussion of various topics related to creative housing initiatives within Hailey’s Light Industrial, TI, SCI-I, and SCI-SO Zoning Districts, and the potential development of Tiny Homes on Wheels communities. Additional details around and further implementation strategies that support creative water conversation measures citywide will also be discussed. **ACTION ITEM**

### **Staff Reports and Discussion**

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
  - June 17, 2024:
    - PP (Short Plat): Idaho Conrad, LLC
    - PP: Quigley Block 7
    - PP: Shapi Shay
  - July 1, 2024:
    - PP: Advocates Croy
    - PP: Advocates River
    - CUP: UPS
    - DR: 637 Townhomes

**Return to Agenda**

**AGENDA**  
**Hailey Planning and Zoning Commission**  
**Monday, May 20, 2024**  
**5:30 p.m.**

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**Present**

**Commission:** Janet Fugate, Jordan Fitzgerald, Dan Smith, Owen Scanlon, Sage Sauerbrey

**Staff:** Robyn Davis, Emily Rodrigue, Ashely Dyer, Christian Ervin

**5:30:52 PM Call to Order**

- Public Comment for items not on the Agenda.

**5:31:45 PM Consent Agenda**

- **CA 1** Motion to approve Meeting Minutes dated May 6, 2024. **ACTION ITEM**

**5:31:52 PM Smith motion to approve CA 1. Sauerbrey seconded. All in Favor.**

**Public Hearing**

- **5:32:05 PM PH 1** Consideration of a Design Review Application by Holly McCloud for the construction of a new 2,389 square foot single family residence to be located at 216 S. 4<sup>th</sup> Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

**5:32:28 PM** Dyer introduced project and summarized requests from Pre-Design Review Application. Dyer turned floor to applicant team.

**5:33:24 PM** Steve Purse, architect, summarized changes from last presentation noting garage is now off alley way and how project design complies with requirements. Purse clarified how design

differs from historic layout of area is the proposed interior courtyard space. Purse explained the shed roof design of the garage and snow storage area. Purse explained proposed materials to be used and reasons for materials proposed.

[5:37:50 PM](#) Scanlon asked about concrete driveway connecting to the alleyway, noting the distance from the garage. Scanlon expressed concern of parking in driveway. Scanlon suggested a window on the south side of garage wall and a high window above the shower to help break up the south elevation. Scanlon asked if coloring of downspouts is purpose. Purse confirmed meant to blend in with the stucco. Scanlon asked if the gabled entry on rear attaches to the garage. Purse confirmed does not attach. Davis clarified setbacks from alleys.

[5:42:56 PM](#) Fitzgerald asked about onsite parking requirements. Purse confirmed the garage space takes care of the parking requirements. Fitzgerald asked what the fire feature would look like on the south exterior wall. Purse stated would prefer stucco. Fitzgerald asked if snow storage really works for the driveway and courtyard. Purse explained the plan for snow storage and that can see it both sides of the driveway being used. Fitzgerald asked about snow retention. Purse confirmed would have over the doors that open into the courtyard.

[5:45:44 PM](#) Smith reinforced Scanlon's comments on south exterior wall. Purse explained reasoning for lack of windows on south walls. Smith suggested opportunity, even another way to help break up that side of the house.

[5:48:56 PM](#) Sauerbrey complimented design. Sauerbrey agrees south side is a blank slate, suggested possible details of chimney and high windows along the garage. Sauerbrey asked if 1 inch caliper trees need to be 2 inches. Davis confirmed.

[5:51:08 PM](#) Chair Fugate reiterated at least garage windows to be added. Chair Fugate expressed concern of hedges along alley, to allow for visibility for whoever is pulling in and out of the alleyway. Purse understands not impeding point out. Purse expressed concern of alley overgrown.

[5:53:03 PM](#) Fitzgerald asked if missing a grading and drainage plan. Purse explained site was flat. Scanlon asked where water is going from slope proposed from house. Fitzgerald asked if there has been any coordination with the group of residents that maintain the alley. Purse stated no and is not aware if there have been any conversations set for future.

[5:55:08 PM](#) Scanlon asked about energy efficiency. Purse explained how to plan to achieve energy efficiency, that goal is 0.

[5:56:23 PM](#) Chair Fugate complimented design.

[5:56:38 PM](#) Chair Fugate opened public comment.

[5:57:08 PM](#) Renee Catherine, 221 S 5<sup>th</sup> Ave, right to the east of the property. Does look like a really charming and quaint structure, that if owner was there would welcome to the neighborhood. That close neighborhood. Stated had to abandon her dream of parking in the alley, its really 10 ft clearance. That the power lines, telephones, snow berms make the alley quiet the challenge. That making a 90 degree was quite difficult, that was nto possible with snow

and ice on the ground. Asked there was a description that there would not be plowing. That the neighbor to the south plowed the alley to her residence which caused snow storage in the alley. That the city will occasionally plow the alley but believes last on the list. That there is a really tight turn due to telephone pole. Her extensive bird feeders attracted the elk. Because their alley is exceptionally narrow, it does not offer a very easy access. Additionally, and selfishly, her sliding glass windows are about 15 ft from the alley, that when exits the garage that is a very short distance from alley to her sliding glass doors.

[6:03:02 PM](#) Chair Fugate closed public comment.

[6:03:28 PM](#) Chair Fugate and Fitzgerald asked background on alley maintenance and consequence for plowing/storing snow. Davis explained how residents are to work together to plow residential alleys. That staff would request neighbors work together if a neighbor blocks a neighbor with snow.

[6:04:50 PM](#) Smith noted that the alley is 26 ft. Davis confirmed that the landscaping encroaching could be removed.

[6:05:30 PM](#) Fitzgerald thinks the alley, if the telephone pole is in the way that could be addressed. Fitzgerald stated it would be amazing to see a solution that not sure who to direct that request too. Chair Fugate noted that Smith stated can remove overgrowth. Sauerbrey noted all lots come with their restraints. Chair Fugate noted that lights will be dark sky compliant.

[6:08:40 PM](#) Commission discussed amendments to conditions – tree caliper changed 2 inches. Sauerbrey asked about options to address pole. Davis stated they can contact Idaho Power, but that does tend to be expensive. The Commission continued to discuss conditions of approval – tree caliper, drainage plan, chimney, snow storage.

[6:11:11 PM](#) Sauerbrey motioned to approve this Design Review Application by Holly McCloud for the construction of a new 2,389 square foot single family residence to be located at 216 S. 4th Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay 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 (n) are met. Smith seconded. All in Favor.

- [6:12:05 PM PH 2](#) Consideration of a Stream Alteration Application, submitted by the Wood River Land Trust and the City of Hailey, for Heagle Park Floodplain Restoration, adjacent to Heagle Park and located at 1151 War Eagle Dr (Della View Sub TI 4057a & TI 4057b Park & Sewer Sites Easement W/ Idaho Power Co), within the Flood Hazard (FH) Overlay. **ACTION ITEM**

[6:12:41 PM](#) Dyer introduced application, described the location of the project and summarized request due to ongoing erosion. Dyer introduced Corey McCaffery with WRLT.

[6:13:31 PM](#) McCaffery, River Program director with WRLT, provided a summary of the history the area, associated flooding and impacts. McCaffery explained origin of this project, and how it connects

with the Hailey Greenway Master Plan. McCaffery noted restoration project implemented successfully in 2022 near Colorado Gulch. McCaffery explained the benefits of the project.

[6:17:47 PM](#) Scanlon asked about notes of certain things noted to disintegrate over time. McCaffery explained intent of these materials proposed, that it acts like a catchers net.

[6:20:48 PM](#) Fitzgerald asked what this will look like to the average passerby. McCaffery explained how this will improve the look, hoping it will look more like their other natural preserves. McCaffery explained initially it will look like a construction zone but will be re-vegetating it with natural landscape.

[6:21:57 PM](#) Smith asked the difference of rip raff sizing. McCaffery would need to defer to their engineer. Smith suggested following up with a consultant. Smith about the minimum size for the pilings. McCaffery explained the reasoning for sizing of pilings. Smith suggested to monitor material run into when digging, that he has run into variety of materials while digging at his home which is about 100 yards away. Smtih asked if have a monitoring and maintenance plan in place. McCaffery confirmed they do, and summarized metric used. McCaffery explained that don't build these to require maintenance but have a fund set aside if needed. Smith suggested putting materials to provide for natural appearance. McCaffery explained the plan. Smith noted could help direct the water with planting.

[6:27:18 PM](#) Sauerbrey asked if there is going to be a measure of erosion protection along banks. McCaffery explained a typical process. Sauerbrey asked about a certain area. McCaffery clarified what they are proposing is not at actual riverbed. Sauerbrey noted that the catchers net is a double edge, asked what measures are put in place to mitigate the safety access. McCaffery explained that rivers are inherently dangerous and if recreating in river you're taking the risk. Sauerbrey stated seems like a large part of this is the excavating. Sauerbrey expressed concern of further erosion at base of Della, referring to alluvial fan. McCaffery explained all trying to do is help guide the river. Sauerbrey stated was wondering if potential of further erosion and destabilizing along Della. McCaffery explained he had that concern early on, more so with avalanches. McCaffery stated that this channel has been in this alignment since the 1940s. Sauerbrey asked if had reached out to other partners to help fund these projects. McCaffery stated this has been a partnership with the City of Hailey and have reached out the Flood District who has committed some funds.

[6:35:17 PM](#) Chair Fugate asked about the straightening out of the river. McCaffery explained how straightening out of the river occurs.

[6:37:18 PM](#) Scanlon asked that going to cut down about 30 inches in bench area, and if all the trees in that area will come out. McCaffery explained area targeting, that there would be some vegetation loss but that not all trees would come out. McCaffery discussed plans for landscaping to be used.

[6:39:05 PM](#) Chair Fugate opened public comment.

[6:39:27 PM](#) Chair Fugate closed public comment.

[6:39:37 PM](#) Scanlon asked if have plan b if situation comes to be if people come to prevent removal of trees. Scanlon complimented the applicant.

[6:41:00 PM](#) Fitzgerald motioned to approve the Joint Flood Hazard Development Permit and Stream Alteration Permit Application for the Heagle Park Stream Restoration project, located at 2N, 16, Lot 2A, Block 1, Stevens Family Ranch. The proposed project is located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010, 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 Title 17: Flood Hazard Development Review Guidelines, applicable requirements of the Flood Hazard Overlay District (FH), and City Standards, provided conditions (1) through (10) are met. Scanlon seconded. All in Favor.

[6:41:55 PM](#) Chair Fugate confirmed the pilings are not going to be treated, does the water with expansion make them more stable. McCaffery explained how that works. Sauerbrey requested to please keep doing this, to continue to make our river a healthier place.

- [6:43:46 PM PH 3](#) Consideration of a Design Review Application submitted by Idaho Lumber & Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) Zoning District. **ACTION ITEM**

[6:44:15 PM](#) Rodrigue introduced and summarized proposed project and turned floor over to applicant. Rodrigue noted that staff will be exploring a joint parking option with USPS to the north. Rodrigue stated the staff is working together to develop a typical design similar to River Street, that the applicant is encouraged to work with staff, and that staff would prefer to see in lieu fees but is amendable to sidewalk.

[6:46:48 PM](#) Mark Gasenica, architect, explained proposed changes, that aligns with the southside of the existing building in the back of the building. Gasenica stated a big issue is the parking. Gasenica explained the proposal for parking, requiring a separate entrance/exit. Gasenica expressed concern of addition of trees in right of way. Gasenica noted the proposed desk is only partially visible from the east side of the property. Chair Fugate asked about delivery. Gasenica explained delivery access. Todd Hunter stated delivery comes in generally before 7:30am.

[6:51:17 PM](#) Smith asked if had any issues with traffic with delivery. Hunter stated not really, usually have someone out there with a flagger vest. Hunter is not aware of any issues.

[6:52:11 PM](#) Sauerbrey asked if there was ever a point that the parking lot situation across the street would change, if could access another way. Hunter explained some long-term ideas.

[6:56:50 PM](#) Smith expressed concern of corner, suggested making an angle to facilitate deliveries.

[6:58:36 PM](#) Gasenica explained the proposed floor plan, and that proposed materials will match existing materials. Gasenica provided existing photos to show where the proposed addition is located.

[7:03:02 PM](#) Scanlon asked about distance difference in parking, that would like to see continuation of what USPS is doing. Scanlon asked about square footage noted in the staff report. Gasenica confirmed square footage. Scanlon asked what the deck material is. Gasenica



confirmed materials used on deck. Scanlon asked to make the railings 42 inches instead of 36 inches. Gasenica confirmed. Scanlon asked about the location of HVAC location. Hunter explained the HVAC system. Scanlon confirmed no additional signage. Gasenica confirmed no new signage proposed at this time.

[7:07:36 PM](#) Fitzgerald asked if the mismatched material areas will be updated. Gasenica confirmed. Fitzgerald asked about the roof. Gasenica explained two slopes proposed. Fitzgerald stated thinks both railings should be 42 inches. Fitzgerald suggested keeping roof top things away from north east corner.

[7:10:24 PM](#) Smith is excited to see change to parking, and glad to see business expanding. Smith complimented the design. Smith asked when anticipate construction to begin. Gasenica hopes to submit for permit in two weeks.

[7:12:04 PM](#) Sauerbrey complimented design. Sauerbrey would like to follow staff suggestion on landscaping. Sauerbrey suggested more bollards or heavier gauge metal.

[7:14:23 PM](#) Davis noted this is in the new urban renewal district and how that would work for this project.

[7:16:46 PM](#) Chair Fugate glad that addressing parking. Chair Fugate suggested painting big arrows to help assist direct traffic in parking lot. Chair Fugate things asking for curb in the meantime, who knows how long typical street section will come. Smith suggested using jersey barriers. Chair Fugate suggested seasonal planting. Applicant confirmed does have seasonal planting. The Commission discussed the benefit of collecting in lieu fee vs. installing sidewalk while typical section is designed. The Commission discussed the benefits of some sort of temporary guideline to lead cars around for new parking. Hunter asked if cost of barriers could go towards in lieu fee. Davis stated can work with the applicant team for temporary options. Discussion continued regarding sidewalk.

[7:28:45 PM](#) Chair Fugate opened public comment.

[7:29:05 PM](#) Chair Fugate closed public comment.

7:30:03 PM Davis noted that need to remove conditions, D, F O, P and little c3.

[7:29:19 PM](#) Smith motioned to approve the Design Review Application by Idaho Lumber and Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code Titles 17 and 18, and City Standards, provided conditions (a) through (I), as amended are met. [7:30:57 PM](#) Smith amended motion. Fitzgerald seconded. All in Favor.

#### **Staff Reports and Discussion**

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

- **SR 2** Discussion: Next Planning and Zoning Meeting:
  - June 3, 2024:
    - DR Cueva
    - Discussion of potential amendments
  - June 17, 2024:
    - Misc: Idaho Conrad LLC (Croy St Exchange)
    - PP: Block 7 Quigley Farms
    - PP: Shapi Shay Sub

[7:31:37 PM](#) Davis summarized upcoming projects.

[7:34:14 PM](#) Sauerbrey motioned to adjourn. Smith seconded.

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 20, 2024, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Holly McCloud, represented by bldg. collective architecture, for the construction of a new 2,389 square foot single-family residence to be located at 216 S. 4<sup>th</sup> Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

### FINDINGS OF FACT

**Notice:** Notice for the May 20, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on May 1, 2024.

**Background and Project Overview:** The Design Review Application was submitted on April 10, 2024, and certified complete on April 16, 2024. A public hearing will be held on May 20, 2024, in the Council Chambers and virtually via Microsoft Teams.

The Applicant proposed the construction of a new 2,389 square foot single-family residence, which included 1,989 square feet of livable space and 391 square feet of attached garage space. The project is to be located at 216 S. 4<sup>th</sup> Avenue (Lots 19 & 20, Block 104, Hailey Townsite) within the Limited Residential (LR-1) General and Townsite Overlay (TO) Zoning Districts.

On February 5, 2024, the P&Z Commission heard the Design Review Preapplication for 216 S. 4<sup>th</sup> Avenue and came to the determination vehicular access to and from the site, as outlined via the alley access guidelines in Hailey's Municipal Code, can be achieved through thoughtful design and shared resources, like that of the many other garage additions and single-family residences in the Townsite (TO) District. The Commission requested that the Applicant return for the full Design Review with another design, where vehicular access would be from the alley, not the primary street.


**Reasoned Statement:** These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

Notably, the primary issue of concern with this Application was the provision of specific guidelines related to the building design and landscaping. The Commission asked the Applicant to comply with the landscaping requirements and amend all newly landscaped areas to include trees with a caliper of no less than two and one-half inches (2 ½") in caliper. The Commission asked the Applicant to provide the required draining and grading plan submittal that was missing from the packet, as well as amend the site plan to show the proposed fireplace on the exterior elevations. The Commission suggested adding windows to the south side of the garage building to help break up the large wall mass. Lastly, the Commission asked that snow retention devices be incorporated around the proposed courtyard and all other pedestrian areas.


<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Department Comments</b>	<b>Engineering:</b> <i>No comments</i>
				<b>Life/Safety:</b> <i>No comments</i>
				<b>Water and Sewer:</b> <i>Sewer: The lot has an existing sewer stub; they must locate and connect to it. It will also need to be inspected by the Wastewater Division upon connection prior to backfilling.</i>
				<i>Water: The proposed meter vault will be in a drivable area; the Applicant will need to install a metal collar, and the proposed landscaping hedge cannot restrict access to it. The Applicant will need to protect the City's meter vault during construction, the proposed material storage is right over the meter vault location and will need to be relocated to ensure the protection of the City's meter vault.</i>
				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
			<b>Building:</b> <i>No comments</i>	
			<b>Streets:</b> <i>No comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<b>17.08A Signs:</b> 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>	<i>N/A, as signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<b>See Section 17.09.040 for applicable code.</b>  <b>17.09.040 Single-Family Dwellings:</b> two (2) spaces minimum, six (6) spaces maximum
			<i>Staff Comments</i>	<i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for single-family residential dwellings. The proposed residence includes a two-car garage onsite, with vehicular access via the existing alley. Parking requirements for the proposed residence have been met.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<b>17.08C.040 General Standards</b>  a. All exterior lighting shall be designed, located and lamped in order to prevent: 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow.


				<p>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.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<p><i>The Applicant will install Dark Sky compliant fixtures; downcast and low wattage fixtures are proposed for the front and rear of the home as well as the interior courtyard space.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Bulk Requirements</b>	<p><b>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>- <b>Maximum Building Height: 30 feet</b></li> <li>- <b>Front Yard Setback: 12 feet*</b></li> <li>- <b>Side Yard Setbacks: Fifteen percent (15%) of lot width, or ten feet (10'), whichever is less</b></li> <li>- <b>Rear Yard Setback: 6 feet*</b></li> <li>- <b>Lot Coverage: 40 %</b></li> </ul> <p><b>* No townhouse units are proposed with this project.</b></p>
			<i>Staff Comments</i>	<p><i>Setbacks, building height, and lot coverage are proposed as follows:</i></p> <ul style="list-style-type: none"> <li>- <i>Maximum Building Height: 18'-6" feet; proposed Building Height:</i></li> <li>- <i>Front Yard Setback: 12 feet</i></li> <li>- <i>Side Yard Setbacks: 7.5 feet (which is 15% of lot width)</i></li> <li>- <i>Rear/ alley Setback: 6 feet</i></li> <li>- <i>Lot Coverage: 39.9%= 2,389 square feet</i></li> </ul> <p><i>All setback, building height, and lot coverage requirements have been met.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Street Improvements Required</b>	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p>
			<i>Staff Comments</i>	<p><i>There is an existing sidewalk that runs along the property frontage of 4<sup>th</sup> Avenue that needs replacement and/or repair. The Applicant can either pay a sidewalk in-lieu fee or replace the existing sidewalk along the property's frontage. An in-lieu payment or sidewalk replacement shall occur prior to issuance of a Certificate of Occupancy. This has been made a Condition of Approval.</i></p> <p><i>Additionally, the Applicant is proposing to add two (2) Syringa Reticulata 2" caliper trees along the sidewalk and within the public ROW. Permissions from the City's Street Department shall be obtained via an Encroachment Permit prior to issuance of a Building Permit. Further ROW additions include irrigation, and other landscaping. This has also been made a Condition of Approval.</i></p>

				<p><i>Lastly, prior to any public right-of-way landscaping or tree plantings, the Hailey Tree Committee shall review and approve the public ROW landscaping plan. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p><b>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</b></p>
			<i>Staff Comments</i>	<p><i>The Applicant is proposing the construction of a new single-family home that will be accessed off the alleyway. Insulating the water service line and main line within the alley has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<b>Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).</b>				
<b>Compliant</b>		<b>Standards and Staff Comments</b>		
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p><b>1) Site Planning</b></p> <p><b>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</b></p>
			<i>Staff Comments</i>	<p><i>In 2020 the Applicant applied for and was approved to Demolish the existing structure on the property, a Demolition permit was issued on February 21, 2021- city issued permit #20-240.</i></p> <p><i>The lot is existing and located in the old Hailey grid, the property respects the old Townsite grid pattern, while allowing for a creative and thoughtful building design. Findings: Compliance. This standard is either not applicable or has been met.</i></p>

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Guideline: Site planning for new development and redevelopment shall address the following:</b></p> <ul style="list-style-type: none"> <li>• <b>scale and massing of new buildings consistent with the surrounding neighborhood;</b></li> <li>• <b>building orientation that respects the established grid pattern of Old Hailey;</b></li> <li>• <b>clearly visible front entrances;</b></li> <li>• <b>use of alleys as the preferred access for secondary uses and automobile access;</b></li> <li>• <b>adequate storage for recreational vehicles;</b></li> <li>• <b>yards and open spaces;</b></li> <li>• <b>solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</b></li> <li>• <b>snow storage appropriate for the property;</b></li> <li>• <b>Underground utilities for new dwelling units.</b></li> </ul> <p><i>Staff Comments</i></p>	<ul style="list-style-type: none"> <li>• <i>The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood.</i></li> <li>• <i>The front façade and entrance are clearly visible and will face Fourth Avenue, which includes a welcoming front entry on the street façade, as is typical in Old Hailey.</i></li> <li>• <i>The south and west facades, which are the most visible from the street, have roof parapets that help break up the walls.</i></li> <li>• <i>The new single-family residence is accessed via the existing alley.</i></li> <li>• <i>No recreational vehicle storage has been delineated onsite.</i></li> <li>• <i>The proposed residence will span the entire lot with a proposed courtyard and outdoor spaces including garden beds.</i></li> <li>• <i>No passive solar design or solar energy collection devices are proposed at this time.</i></li> <li>• <i>Snow storage has been identified on the site plan and is sufficient for the site.</i></li> <li>• <i>Utilities are existing and are located underground. Any and all new utilities to service the proposed residence will be located underground.</i></li> </ul>




				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</b></p> <p><i>Staff Comments</i>          The design intent of the proposed residence is to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed design has a covered entry, and several windows, of various sizes and shapes are proposed throughout.</p> <p>No passive solar design or solar energy collection devices are proposed at this time. The client may rough in for photovoltaic panels, which would be installed almost flush with the south facing house roof.</p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p> <p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p> <p><i>Staff Comments</i>          The building mass is reduced through architectural elements like an interior courtyard, projecting bays that break up the rooflines/wall planes. The nested front gable element further diminished the scale of the structure through a clearly established hierarchy of roof forms.</p> <p>Additionally, this single-story structure only reaches a max height of 18.5 feet from existing grade, well below the height limit of 30 feet. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p><b>3. Architectural Character</b></p>
			17.06.090(C)3a	<p><b>a. General</b></p>
				<p><b>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</b></p>
			<i>Staff Comments</i>	<p><i>A covered entry porch and traditional exterior materials/colors nicely integrate into the surrounding area. The gabled roof forms with 9:12 pitches, bracketed portico entry, and overall scale reinterpret traditional</i></p>

				<p><i>Old Hailey architectural styles in a compatible yet contemporary manner. The divided lite windows and accompanying sills are reminiscent of traditional building styles in the area.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p><b>b. Building Orientation</b></p> <p><b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b></p> <p><i>Staff Comments</i>  <i>The proposed home orients to the street in a similar manner to adjoining properties. The proposed single-family residence will be accessed from the alley, as is typical in Old Hailey. A covered porch along the front façade and over the front entry is proposed, which is prominent, visible, and inviting from Fourth Avenue.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</b></p> <p><i>Staff Comments</i>  <i>The lot is existing and respects the Old Hailey Townsite grid pattern. A covered porch along the front façade, and over the front entry is proposed, which is prominent and inviting from Fourth Avenue.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p><b>c. Building Form</b></p> <p><b>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</b></p>

			<b>Staff Comments</b>	<i>A covered front porch, and various-sized windows reduces the massing of the building and breaks up the roofline. The house is composed of intersecting rectangular elements with gabled roofs at a 9:12 historical pitch, the building form incorporates traditional shapes while avoiding long, unbroken planes. The low-pitch garage roof is minimized at the rear, facing the alley.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3d</b>	<b>d. Roof Form</b>
				<b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b>
			<b>Staff Comments</b>	<i>The south and west facades of the house are the most visible from 4<sup>th</sup> Avenue, the proposed covered front porch helps to break up the building frontage. The garage is located to the rear of the property and not visible from 4<sup>th</sup> Avenue.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3d</b>	<b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b> <ul style="list-style-type: none"> <li>• Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.</li> <li>• Designs should avoid locating drip lines over key pedestrian routes.</li> <li>• Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.</li> </ul>
			<b>Staff Comments</b>	<i>The south and west facades of the house are the most visible from 4<sup>th</sup> Avenue, with the 9:12 primary roof pitch, designed for proper snow shedding away from circulation areas. The asphalt shingle roofing will retain snow, so it does not shed into the alley. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3d</b>	<b>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</b>
			<b>Staff Comments</b>	<i>The house utilizes a primary 9:12 pitch as well as the front porch which is similar to adjoining properties.</i>

				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>The proposed roof pitch is 9:12, which complements other roof pitches in the area and is designed for proper snow shedding away from circulation areas. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>e. Wall Planes</b>
				<b>Guideline: Primary wall planes should be parallel to the front lot line.</b>
			<i>Staff Comments</i>	<i>The new single family residence orients to the street in a similar manner to adjoining properties, with its primary façade and front porch facing 4<sup>th</sup> Avenue and approximately parallel to the front lot line. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>Primary wall planes are parallel to the lot line and the gable ends also run parallel to the street and front lot line. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<i>The Applicant proposed several elements to help break up longer wall planes with projecting bays, and a pattern of traditional window openings which provide scale and interest. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>f. Windows</b>
				<b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b>
			<i>Staff Comments</i>	<i>Facing the street, the windows incorporate traditional proportions and patterning. The windows use divided lites and sills to maintain a traditional appearance. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b>
			<i>Staff Comments</i>	<i>The window placement considers preserving privacy for neighboring properties. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	<b>g. Decks and Balconies</b>
				<b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b>

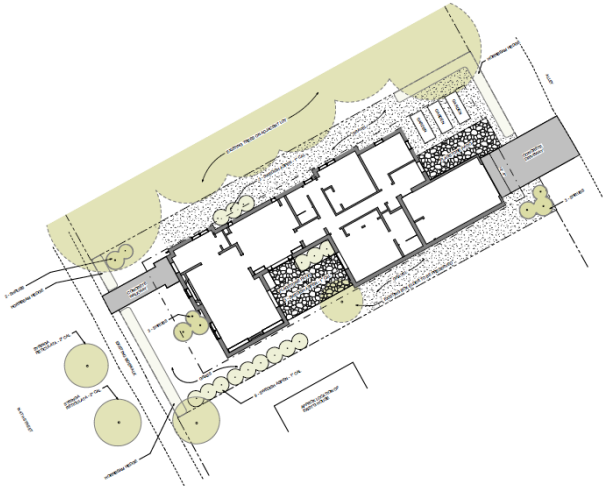
			<b>Staff Comments</b>	<i>While no decks/balconies are proposed, there are small entry porticos and an inward-facing courtyard to provide private outdoor spaces. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.090(C)3g</b>	<b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b>
			<b>Staff Comments</b>	<i>N/A- No decks/balconies are proposed. An inward-facing courtyard to provide private outdoor spaces is proposed. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3h</b>	<b>h. Building Materials and Finishes</b>
				<b>Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</b>
			<b>Staff Comments</b>	<i>The proposed residence will complement that of the surrounding neighborhood. The project utilizes an off-white stucco siding with traditional detailing like wood bracket porticos which subtly resemble traditional detailing. Findings: Compliance. This standard is either not applicable or has been met.</i>
				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3h</b>	<b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b>
			<b>Staff Comments</b>	<i>The largest wall plane is broken up by a covered front entry, and the roof pitch both reduce the mass of the building. The roof form and exterior colors encourage human scale and are complementary to the surrounding area. The Applicant is proposing off White Stucco siding. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3i</b>	<b>i. Ornamentation and Architectural Detailing</b>
				<b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b>
			<b>Staff Comments</b>	<i>Simple detailing is proposed with a covered front entry and porch with detailing such as wood bracket porticos, and an off-white stucco siding, which subtly resemble traditional detailing.</i>

				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<b>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</b>
			<i>Staff Comments</i>	<i>The proposed residence aligns with the nature and character of Old Hailey. The south and west facades of the house are most visible with traditional detailing like wood bracket porticos and black clad aluminum windows and doors. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b>
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)3i for further information. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>4. Circulation and Parking</b>
				<b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</b>
			<i>Staff Comments</i>	<i>Pedestrian access to the house will continue to be provided in front of the house from 4th Avenue, while vehicular traffic will be accessed off the alley. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b>
			<i>Staff Comments</i>	<i>Adequate parking has been provided and is located in the garage off the alley. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing vehicular access through the alleyway for the single-family residence. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<i>Staff Comments</i>	<i>The garage is proposed to be attached and accessed off the alleyway. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley.</i>

				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</b>
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<i>Staff Comments</i>	<i>There is no parking for recreational vehicles being proposed, however the Applicant mentioned that there is an opportunity for recreational vehicle parking on the alley side of the lot. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>5. Alleys</b>
				<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b>
			<i>Staff Comments</i>	<i>The alley is existing and will be utilized for access to onsite parking. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</b>
			<i>Staff Comments</i>	<i>Utilities are located underground within the existing alley. Any additional utilities and/or building infrastructure will be located underground within the existing alley. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.</b>
			<i>Staff Comments</i>	<i>The parcel is located within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. The existing alley that services the residence is of a dust-free gravel, and if noxious weeds are present on the site, the Developer shall control according to State Law. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.</b>

			<i>Staff Comments</i>	<i>The proposed landscaping for the rear/alley of the site is minimal with 3 shrubs and a Hornbeam hedge along the alley property line. Nothing proposed will interfere with pedestrian or vehicular traffic. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>6. Accessory Structures</b>
				<b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</b>
			<i>Staff Comments</i>	<i>N/A, there are no accessory structures proposed on the site. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b>
			<i>Staff Comments</i>	<i>N/A, there are no accessory structures proposed on the site. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>7. Snow Storage</b>
				<b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing 130 SF of onsite snow storage which exceeds the required 25% amount. Additionally, there is onsite snow storage proposed for both sides of the pedestrian circulation area (front walkway), an area near the proposed courtyard along the southern side of the site, and along the proposed vehicular circulation area (driveway) at the rear of the site. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>Guideline: A snow storage plan shall be developed for every project showing:</b> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul>
			<i>Staff Comments</i>	<i>Snow storage areas are near the pedestrian and vehicle circulation areas on the site. The proposed locations should not have any impact on neighboring sites. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>8. Existing Mature Trees and Landscaping</b>
				<b>Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.</b>
			<i>Staff Comments</i>	<i>There is an existing Box Elder tree located on the southern side of the lot that will be preserved and incorporated into the new courtyard. Findings: Compliance. This standard is either not applicable or has been met.</i>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)8</b>	<b>Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.</b>
			<b>Staff Comments</b>	<p><i>Landscaping includes xeriscaping elements such as gravel and drought resistant plants, including:</i></p> <ul style="list-style-type: none"> <li>• 9- Swedish Aspen 1" caliper - along Southern property border</li> <li>• 3- Swedish Aspen 1" caliper - along Northern side</li> <li>• 3- Swedish Aspen 1" caliper – Near the proposed Courtyard area</li> <li>• 2- Syringa Reticula 2" caliper –along 4<sup>th</sup> Avenue/ existing sidewalk</li> <li>• Shrubs- Applicant should address the species chosen.</li> <li>• Hornbeam hedge along the front and rear of the site</li> <li>• 3- Garden Beds</li> </ul>  <p><i>The Commission requested that the Applicant update the Landscape Plan to include trees with a caliper of no less than two and one-half inches (2 ½") in caliper. The Applicant shall do so prior to issuance of a Building Permit.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)8</b>	<b>Guideline: Noxious weeds shall be controlled according to State Law.</b>
			<b>Staff Comments</b>	<p><i>If noxious weeds are present on the site, the Developer shall control according to State Law.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.090(C)9</b>	<b>9. Fences and Walls</b>
				<b>Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.</b>
			<b>Staff Comments</b>	<p><i>No new fence is proposed with the Design Review Application; however, the Applicant mentioned that any new fence will be constructed as a low</i></p>

				<p><i>picket fence with wrought iron or something similar. The new fence will need to be approved via a Fence Permit Application, which has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p><b>Guideline: Retaining walls shall be in scale to the streetscape.</b></p>
			<i>Staff Comments</i>	<p><i>N/A, as none are proposed. Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p><b>10. Historic Structures</b></p>
				<p><b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b></p> <ul style="list-style-type: none"> <li>• The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</li> <li>• The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.</li> </ul>
			<i>Staff Comments</i>	<p><i>N/A. The structure that was demolished in 2021 was not listed as a historical structure.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p><b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b></p> <ul style="list-style-type: none"> <li>• The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.</li> <li>• New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure:           <ul style="list-style-type: none"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> <li>~ The roof form and slope of the roof on the addition should be in character with the original building;</li> <li>~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul> </li> </ul>
			<i>Staff Comments</i>	<p><i>N/A. The structure that was demolished in 2021 was not listed as a historical structure.</i></p>

				<i>Findings: Compliance. This standard is either not applicable or has been met.</i>
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**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.**  
**In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following Conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey’s Municipal Code at the time of the new use.

- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
  - i. Existing water and sewer services shall be utilized. Inspections by City Staff shall be conducted prior to burial. All connections and infrastructure installation shall comply with City Standards.
  - ii. The Applicant shall install a metal collar over the City's meter vault, and the proposed landscaping hedge cannot restrict access to said vault. The Applicant shall further protect the City's meter vault during construction. Per the plans, the proposed material storage is located over the meter vault location. The material storage shall be relocated elsewhere onsite to ensure the protection of the City's meter vault.
- d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- j) Any and all existing trees and mature landscaping, noted to be retained, shall be protected throughout the construction process.
- k) For improvements within the public right-of-way, an Encroachment Permit shall be submitted and approved prior to the landscaping and tree plantings, and irrigation installation.
- l) Prior to street tree plantings, the Hailey Tree Committee shall review and approve the proposed public right-of-way landscaping plan.
- m) All water main lines within the alley that are less than six (6) feet deep, shall be insulated with 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.
- n) All new fencing proposed shall be approved via a Fence Permit Application. There is an existing sidewalk that runs along the property frontage of 4<sup>th</sup> Avenue that needs replacement and/or repair. The Applicant shall either pay a sidewalk in-lieu fee or replace the existing sidewalk along the property's frontage. An in-lieu payment or sidewalk replacement shall occur prior to issuance of a Certificate of Occupancy.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Janet Fugate, Planning and Zoning Chair

Attest:

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Jessica Parker, Community Development Building and Operations Manager

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 20, 2024, the Hailey Planning and Zoning Commission considered and approved a Joint Flood Hazard Development Permit and Stream Alteration Permit Application for the Heagle Park Stream Restoration project, located at 2N, 16, Lot 2A, Block 1 Stevens Family Ranch. The proposed project is located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010.

**Notice:** Notice for the May 20, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on May 1, 2024.

**Background:** Cory McCaffrey, River Program Director with the Wood River Land Trust, submitted both a Flood Hazard Development Permit and Stream Alteration Permit for the Heagle Park Stream Alteration project, which completes the Floodplain Restoration Project as outlined herein. The proposed project is located in the Special Flood Hazard Area (SFHA) of FIRM Panel 0664E, dated November 26, 2010.

The project is located near the Della View neighborhood, which experiences flooding during moderate flood events that typically occur during spring snowmelt conditions. While armored with riprap, the streambank has seen significant erosion since 2016 due to small and large flooding events. This on-going bank erosion threatens a City water pump station that is located approximately 300 feet from the river. As a way to mitigate and/or reduce the impacts of future flooding events, this project has been designed to enhance the habitat, and reduce flooding, and flood risk within the Big Wood River.

Specifically, this Project includes the installation of engineered log jam structures, to stabilize the failing bank and improve riparian habitat along the Big Wood River near Hailey's water pump station. The contracted work will also include floodplain benching, revegetation, and side channel grading to improve flood conveyance and in-stream fish habitat. The work requires the installation of timber piles, as well as procurement of logs, boulders, and other project materials. Additionally, there exists two (2) abandoned pipes (approx. 18-inches in diameter) exposed in the active river channel that will be removed and disposed of as part of this project. Pipes appear to be fiberglass and Corrugated Metal (CMP). The enclosed Basis of Design Report presents the Findings of the site assessment and describes the proposed design plan, as well as the certification of no-rise, or no increase in flood elevation levels in the area. An Engineered No-Rise Elevation Certificate supports technical data that stipulates that NO impact or NO changes to the base flood elevations, regulatory floodway elevation, or regulatory floodway widths will occur. Because this project is based upon a "No-Rise" certification and will be lowering the Base Flood Elevation (BFE) along a portion of the Big Wood River, the proposed restoration project is required to submit a Letter of Map Revision (LOMR) once the project is complete.

The City of Hailey and Blaine County are currently working with FEMA on the Big Wood PMR that will update the floodplain impacts in the area. In discussion with FEMA, the LOMR process is appropriate where the project is lowering the BFE's. Once approved by FEMA, this LOMR would then be incorporated into the new PMR.

The river and floodplain restoration treatments presented in the attached design plans were developed using standard fluvial geomorphic techniques that have been demonstrated to be successful during recent projects and have a high probability of success within this reach of the Big Wood River. Project benefits include:

- Return area to natural elevation and increase floodplain connectivity.
- Bank stabilization using natural materials.
- Protection of the City of Hailey pump station
- Enhance fish and wildlife habitat.
- Increase flood conveyance through the reach.

**Reasoned Statement:** These Findings of Fact, Conclusions of Law, and Decision (“Findings”) represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

Notably, the primary issue of concern with this Application was the provision of specific guidelines related to the design and materials. The Commission asked the Applicant to verify with the project engineer the proposed Rip-Rap sizing discrepancies in the report; in some places the report indicates 11 inches and other areas it indicates 14 inches. The Commission asked the Applicant to ensure that the materials proposed have adequate retention, as well as to protect the Right side of the riverbank to the best of their abilities during the excavation process of the side channel project.

**Application:** The Applicant has obtained all required approvals from Blaine County, the Idaho Department of Water Resources, and the US Army Corps of Engineers. The final step in the process is for the review and approval by the Hailey Planning and Zoning Commission prior to the commencement of site preparation and remedial work. As a Condition of Approval, all requirements of the approvals noted above shall be met by the Applicant. Further review and recommendations by City Staff are noted herein.

**Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article J: Flood Hazard Overlay District (FH)**

**17.04J.060. Standards for Development in the Special Flood Hazard Area**

**Substantial Improvement/Damage Determination:** The proposed project is a Stream Alteration project and is not subject to substantial improvement/damage regulations.

Has criteria been met?	Standard	Evaluation
<b>A. General Standards</b>		
Yes	1. All new construction, substantial improvements, and development, including manufactured homes and accessory buildings, shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure, all new construction and substantial improvements shall be designed with engineered foundations and all development shall be reasonably safe from flooding.	The development proposed consists of the installation of engineered log jam structures, to stabilize a failing bank and improve riparian habitat along the Big Wood River near Hailey, Idaho. The work requires the installation of timber piles, as well as procurement of logs, boulders, and other project materials. No construction is proposed, and the topography will remain unaltered once the rock material has been replaced. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
N/A	2. All new construction, substantial improvements, and development shall be constructed with materials and utility equipment resistant to flood damage in accordance with the Technical Bulletin 2, Flood	The river and floodplain restoration treatments presented in the attached design plans were developed using standard fluvial geomorphic techniques that have



	<p>Damage-Resistant Materials Requirements, and available from the Federal Emergency Management Agency.</p>	<p>been demonstrated to be successful during recent projects and have a high probability of success within this reach of the Big Wood River.</p> <p>No construction nor utility work is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
Yes	<p>3. All new construction, substantial improvements, and development shall be constructed by methods and practices that minimize flood damages.</p>	<p>The development proposed consists of the installation of engineered log jam structures, to stabilize a failing bank and improve riparian habitat along the Big Wood River near Hailey, Idaho. No construction is proposed, and the topography will remain unaltered once the rock material has been replaced. The applicant has proposed a plan to limit damage to existing riparian vegetation and to reseed and replant as necessary to any disturbed areas. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
N/A	<p>4. All new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding to the flood protection elevation, except as provided for in Sections 17.04J.060.A.7 and 17.04J.060.B.4 Additions/Improvements below. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.</p>	<p>No utility work is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
N/A	<p>5. Any proposed water supply and sanitation system shall prevent disease, contamination, and unsanitary conditions as follows:</p> <ol style="list-style-type: none"> <li>a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwater into the system.</li> <li>b. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwater into the systems and discharges from the systems into floodwaters.</li> </ol>	<p>No water supply and sanitation system work are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

	<p>c. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.</p>	
<p>N/A</p>	<p>6. A fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor shall:</p> <ul style="list-style-type: none"> <li>a. be constructed entirely of flood resistant materials at least to the flood protection elevation; and</li> <li>b. include, in Zones A, AE, AH, AO, and A1-30, flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria: <ul style="list-style-type: none"> <li>i. A minimum of two flood openings on different sides of each enclosed area subject to flooding;</li> <li>ii. The total net area of all flood openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding or per engineered flood opening requirements;</li> <li>iii. If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;</li> <li>iv. The bottom of all required flood openings shall be no higher than one (1) foot above the interior or exterior adjacent grade, but only the net area of the flood opening below the base flood elevation may contribute to the required opening size;</li> <li>v. Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and</li> <li>vi. Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.</li> </ul> </li> </ul>	<p>No building construction is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

N/A	<p>7. Nothing in this ordinance shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this ordinance and located totally or partially within the floodway, flood fringe area, or stream setback, provided there is no additional encroachment below the flood protection elevation in the floodway, flood fringe area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this ordinance.</p>	<p>No building construction is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
N/A	<p>8. New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted in the special flood hazard area, except by variance as specified in Section 17.04J.050.E.9. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a special flood hazard area only if the structure or tank is either elevated or floodproofed to at least the flood protection elevation and certified in accordance with the provisions of Section 17.04J.050.C.3, Certification Requirements.</p>	<p>No solid waste proposal facility is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
Yes	<p>9. The proposed development shall cause no significant danger to life and property due to increased flood heights or velocities; no materials may be swept onto other lands or downstream to the injury of others and the proposed development shall be reasonably safe from flooding.</p>	<p>The development proposed will improve the channel conveyance through an existing side channel located along the west valley wall. The project includes the installation of engineered log jam structures, to stabilize a failing bank, improve riparian habitat along the Big Wood River, and provide multi-objective actions to protect the pump station, reduce local flood depths, and enhance fish habitat. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

Yes	10. The proposed location shall represent the safest location on the subject property for the proposed use.	The proposed alteration project encompasses approximately 1,500 lineal feet of the river where the Big Wood River passes through the Della View Subdivision. Currently, the left streambank is armored with riprap, but the rock is failing, and the streambank has been experiencing significant erosion since 2016. The on-going bank erosion threatens a City water pump station that is located approximately 300 feet from the river. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	11. Safe access to the property shall be available in times of a base flood for ordinary and emergency vehicles.	The proposed project maintains safe access to the property by using the existing vehicular access (public right-of-way) along War Eagle Drive. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	12. Inherent natural characteristics of the watercourses shall be preserved.	The natural characteristics of the Big Wood River will be enhanced with this proposed restoration project. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	13. Existing riparian vegetation and wildlife habitat along the stream bank and within the required one hundred foot (100') riparian setback shall be preserved.	The Applicant has proposed a plan to limit damage to existing riparian vegetation and to reseed and replant as necessary to any disturbed areas. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	14. New landscaping shall include plantings that are low growing and have dense root systems to stabilize stream banks and to repair any damage previously done to riparian vegetation.	The proposed plantings include reseeding with native grasses and installation of "willow brush trenches" consisting of black cottonwood, willow bundle. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	15. Any chemicals or other toxic materials that could cause contamination of surface waters or groundwater, or that could be injurious to public health, safety, and welfare, shall be located at the flood protection elevation and stored in a manner that prevents their release in the event of a flood.	The proposed project includes the removal of two (2) abandoned pipes (approx. 18-inches in diameter) that are exposed in the active river channel. The pipes will be removed and disposed of as part of this project. Pipes appear to be fiberglass and Corrugated Metal (CMP).

		As a Condition of Approval, any chemicals or other toxic materials that could cause contamination of surface waters or groundwater, or that could be injurious to public health, safety, and welfare, shall be located at the flood protection elevation and stored in a manner that prevents their release in the event of a flood. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
N/A	16. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.	The proposed project does not involve any structures. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
N/A	17. When a structure is located in multiple flood hazard zones or in a flood hazard risk zone with multiple base flood elevations, the provisions for the more restrictive flood hazard risk zone and the highest base flood elevation (BFE) shall apply.	The proposed project does not involve any structures. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	18. Fill is prohibited in the SFHA, including construction of buildings on fill, unless compensatory storage is provided so that the total amount of fill placed on the site does not exceed the amount excavated from the site. Placement of fill necessary to satisfy drainage requirements of the building code shall be allowed if determined necessary by the floodplain administrator. However, any placement of fill must be evaluated by the floodplain administrator to ensure that it does not have adverse impact on neighboring properties. This includes not giving City of Hailey approval when asked by FEMA to review Conditional Letters or Letters of Map Revision (CLOMR-F or LOMR-F) unless they meet the above requirements.	The project engineer submitted a No-Rise Certificate for any fill in the SFHA. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<b>B. Specific Standards</b>		
N/A	1. Residential Construction. New construction and substantial improvements shall have the top of the lowest floor, including basement, elevated no lower than the flood protection elevation, as defined in Section 17.04J.020, DEFINITIONS of this ordinance.	No residential construction is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
N/A	2. Non-Residential Construction. New construction and substantial improvements, of any commercial, industrial, or other non-residential structure shall have the top of the lowest floor, including basement, elevated no lower than the	No construction of a non-residential structure is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>

	<p>flood protection elevation, as defined in Section 17.04J.020, DEFINITIONS of this ordinance. Structures located in Zones A, AE, AH, AO, and A1-30 may be floodproofed to the flood protection elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the flood protection elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AH and AO Zones, the floodproofing elevation shall be in accordance with Section 17.04J.060.F.2. A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator as set forth in Section 17.04J.050.C.3, Certification Requirements, along with the operational plan and the inspection and maintenance plan.</p>	
<p>N/A</p>	<p>3. Manufactured Homes. This section applies to placement of all new manufactured homes in the jurisdiction.</p> <ol style="list-style-type: none"> <li>a. New and replacement manufactured homes shall be elevated so that the lowest floor of the manufactured home is no lower than the flood protection elevation, as defined in Section 17.04J.020, DEFINITIONS of this ordinance.</li> <li>b. Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, by a certified engineered foundation system.</li> <li>c. All enclosures or skirting below the lowest floor shall meet the requirements of Section 17.04J.060.A.6.</li> <li>d. An evacuation plan must be developed for evacuation of all residents of all new, substantially improved, or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the floodplain administrator and the local emergency management coordinator.</li> </ol>	<p>No manufactured homes are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<p>N/A</p>	<p>4. Additions/Improvements.</p> <ol style="list-style-type: none"> <li>a. Additions and/or improvements to pre-FIRM structures when the addition and/or</li> </ol>	<p>No addition to an existing structure is proposed. <i>Findings: Compliance. This</i></p>

	<p>improvements in combination with any interior modifications to the existing structure are:</p> <ul style="list-style-type: none"><li>i. not a substantial improvement - the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure; or</li><li>ii. a substantial improvement - both the existing structure and the addition and/or improvements must comply with the standards for new construction.</li></ul> <p>b. Additions to post-FIRM structures that are a substantial improvement with no modifications to the existing structure other than a standard door in the common wall shall require only the addition to comply with the standards for new construction.</p> <p>c. Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:</p> <ul style="list-style-type: none"><li>i. not a substantial improvement - the addition and/or improvements only must comply with the standards for new construction; or</li><li>ii. a substantial improvement - both the existing structure and the addition and/or improvements must comply with the standards for new construction.</li></ul> <p>d. Repairs to post-FIRM structures when the repairs in combination with any additions/improvements to the existing structure are:</p> <ul style="list-style-type: none"><li>i. not a substantial improvement - the repairs only must comply with the standards for new construction in place at the time of original construction; or</li><li>ii. a substantial improvement - both the repairs to the existing structure and the addition and/or improvements must comply with the standards for new construction.</li></ul> <p>e. Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure taking place during a one (1) year period, the cumulative cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started, must</p>	<p><i>standard is either not applicable or has been met.</i></p>
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	<p>comply with the standards for new construction. For each building or structure, the one (1) year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this ordinance. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:</p> <ul style="list-style-type: none"> <li>i. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions; or</li> <li>ii. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.</li> </ul>	
<p>N/A</p>	<p>5. Recreational Vehicles. Recreational vehicles shall be either:</p> <ul style="list-style-type: none"> <li>a. Temporary Placement             <ul style="list-style-type: none"> <li>i. Be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or</li> </ul> </li> <li>b. Permanent Placement.             <ul style="list-style-type: none"> <li>i. Recreational vehicles that do not meet the limitations of temporary placement shall meet all the requirements for new construction, as set forth in Section 17.04J.060.A, General Standards.</li> </ul> </li> </ul>	<p>No recreational vehicles are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<p>N/A</p>	<p>6. Temporary Non-Residential Structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the floodplain administrator a plan for the removal of such structure(s) in the event of a flash flood or other type of flood warning notification. The following information shall be submitted in writing to the floodplain administrator for review and written approval:</p> <ul style="list-style-type: none"> <li>a. A specified time period for which the temporary use will be permitted. Time specified may not exceed six (6) months, renewable up to one (1) year;</li> </ul>	<p>No temporary non-residential structures are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>



	<ul style="list-style-type: none"> <li>b. The name, address, and phone number of the individual responsible for the removal of the temporary structure;</li> <li>c. The time frame prior to the event at which a structure will be removed (i.e., immediately upon flood warning notification);</li> <li>d. A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and</li> <li>e. Designation, accompanied by documentation, of a location outside the special flood hazard area, to which the temporary structure will be moved.</li> </ul>	
N/A	<p>7. Accessory Structures that do not Include Living Space. When such accessory structures (sheds, detached garages, etc.) are to be placed within a special flood hazard area, elevation or floodproofing certifications are required for all accessory structures in accordance with Section 17.04J.050.C.3, Certification Requirements, and the following criteria shall be met:</p> <ul style="list-style-type: none"> <li>a. Accessory structure shall not be used for human habitation (including working, sleeping, living, cooking, or restroom areas);</li> <li>b. Accessory structure shall be designed to have low flood damage potential;</li> <li>c. Accessory structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;</li> <li>d. Accessory structure shall be firmly anchored in accordance with the provisions of Section 17.04J.060.A.1;</li> <li>e. All service facilities, such as electrical, shall be installed in accordance with the provisions of Section 17.04J.060.A.4; and</li> <li>f. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below flood protection elevation in conformance with the provisions of Section 17.04J.060.A.6.b.</li> </ul> <p>If said accessory structure has a footprint less than two hundred (200) square feet and satisfies the criteria outlined in a - f above, it is not required to meet the elevation or floodproofing standards of Section 17.04J.060.B.2, Non-Residential Construction.</p>	No accessory structures are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
N/A	<p>8. Tanks. When gas and liquid storage tanks are to be placed within a special flood hazard area, the following criteria shall be met:</p>	No tanks are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>

	<ul style="list-style-type: none"> <li>a. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the base flood, including the effects of buoyancy (assuming the tank is empty);</li> <li>b. Elevated above-ground tanks, in flood hazard areas shall be attached to and elevated to or above the flood protection elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the base flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area;</li> <li>c. Not elevated above-ground tanks, that do not meet the elevation requirements of Section 17.04J.060.B.2 of this ordinance shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.</li> <li>d. Tank inlets, fill openings, outlets and vents shall be:             <ul style="list-style-type: none"> <li>i. At or above the flood protection elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the base flood; and</li> <li>ii. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.</li> </ul> </li> </ul>	
<p>N/A</p>	<ul style="list-style-type: none"> <li>9. Construction of Below-Grade Crawlspace.             <ul style="list-style-type: none"> <li>a. The interior grade of a crawlspace must not be more than two (2) feet below the exterior lowest adjacent grade (LAG).</li> <li>b. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four (4) feet at any point.</li> <li>c. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area</li> </ul> </li> </ul>	<p>No crawlspace is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

	<p>should be drained within a reasonable time after a flood event.</p> <p>d. The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace.</p>	
N/A	<p>10. Other Development in the Flood Fringe.</p> <p>a. Fences in the flood fringe: that have the potential to block the passage of floodwaters, such as stockade fences and tightly spaced wire mesh fences, shall be open below the base flood elevation to allow the free passage of floodwaters. Minimum two-inch (2") mesh shall be allowed below the base flood elevation if necessary to prevent the passage of pets and children. Seasonal removal of fencing mesh is encouraged. Fences are prohibited in the floodway.</p> <p>b. Floodplain development permit applications for fences shall be processed through the fence permit review process and shall be subject only to the fence permit application fee. All provisions of Chapter 17.04J, Flood Hazard Overlay District (FH) shall apply in addition to the provisions of Chapter 17.08, Article A, Fences, Signs.</p>	<p>No fences are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
N/A	<p>11. Subdivision plats. Flood zones.</p> <p>All subdivision proposals shall:</p> <p>a. Be consistent with the need to minimize flood damage and determined to be reasonably safe from flooding.</p> <p>b. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</p> <p>c. Have adequate drainage provided to reduce exposure to flood hazards.</p> <p>d. Minimize flood damage, to the extent possible, through design criteria, such as requiring building envelopes, minimizing the size of building envelopes, locating building envelopes in the safest locations, reducing the number and size of encroachments in the floodplain and providing unobstructed passage of floodwaters.</p> <p>e. Include the mapped flood hazard zones from the effective FIRM shown on the preliminary plat.</p> <p>f. Have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water</p>	<p>No subdivision is proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>

	<p>Pollution Control Act Amendments of 1972, 33 USC 1334.</p> <p>g. Provide a note on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.</p> <p>h. Include the following notes on each subdivision plat:  FEMA FIRM panel(s): #160xxxxxC, &amp; 160xxxxxE, etc.  FIRM effective date(s): mm/dd/year  Flood Zone(s): Zone X, Zone A, Zone AE, A Zone AO, Zone, AH, Zone D, etc.  Base Flood Elevation(s): AE _____.0 ft., etc.  Flood Zones are subject to change by FEMA &amp; all land within a floodway or floodplain is regulated by _____ chapter/section of the City/County Code.</p>	
N/A	12. Critical Facilities. Critical Facilities, where permitted, shall be constructed at a three-foot (3') flood protection elevation (FPE).	No critical facilities are proposed. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<b>17.04J.070 City Issued Stream Alteration Permit</b>		
Standards: No Stream Alteration Permit shall be issued unless the Commission finds adequate evidence that the following mandatory requirements have been met:		
Yes	a. The Applicant agrees to obtain and abide by all necessary permits from the Army Corps of Engineers, from the Idaho Department of Water Resources, and compliance with sections 9 and 10 of the Endangered Species Act, if applicable.	All necessary permits have been applied for from the required State and Federal Agencies. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	b. The Stream Alteration desired will not involve placing an encroachment, structure, fill, deposit, obstruction, storage of materials or storage of equipment in the floodway unless certification by a registered engineer is provided demonstrating that such alteration will not result in any increase in flood levels during occurrence of a 100-year flood.	The Applicant submitted an Engineered No-Rise Certificate supporting the Stream Alteration project. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	c. The Stream Alteration desired will not materially increase the area of the Floodplain and Floodway Subdistricts.	The proposed Stream Alteration project will not increase the floodplain or the floodway. By improving the side channel and multi-objective restoration actions, the local flood depths will be reduced. <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
Yes	d. No property of another person will be adversely affected by the proposed stream	The proposed project will not have adverse effects on adjoining

	alteration whether such property is adjacent to, upstream or downstream from the proposed stream alteration.	properties. The primary purpose of this project is to provide restoration actions to protect the pump station, reduce local flood depths, and enhance fish habitat.
Yes	e. The Stream Alteration does not jeopardize the City's participation in the National Flood Insurance Program.	All necessary permits have been obtained and all adjoining properties and communities have been notified.
Yes	f. Adjacent communities, the U.S. Army Corps of Engineers and the Idaho Department of Water Resources stream channel alteration program must be notified prior to any alteration or relocation of a water source. Evidence of notification must be submitted to the Floodplain Administrator and to the Federal Emergency Management Agency.	All necessary State and Federal agencies have been notified.
Yes	g. The Applicant shall be responsible for providing the necessary maintenance for the altered or relocated portion of the watercourse so that the flood carrying capacity will not be diminished.	The altered or relocated watercourse will have the same or greater capacity as the original watercourse. Additionally, once the alteration is made, the capacity of the altered or relocated watercourse must be maintained over time. The Wood River Land Trust will establish objectives for the long term, recognize that ecosystems are dynamic, and that change is inevitable, and deal with uncertainty by using adaptive approaches to restoration. The Wood River Land Trust will further implement the Restoration Effectiveness Monitoring Program for three (3) years following project completion to ensure long-term success.

**17.06.060 Criteria.**

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

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

The following Conditions of Approval are suggested to be placed on approval of this Application:

1. All requirements of permits issued by State and Federal Departments; Blaine County, the Idaho Department of Water Resources, and the US Army Corps of Engineers shall be met; including requiring the project to be built to Idaho Department of Water Resources, Army Corps of Engineers, and/or City of Hailey Standard Specifications and Standard Drawings.
2. Issuance of all required and necessary Federal and State permits (e.g., 404 permits).
3. Any chemicals or other toxic materials that could cause contamination of surface waters or groundwater, or that could be injurious to public health, safety, and welfare, shall be located at the flood protection elevation and stored in a manner that prevents their release in the event of a flood.
4. Any altered or relocated portion of said watercourse shall be maintained by the Applicant so that the flood carrying capacity is not diminished.
5. The Applicant Shall submit a Letter of Map Revision (LOMR) with FEMA once the restoration project is complete.
6. The proposed Alteration project timeline for the project is from July 16, 2024, with a projected end date of 21 days, which would be August 6, 2024. Any and all reseeded efforts shall be completed within this timeline.
7. Wherever possible, the Applicant shall complete work at times of lowest water.
8. Wherever possible, all work shall be completed with appropriate construction equipment.
9. A registered engineer shall certify, in writing, that the work has been completed according to the City requirements and stipulations.
10. The Applicant shall preserve the existing vegetation, revegetation or placement of fish or wildlife enhancement features as best as possible.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

Attest:

\_\_\_\_\_  
Jessica Parker, Community Development Building and Operations Manager

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 20, 2024, the Hailey Planning and Zoning Commission considered and approved a Design Review Application submitted by Idaho Lumber and Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) Zoning District.

### FINDINGS OF FACT

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on April 30, 2024 and mailed to property owners within 300 feet on April 30, 2024. No public comments were received during the public commenting period.

**Background and Project Overview:** The Applicant proposed to construct a 3,090 square foot addition to the existing commercial building known as Idaho Lumber and Ace Hardware. Additionally, the Applicant proposed to reconfigure and formalize the property's onsite parking area along Airport Way, as well as pay right-of-way improvement in-lieu fees for the property's Airport Way frontage.

The programming of the proposed addition is as follows:

- 1,898 square feet of new ground-floor retail and storage space
- 976 square feet of new second-story office and breakroom space (directly above new ground-floor retail space)
- 216 square feet of new second-story deck space
- Twenty-six (26) newly striped, angled parking spaces in the existing parking area along Airport Way. This also includes one (1) ADA compliant parking space.
- New signage and site operations, directing all parking area traffic to move north to south when entering and exiting the lot.

Access to the site will remain along Airport Way. However, the Applicant proposed to limit parking area access to a singular point of entry at the north end of the parking area, and a singular point of exit at the south end of the parking area. The Applicant also proposed to add twenty-six (26) striped, angled parking spaces to the site's parking area. As it currently exists, the parking area has limited striped spaces, and it generally functions with "self-directed" parking. Ingress/egress occurs along the entirety of the Airport Way property frontage. According to the Applicant - and anecdotally - the parking area has irregular parking patterns, unpredictable lines of sight, and can be somewhat chaotic to navigate. The Applicant hopes to improve both site safety and function with these parking area enhancements.

Staff would also like to note that they will be exploring joint parking area approach opportunities with the USPS property directly to the north. This research should not inhibit the Applicant's request, nor the Commission's decision, to construct the commercial addition.

#### **Feedback from the Planning and Zoning Commission and Public Hearing on May 20, 2024:**

While the Applicant initially planned to install a five (5') foot wide sidewalk and curb/gutter buffer between the parking area and Airport Way – supporting their intended parking area reconfiguration and functional improvements – discussions with Community Development and Public Works Staff, as well as feedback shared at the project's Public Hearing from the Planning and Zoning Commission, ultimately led to the conclusion that sidewalk installation at the site is not the most appropriate course of action at



this time. A “typical section” for street/right-of-way design (similar to that of River Street) does not currently exist for the Airport Way area. Community Development Staff are currently working closely with the Public Works Department, City Engineer, and City Administration to develop a typical section for this area of Hailey, so that future development may have design guidance and requirements that help build an integrated, attractive, well-functioning multi-modal transportation corridor along Airport Way.

The Applicant intends to begin construction and seek a Certificate of Completion as soon as project development allows. Neither Staff, nor the Applicant, wish to see sidewalk infrastructure installed in the present, only for such infrastructure to need to be removed in the future, should the Airport Way typical section not fully align with the installed sidewalk. **Therefore, Staff, the Commission, and the Applicant have concluded that a right-of-way in-lieu fee is the most appropriate course of action.** This fee total shall include the following:

- Design
- Grading
- Drainage
- Curb and gutter
- Sidewalk
- Street trees w/ suspended pavement (silva cell) technology
- Irrigation
- Additional landscaping and plantings
- Bike path feature
- Streetlights

The Conditions of Approval for these Findings of Fact have been adjusted to reflect these changes.

The Commission and the Applicant discussed the current site operations for freight delivery, which generally requires trucks and large trailers to pull into the parking area directly across from Idaho Lumber and back across Airport Way, so that the truck may be unloaded from the rear at Idaho Lumber’s loading area at the rear of the existing building. When delivery is complete, the truck/trailer then moves forward and pulls out of the Idaho Lumber site, back onto Airport Way.

While Staff and the Commission would prefer to see a pull-through approach established for freight delivery at the site, lot configuration and surrounding parcel development currently limit this option. **The Commission stated their acceptance and general support of the Applicant’s current operations structure for freight delivery,** which includes early-morning drop-off, unloading times of less than an hour, and an Idaho Lumber staff member who acts as traffic and road control on Airport Way when a freight delivery is occurring. The Commission did note that should adjoining property development occur, the Applicant may need to explore new freight delivery strategies, including permanent site circulation changes.

**In terms of building design, the Commission requested that the Applicant install 42” handrails for both indoor and outdoor stair wells,** which is greater than the required minimum of 34”. This request serves to provide Idaho Lumber staff with greater safety and risk mitigation. The Applicant was receptive to this request.

**Condition “g” of the Staff Report associated with the project’s Design Review Public Hearing required that the Applicant confirm the presence of seasonal plantings for the site,** as required by Code Section 17.06.080(A)4e. At the May 20, 2024 Public Hearing, the Applicant confirmed that seasonal plantings in the form of hanging baskets are installed each growing season at the retail entrance of the site’s primary building.

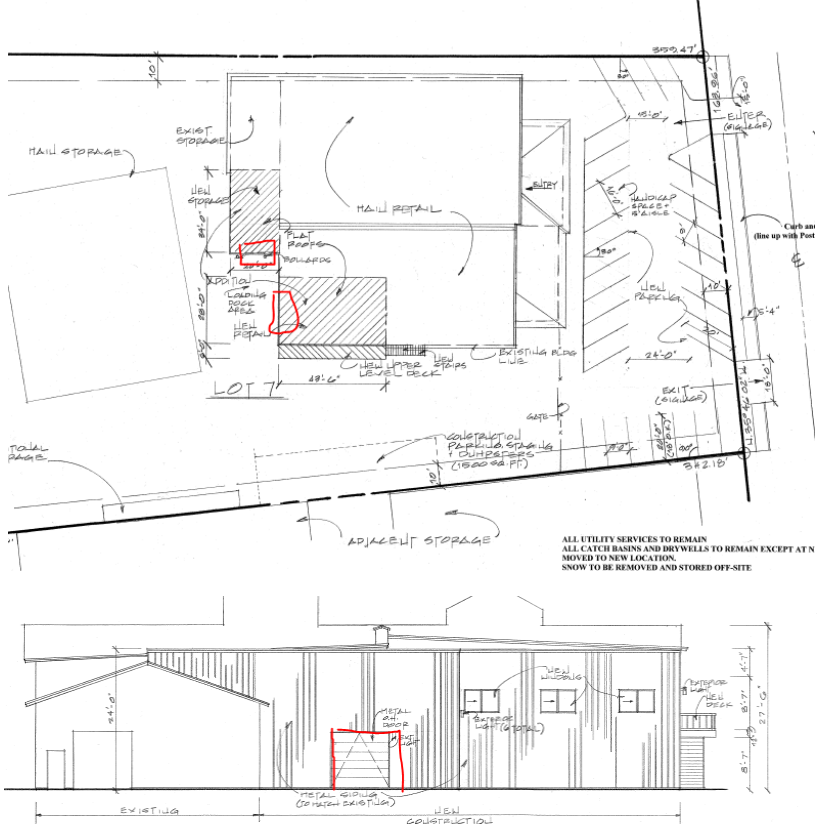
**Reasoned Statement:** These Findings of Fact, Conclusions of Law, and Decision (“Findings”) represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a final decision, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous approval of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein below.

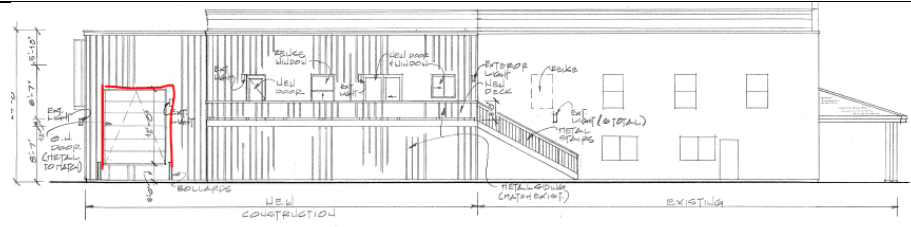
Notably, the primary issues of concern with this application were the right-of-way improvements/in-lieu fee requirements, and the site circulation as it relates to freight delivery. While of concern, the Applicant will be providing an in-lieu fee to meet the Code requirements for sidewalks and drainage improvements, which is a permitted substitution for outright installation of such right-of-way features. Additionally, the Applicant discussed the site’s current operations and traffic control plan for freight deliveries, and the Commission found it to be acceptable in terms of scope and impact to pedestrian and right-of-way safety. The standards and criteria for approval were found to be satisfied.

**Procedural History:** The Application was submitted on April 23, 2024, and certified complete on April 24, 2024. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on May 20, 2024, in the Council Chamber and virtually via Microsoft Teams.

<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<i>Complete Application</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Department Comments</b>	<p><b>Engineering and Streets:</b> A “typical section” for street/right-of-way design (similar to that of River Street) does not currently exist for the Airport Way area. Community Development Staff are currently working closely with the Public Works Department, City Engineer, and City Administration to develop a typical section for this area of Hailey, so that future development may have design guidance and requirements that help build an integrated, attractive, well-functioning multi-modal transportation corridor along Airport Way.</p> <p><i>The Applicant intends to begin construction and seek a Certificate of Completion as soon as project development allows. Neither Staff, nor the Applicant, wish to see sidewalk infrastructure installed in the present, only for such infrastructure to need</i></p>

			<p><i>to be removed in the future, should the Airport Way typical section not fully align with the installed sidewalk. Therefore, Staff, the Commission, and the Applicant have concluded that a right-of-way in-lieu fee is the most appropriate course of action. This fee total shall include the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Design</i></li> <li>• <i>Grading</i></li> <li>• <i>Drainage</i></li> <li>• <i>Curb and gutter</i></li> <li>• <i>Sidewalk</i></li> <li>• <i>Street trees w/ suspended pavement (silva cell) technology</i></li> <li>• <i>Irrigation</i></li> <li>• <i>Additional landscaping and plantings</i></li> <li>• <i>Bike path feature</i></li> <li>• <i>Streetlights</i></li> </ul> <p><i>The Applicant shall meet internally with City Staff to confirm the project's in-lieu fee value and assessed items, prior to submittal for a Building Permit. This has been made a Condition of Approval.</i></p> <p><i><u>Finding:</u> Compliance. This Standard shall be met.</i></p>
			<p><b>Life/Safety:</b> <i>The Commission has requested that the Applicant install 42" hand railings for both exterior and interior staircases, associated with this commercial addition. This height is higher than the Idaho Building Code standard of 34".</i></p>
			<p><b>Water and Sewer:</b> <i>No comments.</i></p>
			<p><b>Building:</b> <i>No comments.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08A Signs</b></p> <p><b>17.08A Signs:</b> <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></p>
			<p><b>Staff Comments</b></p> <p><i>Two (2) new signs were proposed for the site, utilized for directing vehicular traffic into and out of the onsite parking area. Each sign will be 12" tall, 18" wide, with appropriately alternating text (based on directionality) that directs traffic into and out of the site at singular points. The signs will be supported by a 2" square tube post, 8' tall.</i></p> <p><i>The Applicant was made aware of the sign permit requirement; however, the size of signs proposed does not warrant a sign permit at this time. If total new signage area exceeds four (4) square feet, the Applicant shall submit a Sign Permit Application and receive approval for all building signage. This has been made a Condition of Approval.</i></p> <p><i><u>Finding:</u> Compliance. This Standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.09.040 On-site Parking Req.</b></p>	<p><b>See Section 17.09.040 for applicable code.</b></p> <p><b>Required: 1 space for 1,000 square feet, or, if the site is considered warehouse and storage, 1 space per every (full time) employee, whichever is greater.</b></p>
<p><b>Staff Comments</b></p>			<p><i>The Site Plan shows a total of twenty-six (26) onsite parking spaces, which includes one (1) accessible space. These spaces are head-in spaces accessed off of the public street, Airport Way. The Applicant proposed to limit access to onsite parking to entry at the north end of the site, and exit at the south end of the site. City Regulations require that twenty-one (21) parking spaces be provided.</i></p> <p><i>Additional areas are available onsite for loading and warehouse activities. Pursuant Section 17.09.020.02, one (1) loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of 4,000 square feet, except grocery and convenience stores. The existing and proposed total square area for retail/warehouse space at the site is 19,909 square feet, requiring a total of two (2) loading spaces. The Applicant provided site plans that show two (2) loading dock areas at the interior of the site, accessed via the existing south entry point, and connected to the new storage and new retail spaces (see below).</i></p>  <p style="text-align: center;"><b>WEST ELEVATION</b></p> <p><small>ALL UTILITY SERVICES TO REMAIN          ALL CATCH BASINS AND DRYWELLS TO REMAIN EXCEPT AT N          MOVED TO NEW LOCATION.          SNOW TO BE REMOVED AND STORED OFF-SITE</small></p>	



**SOUTH ELEVATION**

*The project meets the number of parking and loading spaces required by the Hailey Municipal Code.*

*Staff and the Commission were made aware that the Applicant uses a “back-in” approach along the south side of the existing building for freight access and large deliveries. This approach requires the vehicle driver to turn into the parking area on the opposite side of Airport Way (920 Airport Way, currently overflow parking for Karl Malone Ford), move in reverse across Airport Way, and temporarily block southern ingress/egress at the site.*

*While Staff and the Commission would prefer to see a pull-through approach established for freight delivery at the site, lot configuration and surrounding parcel development currently limit this option. The Commission was ultimately amenable to the Applicant’s current operations structure for freight delivery, which includes early-morning drop-off, unloading times of less than an hour, and an Idaho Lumber staff member who acts as traffic and road control on Airport Way when a freight delivery is occurring.*

*Finding:* *Compliance. This Standard has been met.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08C.040 Outdoor Lighting Standards</b></p>	<p><b>17.08C.040 General Standards</b></p> <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:                             <ol style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ol> </li> <li>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</li> <li>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator</li> </ul>
			<p><b>Staff Comments</b></p>	<p><i>The Applicant proposed four (4) new light fixtures that are downcast and utilize energy efficient LED bulbs. All proposed fixtures will be Dark Sky Compliant. Three</i></p>

				<p>(3) light fixtures will be located on the upper-level deck area, and one (1) light fixture will be placed adjacent to the new metal overhead door associated with the loading area.</p> <p><u>Finding:</u> Compliance. This Standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Bulk Requirements</b></p> <p><b>Light Industrial (LI) Zone District:</b></p> <ul style="list-style-type: none"> <li>- <b>Maximum Building Height: 35 feet</b></li> <li>- <b>Front Yard Setback: 10 feet</b></li> <li>- <b>Side Yard Setbacks: 10 feet</b></li> <li>- <b>Rear Yard Setback: 10 feet</b></li> <li>- <b>Lot Coverage: 75%</b></li> </ul>	
			<p><b>Staff Comments</b></p> <p>The Applicant is proposing:</p> <ul style="list-style-type: none"> <li>- Building Height: 27'-6"</li> <li>- Front Yard Setback: 143'</li> <li>- Side Yard Setbacks: 60' (south), 50' (north)</li> <li>- Rear Yard Setback: 150'</li> <li>- Lot Coverage: 37%</li> </ul> <p>All setbacks, building height and lot coverage requirements have been met.</p> <p><u>Finding:</u> Compliance. This Standard has been met.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.070(A)1</b></p> <p><b>Street Improvements Required</b></p>	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p>
			<p><b>Staff Comments</b></p> <p>No sidewalks exist along the property's Airport Way frontage, although this infrastructure does exist directly to the north of the site (Hailey Post Office), northeast of the site (Karl Malone Ford Dealership), and southeast of the site (Rocky Mountain Hardware). As discussed previously in these Findings of Fact, an Airport Way "typical section" is currently being developed by City of Hailey Staff. This will include sidewalks, as well as curb and gutter, landscaping, street trees, and possible bike infrastructure.</p> <p>The Applicant intends to begin construction and seek a Certificate of Completion as soon as project development allows. Neither Staff, nor the Applicant, wish to see sidewalk infrastructure installed in the present, only for such infrastructure to need to be removed in the future, should the Airport Way typical section not fully align with the installed sidewalk. Therefore, Staff, the Commission, and the Applicant have concluded that a right-of-way in-lieu fee, including all end-to-end design and landscaping costs, is the most appropriate course of action. These fee components and costs have been previously stated in these Findings of Fact and explicitly communicated to the Applicant.</p> <p>The Applicant shall meet internally with City Staff to confirm the project's in-lieu fee value and assessed items, prior to submittal for a Building Permit. This has been made a Condition of Approval.</p>	

				<i>Finding: Compliance. This Standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			<i>Staff Comments</i>	N/A, as this parcel is not located within the Townsite Overlay (TO) Zoning District.  <i>Finding: Compliance. This Standard has been met.</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	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.</p> <p><i>Staff Comments</i>            The orientations of the proposed additions follow south (new retail, office/breakroom, exterior deck) and west-facing (new storage) patterns, respectively. The second-floor exterior deck will especially benefit from its south-facing orientation and southerly location in terms of sun exposure and the promotion of usable spaces. The Commission requested that the Applicant install 42" handrails for the staircase providing exterior access to this deck space – in excess of the Idaho Building Code minimum of 34" – as a matter of increased safety and risk mitigation.</p> <p>Customer and employee access to the building will not change with the proposed additions.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p>

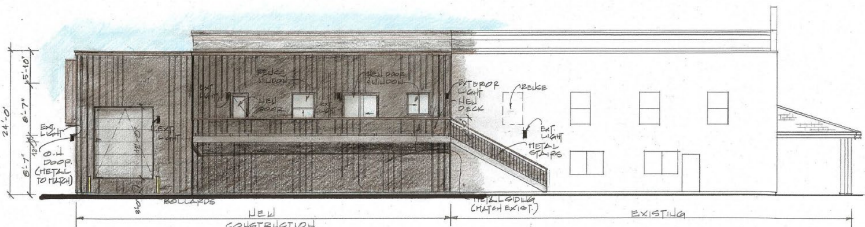
			<i>Staff Comments</i>	<i>N/A, as no existing plant material, trees and landscaping exists on the site.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<b>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</b>  <i>Staff Comments</i> <i>Generally speaking, safe access to the building will remain with the proposed additions, and day-to-day parking area safety enhancements are anticipated with the parking space striping and single-direction entry/exit circulation scheme.</i>  <i>As previously mentioned in these Findings of Fact, Staff and the Commission were made aware that the Applicant currently uses a “back-in” approach along the south side of the existing building for freight access and large deliveries. This approach requires the vehicle driver to turn into the parking area on the opposite side of Airport Way (920 Airport Way, currently overflow parking for Karl Malone Ford), move in reverse across Airport Way, and temporarily block southern ingress/egress at the site.</i>  <i>While Staff and the Commission would prefer to see a pull-through approach established for freight delivery at the site, lot configuration and surrounding parcel development currently limit this option. The Commission is amenable to the Applicant’s current operations structure for freight delivery, which includes early-morning drop-off, unloading times of less than an hour, and an Idaho Lumber staff member who acts as traffic and road control on Airport Way when a freight delivery is occurring.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<b>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</b>  <i>Staff Comments</i> <i>The loading area shown on site plans is located at the rear of the existing building, which also serves as a screening mechanism for the loading area from Airport Way and the retail entrance to Idaho Lumber and Ace Hardware.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	<b>e. Where alleys exist, or are planned, they shall be utilized for building services.</b>  <i>Staff Comments</i> <i>N/A, as no alley exists and none is proposed.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<b>f. Vending machines located on the exterior of a building shall not be visible from any street.</b>  <i>Staff Comments</i> <i>N/A, as no vending machines are proposed.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<b>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</b>



				<p>i. <b>Parking areas located within the SCI zoning district may be located at the side or rear of the building.</b></p> <p>ii. <b>Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</b></p>
			<p><i>Staff Comments</i></p> <p><i>The project is located within the Light Industrial (LI) Zoning District. A usable, prominent entrance for the existing building is located at the front of the building, facing Airport Way. However, this parking area is neither at the rear nor the side of the existing building and proposed additions. In the interest of minimizing further surface disruption, material expenditure, and burden to the Applicant, Staff are amenable to existing onsite parking remaining at the front of the building, where it is currently located.</i></p> <p><i>As previously discussed in these Findings of Fact, the Applicant will be providing a right-of-way in-lieu fee for their property's Airport Way frontage, which does not currently offer any buffering or screening from the street. As the Airport Way typical section is developed and installed, it is anticipated that the Applicant's right-of-way frontage will eventually be developed with street trees and landscaping. These features will then serve to screen the parking area from Airport Way.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.080(A)1h</p> <p><b>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</b></p>	
			<p><i>Staff Comments</i></p> <p><i>This site is not serviced by an alley, and the Applicant proposed to adjust the site's current vehicular access. With no sidewalk or curb and gutter currently existing along the site's Airport Way frontage, vehicular access to the parking area is completely unrestricted and unpredictable.</i></p> <p><i>The Applicant proposed to limit entry and exit to the parking area to single points at the north (entry point) and south (exit point) of the property's Airport Way frontage. As the Airport Way typical section is not yet developed, and the Applicant will be paying an in-lieu fee for right-of-way improvements (which would otherwise facilitate the new single point entry/exit scheme for the parking area), it is Staff's understanding that the Applicant will utilize re-striping, newly painted lines, and/or temporary traffic control measures (rubber parking stops, temporary bollards, etc.) to achieve safe and intended parking area access and operation, prior to the development and installation of the Airport Way typical section.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.06.080(A)1i</p> <p><b>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</b></p>	
			<p><i>Staff Comments</i></p> <p><i>N/A. All snow is to be removed and stored off-site, according to the Applicant.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>	
			<p>17.06.080(A)1j</p> <p><b>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</b></p>	

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Staff Comments</b>	<i>N/A. See Standard (i) above.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1k	<b>k. A designated snow storage area shall not have any dimension less than 10 feet.</b>  <i>Staff Comments</i> <i>N/A. See Standard (i) above.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<b>l. Hauling of snow from downtown areas is permissible where other options are not practical.</b>  <i>Staff Comments</i> <i>N/A. See Standard (i) above.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1m	<b>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</b>  <i>Staff Comments</i> <i>N/A. See Standard (i) above.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1n	<b>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</b>  <i>Staff Comments</i> <i>N/A. See Standard (i) above.</i>  <i>Finding: Compliance. 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	<b>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</b>  <i>Staff Comments</i> <i>The proportion, size, shape, and roof profile of the proposed addition will match the existing building. The addition will be fully compatible with the existing and surrounding buildings.</i>
 <p style="text-align: center;"><b>SOUTH ELEVATION</b></p>				
<i>Finding: Compliance. This Standard has been met.</i>				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2b</b>	<b>a. Standardized corporate building designs are prohibited.</b>
			<i>Staff Comments</i>	<i>The building is a very functional building and is not a standardized corporate design.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2c</b>	<b>b. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</b>
			<i>Staff Comments</i>	<i>The proposed addition design will match that of the existing building. A new second-floor deck feature is proposed, with a metal staircase providing second-floor deck access from the ground level. This staircase feature will emphasize human scale and is pedestrian oriented. The front façade of the existing building will not be altered in any way. However, the parking area adjacent to Airport Way will be redesigned to limit vehicular entry/exit to singular points.</i>  <i>Additionally, City Staff are currently developing a typical section for Airport Way, which will include “Complete Streets” features (sidewalks, bike lane/path, street trees, etc.). While this infrastructure will not be installed immediately with this project, the Applicant will be providing an in-lieu fee that will cover the comprehensive costs for these right-of-way improvements associated with the conceptual Airport Way typical section. When installed, these site design adjustments will greatly enhance the pedestrian orientation and human scale, activity, and interaction of the site.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2d</b>	<b>c. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</b>
			<i>Staff Comments</i>	<i>N/A. No changes to the front façade of the existing building are proposed.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2e</b>	<b>d. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</b>
			<i>Staff Comments</i>	<i>The proposed additions to Idaho Lumber and Ace Hardware will match the existing building design, materials, scale, and function. The Applicant has taken care to design a very cohesive addition to the building.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2f</b>	<b>e. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</b>
			<i>Staff Comments</i>	<i>All new exterior walls of the proposed addition will match that of the existing building. Metal is the primary material type for the addition, including for the building siding and new exterior staircase. However, the different forms and functions of this metal material will create variety within this addition and across the existing building as a whole.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2g</b>	<b>f. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</b>

			<i>Staff Comments</i>	<p>See Section (d) for how this Standard is met.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	<p><b>g. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</b></p> <p><i>Staff Comments</i></p> <p>A new parapet, visible from the existing building's north, west, and south elevations, is included as part of the addition's exterior building design. This roof element will add visual interest to the flat-roofed design of the existing structure.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p><b>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</b></p> <ul style="list-style-type: none"> <li><b>i. Solar Orientation.</b> 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.</li> <li><b>ii. South facing windows with eave coverage.</b> 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.</li> <li><b>iii. Double glazed windows.</b></li> <li><b>iv. Windows with Low Emissivity glazing.</b></li> <li><b>v. Earth berming against exterior walls</b></li> <li><b>vi. Alternative energy.</b> Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> <li><b>vii. Exterior light shelves.</b> All windows on the southernmost facing side of the building shall have external light shelves installed.</li> </ul> <p><i>Staff Comments</i></p> <p>The Applicant stated that the project meets this Standard in the following ways:</p> <ul style="list-style-type: none"> <li><i>i. The building's east-west façade is longer than its north-south, and it is oriented 27 degrees east of south.</i></li> <li><i>ii. 60% of the building's windows will be on the south elevation – although no roof/overhang will be present.</i></li> <li><i>iii. Windows will be double-glazed.</i></li> <li><i>iv. Windows will incorporate low emissivity glazing.</i></li> </ul> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p><b>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.</b></p> <p><i>Staff Comments</i></p> <p>The building addition's roof pitch will be sloping towards the addition's center, with drains routed to a drywell, according to the Applicant.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p><b>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</b></p> <p><i>Staff Comments</i></p> <p>According to the Applicant, all catch basins and drains currently on-site (seven (7) total) are to remain, except for the one (1) catch basin and dry well feature set that is located where the proposed new retail space will be built. The Applicant stated that this catch basin/dry well will be relocated.</p>

				<p><i>The Applicant shall ensure that any relocation of catch basins and dry wells is approved by the Public Works Department and will not create pedestrian hazards, prior to issuance of a Building Permit. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This Standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p><b>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).</b></p> <p><i>Staff Comments</i> N/A, as no vehicle canopies are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2m	<p><b>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.</b></p> <p><i>Staff Comments</i> Building signage has been shown on the elevations, although it is below the minimum size (four (4) square feet) that requires a sign permit. However, additional signage may be necessary to facilitate the new parking area operation, as intended and proposed by the Applicant. If total signage area exceeds four (4) square feet, the Applicant shall submit a Sign Permit Application and receive approval for all building signage. This has been made a Condition of Approval.</p> <p><i>Finding: Compliance. This Standard will be met.</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<p><b>a. Accessory structures shall be designed to be compatible with the principal building(s).</b></p> <p><i>Staff Comments</i> N/A, as no accessory structures are proposed at this time.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	<p><b>b. Accessory structures shall be located at the rear of the property.</b></p> <p><i>Staff Comments</i> N/A, as no accessory structures are proposed at this time.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	<p><b>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</b></p> <p><i>Staff Comments</i> N/A, as no new walls or fences are proposed at this time.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	<p><b>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</b></p>

			<i>Staff Comments</i>	<i>N/A, as no new walls or fences are proposed at this time.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	<b>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</b>  <i>Staff Comments</i> <i>N/A, as no roof-mounted equipment is proposed at this time. If any mechanical equipment, roof or ground-mounted, is installed, it shall be located at the rear of the building and/or screened from view at ground level. This has been made a Condition of Approval.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	<b>f. The hardware associated with alternative energy sources shall be incorporated into the building’s design and not detract from the building and its surroundings.</b>  <i>Staff Comments</i> <i>N/A, as no alternative energy sources are proposed at this time.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3g	<b>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</b>  <i>Staff Comments</i> <i>N/A, as no new ground-mounted equipment or trash receptacle areas are proposed with this project.</i>  <i>Finding: Compliance. This Standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<b>h. All service lines into the subject property shall be installed underground.</b>  <i>Staff Comments</i> <i>All services lines will be installed underground.</i>  <i>Finding: Compliance. This Standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	<b>i. Additional appurtenances shall not be located on existing utility poles.</b>  <i>Staff Comments</i> <i>N/A, as none are proposed at this time.</i>  <i>Finding: Compliance. This Standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4a	<b>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</b>  <i>Staff Comments</i> <i>N/A. As discussed previously in these Findings of Fact, the Applicant will be providing an in-lieu fee for right-of-way improvements associated with this</i>

				<p><i>project, as the Airport Way typical section has not yet been finalized. No new plantings, on-site or within the right-of-way, are proposed at this time.</i></p> <p><i>Finding: Compliance. This Standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4b	<p><b>b. All plant species shall be hardy to the Zone 4 environment.</b></p> <p><i>Staff Comments</i> See Standard 17.06.080(A)4a above for further detail.</p> <p><i>Finding: Compliance. This Standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	<p><b>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</b></p> <p><i>Staff Comments</i> See Standard 17.06.080(A)4a above for further detail.</p> <p><i>Finding: Compliance. This Standard will be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4d	<p><b>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</b></p> <p><i>Staff Comments</i> N/A: The project is located within the Light Industrial (LI) Zoning District and is excluded from this standard.</p> <p><i>Finding: Compliance. This Standard does not apply.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4e	<p><b>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</b></p> <p><i>Staff Comments</i> This project is located within the Light Industrial (LI) Zoning District; therefore, seasonal plantings are required. No seasonal plantings were shown on the plan set submittal for Design Review.</p> <p>Per Condition “g” of the Staff Report for this project, the Applicant has confirmed that seasonal plantings (hanging baskets) are placed at the front entrance of the building each growing season.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	<p><b>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</b></p> <p><i>Staff Comments</i> N/A. This project is located within the Light Industrial (LI) Zoning District and landscaping of this scale is not required.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4g	<p><b>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</b></p> <p><i>Staff Comments</i> N/A. Runoff is directed toward drywells located within the shop yard. No new plant materials are proposed with this project.</p>

				<i>Finding: Compliance. This Standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4h	<p><b>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</b></p> <p><i>Staff Comments</i> N/A. No onsite landscaped areas are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<p><b>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</b></p> <p><i>Staff Comments</i> N/A. No retaining walls are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	<p><b>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</b></p> <p><i>Staff Comments</i> N/A. No retaining walls are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	<p><b>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.</b></p> <p><i>Staff Comments</i> N/A. No retaining walls are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	<p><b>l. Landscaping should be provided within or in front of extensive retaining walls.</b></p> <p><i>Staff Comments</i> N/A. No retaining walls are proposed, nor is landscaping proposed or required.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	<p><b>m. Retaining walls over 24" high may require railings or planting buffers for safety.</b></p> <p><i>Staff Comments</i> N/A. No retaining walls are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	<p><b>n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</b></p> <p><i>Staff Comments</i> N/A. No retaining walls are proposed.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p>

<b>Additional Design Review Requirements for all Non-Residential Buildings located within the LI, SCI, TI or A Zoning Districts</b>	
<b>1. Site Planning: 17.06.080 (C) 1, items (a) thru (c)</b>	
<b>Compliant</b>	<b>Standards and Staff Comments</b>



Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1a	<p><b>a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.</b></p> <p><i>Adjoining parcels include other light industrial buildings and storage. The proposed design, circulation, access, parking, and drainage do not conflict with the adjoining parcels.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1b	<p><b>b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.</b></p> <p><i>See Section 17.09.040 for details on ingress, egress, and site circulation.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C) 1b	<p><b>c. Vehicle circulation, parking and loading shall not block pedestrian access ways.</b></p> <p><i>See Section 17.06.080(C) 1b.</i></p> <p><i>Finding: Compliance. 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, other Chapters of the Hailey Municipal Code and City Standards.

## **DECISION**

The Design Review Application by Idaho Lumber and Ace Hardware, represented by Mark Gasenica, for the construction of a new 3,090 square foot addition, to be located at 921 Airport Way (Lot 7, Block 1, Friedman Park), within the Light Industrial (LI) Zoning District, has been approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (l) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met, and plans shall be modified to meet the comments herein. Infrastructure plans shall be stamped by a licensed engineer. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense includes, but will not be limited to, the following requirements and improvements:

- i. The Applicant shall meet internally with City Staff to confirm the project’s in-lieu fee value and assessed items, prior to submittal for a Building Permit.
  - ii. The Applicant shall ensure that any relocation of catch basins and dry wells is approved by the Public Works Department and will not create pedestrian hazards, prior to issuance of a Building Permit.
- d) The project shall be constructed in accordance with the application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- e) All exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) The Applicant shall confirm if Idaho Lumber and Ace Hardware is already including seasonal plantings on site, in conjunction with the existing building and store front, and shall include seasonal plantings on site if seasonal plantings are not found to be present/utilized.
- h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- i) All utilities shall be located underground, consistent with 17.06.080(A)3h, and shall be shown on the Building Permit submittal.
- j) If total new signage area exceeds four (4) square feet, the Applicant shall submit a Sign Permit Application and receive approval for all building signage.
- k) All roof and ground-mounted equipment shall be located to the rear of the building and/or screen from view at ground level.
- l) Prior to final design, Staff and the Applicant will meet internally to finalize site details. If construction occurs prior to Staff review and approval of the final design, any and all site and/or right-of-way infrastructure installed may need to be removed and/or modified at the sole expense of the Applicant.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

Attest:

\_\_\_\_\_  
Jessie Parker, Building Coordinator

**Return to Agenda**

# 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  
Fax: (208) 788-2924

June 3, 2024

West of First, LLC  
9533 W. Pico Blvd, Ste. A  
Los Angeles, CA 90035

## Re: Design Review Extension Requestion – River Lane Project

Dear River Lane, LLC -

The Design Review Application for the River Lane Project, to be located at 403, 417, and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), for construction of a new multifamily residential project, consisting of fifty-one (51) residential units, was approved by the Planning and Zoning Commission on November 21, 2022 (Findings of Fact signed December 5, 2022).

The Applicant submitted a letter requesting a Design Review Extension on May 29, 2024. This Extension Request will be reviewed by the Planning and Zoning Commission on June 3, 2024. Per Title 17, Chapter 17.06, Section 17.06.040 (F) only one, six-month extension is permitted.

### 17.06.040: DESIGN REVIEW PROCESS:

**F. Final Construction Drawings; Issuance of Building Permit; Extensions: In order for a building permit to be issued after final design review approval, final construction drawings must be reviewed and approved by the Building Department. Application for a building permit must occur within one year of design review approval, or as otherwise provided by agreement authorized by law. The expiration date may be extended once, for an additional six (6) months, upon written request. Such request must be received prior to the expiration date. In the event any design review approval is for community housing units, an extension period of up to eighteen (18) months may be granted. The Commission shall review and approve or deny the request for extension. (Ord. 1191, 2015)**

On June 3, 2024, the Planning and Zoning Commission approved the requested Design Review Approval Extension submitted by River Lane, LLC, for the construction of the multifamily project at 403, 417, and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), with a new expiration date of December 5, 2024.

Thank you,



Robyn Davis  
Community Development Director

May 29, 2024

Robyn Davis  
Community Development Director  
City of Hailey  
115 South Main Street  
Hailey, Idaho 83333

Re: 22-234 403 N River St Apartments

Dear Robyn,

Please consider this a request on behalf of River Lane, LLC to extend the Design Review Approval for 403 N River St Apartments. The current approval expires June 5, 2024, and we request a six-month extension, allowing for a December 5, 2024 expiration. This extension will allow time for us to secure funding and prepare for a construction start.

Please let me know if you have any questions.

Best,

A handwritten signature in black ink, appearing to read 'Trent Grabher', with a long horizontal flourish extending to the right.

Trent Grabher

**Return to Agenda**



## STAFF REPORT

### Hailey Planning and Zoning Commission

### Regular Meeting of June 3, 2024

**To:** Hailey Planning and Zoning Commission  
**From:** Emily Rodrigue, Community Development City Planner/Resilience Planner

**Overview:** Continuation of a Design Review Application by Eric Cueva, represented by Youdall Architecture, for a mixed-use development project which includes an 880 square foot retail trade commercial space, an 877 square foot detached garage addition, as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the addition. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts.

**Hearing:** June 3, 2024

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**Applicant:** Eric Cueva  
**Location:** Lots S20' of 12 All of 13 & 14, Block 9  
**Zoning/Size:** Business (B), Residential Overlay (DRO) and Townsite Overlay (TO)  
Total Lot Area: 9,598 square feet

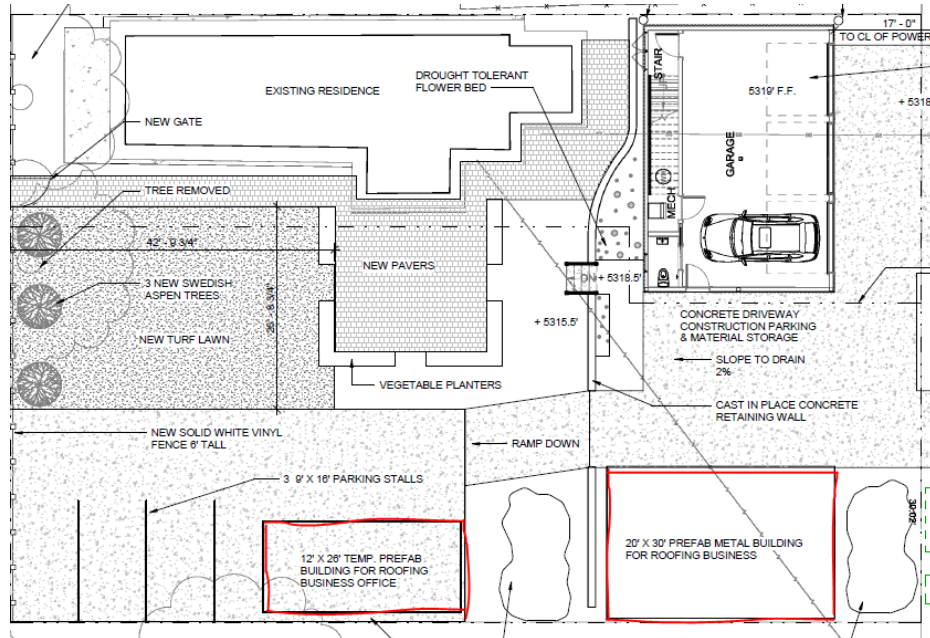
**Notice:** The first notice for the project's May 6, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 17, 2024. The second notice for the continuation of the project to June 3, 2024 was published in the Idaho Mountain Express on May 15, 2024. No public comments were received in conjunction with the second noticing.

**Background and Application:** At the May 6, 2024 Public Hearing, the Applicant proposed the construction of an 877 square foot detached garage addition as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the garage. This garage/ADU structure would complement an existing 880 square foot, single-family residence already onsite. Upon a comprehensive review of the Hailey Municipal Code, City Staff identified the existing single-family residence as a "nonconforming use", stated in Section 17.05 "Official Zoning Map and District Use Matrix" and procedurally outlined in Section 17.13 "Nonconforming Uses and Buildings". Specifically, the existing single-family residence is not permitted in the Business (B) Zoning District, and the construction of the garage/ADU structure, in relation to the single-family residence, would be considered an "expansion of nonconforming use", which is prohibited in the Hailey Municipal Code. While this Code requirement was brought to Staff's attention after the Public Hearing had been scheduled, Staff were able to inform both the Applicant team and the Planning and Zoning Commission of the non-permitted use prior to the Public Hearing. The Hearing was conducted with the mutual understanding that there would not be an opportunity for approval of the project at that time.

However, the Applicant also referenced new commercial structures in their original site plan submittal, to be developed in the future but not explicitly associated with the garage/ADU development. The



Applicant/property owner is the owner/operator of a local roof contracting business, and this property is intended to support their business, according to the Applicant. The two (2) structures outlined in red below represent the Applicant's original site plan submittal with commercial structures.



Detailed building elevations and/or architectural renderings were not submitted in the Applicant's original design package.

At the May 6, 2024 Public Hearing, the Commission noted that irrespective of the nonconforming use, it would be difficult to approve the garage/ADU Design Review Application without more complete building/design plans, or a timeline of construction, for the commercial components referenced in their submittal package. **A fully conceptualized site plan was requested by both Staff and the Commission for any continued consideration of the project. The Applicant has met this request with their revised Design Review submittal.**

The Applicant has provided Staff with greater detail on site development and ongoing operations, which now proposes a single commercial building at the front of the property, adjacent to Main Street/HWY 75. This building will serve as a retail trade space to support the Applicant's roofing business, and it will include approximately 60 square feet of office space adjoining the 820 square foot show room area, allowing customers to interface directly with both the roofing products and representatives of the roofing business. Another significant revision submitted by the Applicant, and required by Hailey Municipal Code, includes the relocation of the proposed parking area to the rear of the business/commercial building. Three (3) parking stalls were originally proposed at the southwest corner of the property, serviced by a ramp connection from the alley. These parking stalls have been relocated to the southeast/rear corner of the site, behind the newly proposed retail trade space.

Prior to the May 6, 2024 Public Hearing, Staff placed a Condition of Approval (Condition "j") on the Applicant's Design Review Application, regarding the submission and approval of a Lot Line Adjustment

Application. This Condition will be retained for the continuation of this Application, and Staff have informed the Applicant that a complete Lot Line Vacation of interior lot lines, rather than adjustment/relocation (Applicant’s original intent), will be required for this project. This Lot Line Vacation will serve to benefit the overall scope of the Applicant’s proposed development, as the proposed retail trade commercial building and the proposed garage/ADU may function as a mixed-use development on a single parcel, which is a permitted use for the property’s Business (B) Zoning District.

Other comments presented by the Commission at the May 6, 2024 hearing included:

- **Presentation of a physical materials and samples board:** The Applicant has confirmed that they will be providing physical materials samples for the June 3, 2024 Public Hearing.
- **Include more details about the grade of the proposed ramp, leading from the alley to the front of the property:** With the revised plan submittal for the June 3, 2024 Public Hearing, the Applicant is now proposing to remove the originally proposed ramp feature and use the existing site grade, from the alley down to the new retail trade building, to create a gentle slope for retail trade building access (as opposed to the ramp feature originally proposed).
- **Include more details about a site drainage plan, specifically in regard to the southern half of the property:** The Applicant has confirmed that they will be installing an additional two (2) landscape drywells in the southwest portion of the site, as well as resurfacing the down-slope grade from the alley to the retail trade building with a gravel surface. Both of these adjustments will enhance site drainage.
- **Ensure that the property’s Main Street sidewalk frontage is repaired and/or replaced (where repair alone is not adequate) and the existing curb cut is removed and replaced with City of Hailey Standard curb and gutter:** The Applicant was made aware of this requirement during the initial Design Review submittal process, and update site plans show a call-out for performing such remediation actions.


**Procedural History:** The Application was submitted on March 28, 2024, and certified complete on April 1, 2024. A public hearing was held on May 6, 2024, in the Council Chambers and virtually via Microsoft Teams, at which time the Commission voted unanimously to continue the Design Review Public Hearing. The continuation of the Design Review Application will be held on June 3, 2024 in the Council Chambers and virtually via Microsoft Teams.

<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Department Comments</b>	<b>Engineering:</b> <i>No comments</i>
				<b>Life/Safety:</b> <i>No comments</i>
				<b>Water and Sewer:</b> <i>The Wastewater Division Manager has stated that the Applicant is not allowed to make a new connection to the sewer main and must tap into their existing sewer service for the site.</i>

				<p><i>This has been made a Condition of Approval.</i></p> <p><b>Building:</b> No comments</p> <p><b>Streets:</b> <i>The Streets Division Manager and Public Works Director have both stated that the Applicant shall remove the Main Street curb cut to the property, and that the Applicant shall install new sidewalk to match the remaining pedestrian improvements within the right-of-way.</i></p> <p><i>This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17.08A Signs</b></p> <p><b>17.08A Signs:</b> The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p> <p><b>Staff Comments</b></p> <p>N/A, No sign is associated with the garage &amp; ADU addition.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.09.040 On-site Parking Req.</b></p> <p><b>See Section 17.09.040 for applicable code.</b></p> <p><b>17.09.040 Accessory Dwelling Units and all dwellings less than 1,000 square feet:</b> Minimum 1 space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces.</p> <p><b>Staff Comments</b></p> <p><i>The Hailey Municipal Code requires a minimum of one (1) onsite parking space for Accessory Dwelling Units, and a minimum of two (2) onsite parking spaces for a site developed with both a primary dwelling less than 1,000 square feet in size, and an Accessory Dwelling Unit. Additionally, single-family dwellings must provide a minimum of two (2) parking spaces, with six (6) spaces per dwelling maximum.</i></p> <p><i>The mixed-use/commercial component of the project requires one (1) parking space for every 1,000 square feet of gross building area. The commercial retail trade building is 880 square feet in size, requiring a maximum of one (1) parking space.</i></p> <p><i>A minimum of four (4) onsite parking spaces are required. The proposed onsite parking for the ADU is located in the proposed three-car garage, constructed below the ADU. The remaining two (2) spaces within the garage meet the minimum code requirement for single-family dwellings. The Applicant is also proposing an additional three (3) parking spaces in the southeast corner of the site, which will service the commercial parking requirement. The total number of onsite parking spaces is six (6). The vehicular parking requirements for this project have been met.</i></p> <p><i>As noted in the first Staff Report and Public Hearing for this project, the Applicant had originally proposed a parking area in the southwest corner of the property, directly adjacent to Main Street/HWY 75. Per Hailey’s Municipal Code – Section 17.09.020.01: Location of Onsite Parking Spaces, Item D., new onsite parking areas shall be located to the rear of the building. This requirement was discussed by the Commission and with the Applicant at the May 6, 2024 Public Hearing. The Applicant has reconfigured the site layout, relocating the parking area to the southeast corner of the property</i></p>	

				<p><i>and behind the newly proposed retail trade building. The Conditions of Approval for this project have been updated to reflect this change. .</i></p> <p><i>Lastly, per Hailey Municipal Code Section 17.09.040.07, all mixed-use developments shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater. The Applicant has not shown any bicycle parking spaces on submitted plans. The Applicant shall ensure that at least three (3) bicycle parking spaces (in racks) are installed, prior to issuance of a Certificate of Occupancy. This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08C.040 Outdoor Lighting Standards</b></p>	<p><b>17.08C.040 General Standards</b></p> <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:           <ul style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ul> </li> <li>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</li> <li>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</li> </ul>
			<p><i>Staff Comments</i></p>	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures.</i></p> <ul style="list-style-type: none"> <li>- <i>Four (4) recessed lighting fixtures are proposed for the covered porch area.</i></li> <li>- <i>Four (4) fully shielded, downcast wall sconces are proposed around the garage bay doors as well as one (1) by the ADU entrance door.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Bulk Requirements</b></p>	<p><b>Zoning District: Business (B) Townsite Overlay (TO) and Downtown Residential Overlay (DRO) Zoning Districts:</b></p> <ul style="list-style-type: none"> <li>- <b>Maximum Building Height: 40 feet</b></li> <li>- <b>Front Yard Setback: 0 feet*</b></li> <li>- <b>Side Yard Setbacks: 0 feet*</b></li> <li>- <b>Rear Yard Setback: 0 feet*</b></li> <li>- <b>Alley setback: 0 feet*</b></li> <li>- <b>Lot Coverage: No maximum</b></li> </ul> <p><b>* No townhouse units are proposed with this project.</b></p>
			<p><i>Staff Comments</i></p>	<p><i>Setbacks and bulk requirements proposed by the Applicant are as follows, and comply with the zoning districts:</i></p>

				<p><u>Garage/ADU</u></p> <ul style="list-style-type: none"> <li>- Maximum Building Height: 23'-10"</li> <li>- Front Yard Setback: +75'</li> <li>- Side Yard Setbacks: Approximately 2' (north); Approximately 50' (south)</li> <li>- Rear/ alley Setback: 17'</li> </ul> <p><u>Retail Trade Building</u></p> <ul style="list-style-type: none"> <li>- Maximum Building Height: 13' 9"</li> <li>- Front Yard Setback: 4' 9.25"</li> <li>- Side Yard Setbacks: 1'7" (south); 70'+ (north)</li> <li>- Rear/Alley Setback: 60'+</li> <li>- Lot Coverage: 27% = 2,637 square feet</li> </ul> <p>All setback, building height, and lot coverage requirements have been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p><i>Staff Comments</i></p> <p>The Streets Division Manager and Public Works Director have both stated that the Applicant shall remove the Main Street curb cut to the property, and that the Applicant shall install new sidewalk to match the remaining pedestrian improvements within the right-of-way.</p> <p>This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i></p> <p>The Applicant is proposing the construction of a new garage and ADU off the alleyway. Insulating the water service line and main line has been made a Condition of Approval.</p>
<b>Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p>1) Site Planning</p> <p><b>Guideline:</b> The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p> <p><i>Staff Comments</i></p> <p>The proposed garage/ADU respects the existing Old Hailey grid. The structure is situated on the alley side of the lot in a rectangular fashion that preserves the open space at the front of the lot.</p>

				<p><i>A Lot Line Adjustment to remove the interior, southern-most lot lines of Lots South 20' of Lot 12 and Lot 13 shall be submitted. This will maintain the pattern of the Old Hailey town grid while creating a new lot that is appropriately sized for modern building scales and code requirements. Approval of the Lot Line Adjustment shall be made a Condition of Approval for this Design Review.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Site planning for new development and redevelopment shall address the following:</b></p> <ul style="list-style-type: none"> <li>• scale and massing of new buildings consistent with the surrounding neighborhood;</li> <li>• building orientation that respects the established grid pattern of Old Hailey;</li> <li>• clearly visible front entrances;</li> <li>• use of alleys as the preferred access for secondary uses and automobile access;</li> <li>• adequate storage for recreational vehicles;</li> <li>• yards and open spaces;</li> <li>• solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>• snow storage appropriate for the property;</li> <li>• Underground utilities for new dwelling units.</li> </ul>
			<p><i>Staff Comments</i></p>	<ul style="list-style-type: none"> <li>• <i>The scale of the proposed garage/ADU is consistent with the scale and massing of buildings in the surrounding neighborhood. The new building footprint is approximately 100 square feet smaller than the site's existing single-family residence, and the Applicant is proposing a new structure that is approximately 16' feet below the maximum permitted building height for the site and Zoning District.</i></li> <li>• <i>The rectangular massing and required lot line adjustment will respect the existing grid pattern of Old Hailey.</i></li> <li>• <i>The original house has a clearly visible entrance from Main Street and the ADU proposes a pedestrian entrance facing south, interior to the lot, and a vehicular entrance facing the alley to the east.</i></li> <li>• <i>The proposed garage/ADU will be accessed from the alley.</i></li> </ul>

				<ul style="list-style-type: none"> <li>• <i>The proposed lot coverage is 27%, with no permitted lot coverage maximum for the site’s Zoning District. Ample lot space remains onsite, should the property owner need recreational vehicle storage.</i></li> <li>• <i>1,125.64 square feet of turf lawn will be retained/offered by this project. A new patio paver area (approximately 144 square feet), as well as 164 square feet of outdoor deck space for the ADU will provide further yard and open space benefits to the project.</i></li> <li>• <i>The proposed ADU is on the north and east side of the lot, preserving solar access from the south and west.</i></li> <li>• <i>Snow storage has been identified on the site plan and appears sufficient for the site.</i></li> <li>• <i>Utilities are existing; the Applicant is required to utilize existing water/wastewater utilities on site, and the current aboveground electricity lines servicing the site will be required to be placed underground with site development.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</b></p>
			<i>Staff Comments</i>	<p><i>The energy-conserving strategy for this project, according to the Applicant team, is to utilize southern exposure for solar gain for the primary living area of the ADU. The building’s south elevation includes sliding glass doors with full shielding from the roof overhang. This will allow for natural lighting of the ADU, minimizing direct glare and overheating from south-aspect sunlight. The Applicant has also indicated the following energy conservation measures, included in final project design:</i></p> <ul style="list-style-type: none"> <li>• <i>Minimum 40% glazing of south facing fenestrations, with roof overhangs.</i></li> <li>• <i>Double pane insulated glazing.</i></li> <li>• <i>Low emissivity-coated glazing.</i></li> </ul> <p><i>As with any new construction, Staff encourages the Applicant to consider energy-conserving measures such as pre-wiring/“rough-in” components for future installation of solar PV panels, high-efficiency HVAC equipment (heat-pumps/mini-splits), above-Code insulation for walls, roofs, and windows, and/or installation of EV-ready electrical infrastructure for charging.</i></p> <p><i>Staff are available to discuss these measures with the Applicant, in addition to available financial assistance and incentive programs that support implementation.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p>
				<p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p>
			<i>Staff Comments</i>	<p><i>The proposed garage/ADU design meets all Hailey Municipal Code bulk requirements.</i></p>

				<i>The structure is proposed for the northeast corner of the lot, directly adjacent from the alley. According to the Applicant, the garage/ADU will feature a 2:12 pitch shed roof. This low roof pitch, combined with the roof's slope angled interior to the property and the building's tallest wall plane facing the alley, creates a perceived mass that is smaller in nature and appropriate for the property's surrounding context.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<b>3. Architectural Character</b>
			17.06.090(C)3a	<b>a. General</b>
				<b>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</b>
			<i>Staff Comments</i>	<i>While the proposed ADU incorporates a shed roof, the materials and roof overhangs are consistent with traditional Old Hailey vernacular. The wood post and beams, wood soffits and detailing, corrugated metal wainscotting, and color palette of the exterior cladding blends well with the surrounding context of the Hailey Townsite Overlay. Steel cable railings around the second-level exterior deck provide a modern material and design element that captures the era in which the structure will be built, without detracting from the historical styles and charm of Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<b>b. Building Orientation</b>
				<b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b>
			<i>Staff Comments</i>	<i>The original house orients to the street in a similar manner to the surrounding residences. The proposed garage/ADU will be accessed from the alley, as is typical in Old Hailey. No change to the front entry of the primary structure is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</b>
			<i>Staff Comments</i>	<i>The existing residence orients to the street in a similar manner to the surrounding residences, with the building's shorter wall plane facing Main Street. The proposed garage/ADU will be accessed from the alley, as is typical in Old Hailey, and it will be positioned in line with the existing residence on the property's northern boundary, to the greatest degree possible given existing utilities and site conditions. The existing grid pattern in Old Hailey will not be impacted by the proposed building placement and design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<b>c. Building Form</b>
				<b>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</b>
			<i>Staff Comments</i>	<i>The garage/ADU is constructed of rectangular forms, with the longer side facing the existing building and Main Street and the shorter side facing interior lot lines. These forms are traditionally found in Old Hailey.</i>  <i>The proposed garage/ADU is rectangular in shape, and it incorporates a small footprint, relative to the lot's total size. As previously mentioned in</i>



				<i>this Staff Report, the structure will feature a low-pitch roof, with the shortest wall plane facing west/towards Main Street. This roof form will reduce the perceived scale of the garage/ADU from established front of the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>d. Roof Form</b>
				<b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b>
			<i>Staff Comments</i>	<i>The structure will feature a low-pitch roof, with the shortest wall plane facing west/towards Main Street. This roof form will reduce the perceived scale of the garage/ADU from established front of the property (Main Street). The three (3) garage bay entrances will face the alley, diminishing these entrances to all surrounding traffic and uses, aside from activity in the alley itself.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b> <ul style="list-style-type: none"> <li>• Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.</li> <li>• Designs should avoid locating drip lines over key pedestrian routes.</li> <li>• Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.</li> </ul>
			<i>Staff Comments</i>	<i>The proposed garage/ADU will utilize snow retention bars to store the roof snow on the roof. The building proposes a single roof pitch (2:12/low angle) that angles toward the interior of the property, ensuring that snow will not shed onto adjacent properties and that all drip lines will route to a proposed drought-tolerant flower bed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</b>
			<i>Staff Comments</i>	<i>The Applicant has proposed a shed roof form of 2:12 pitch, which represents design elements that are similar to or match those traditionally found in the Townsite Overlay District. The standing seam metal roofing material is used widely across the Townsite Overlay District as well, which the Applicant is proposing to use for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>See Section 17.06.090(C)3d.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>e. Wall Planes</b>
				<b>Guideline: Primary wall planes should be parallel to the front lot line.</b>
			<i>Staff Comments</i>	<i>The garage/ADU's longest wall plane is parallel to the front lot line, although residential access to the structure will be achieved via the shorter, south-facing wall plane.</i>  <i>While the Applicant originally intended for the residential access and exterior covered deck to face west towards Main Street, utility setbacks required by existing Idaho Power infrastructure in the alley has resulted in amended site plans to be submitted by the Applicant. These amendments now represent the finalized site plans, including a 90 degree,</i>

				<i>counterclockwise rotation of the proposed garage/ADU. This amendment achieves Idaho Power clearance requirements for their equipment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>The wall planes of the proposed structure are similar or subservient in size to neighboring residences and/or buildings. The Applicant is proposing a structure that is 23' 10" tall at its highest point, while the maximum permitted building height for the Zoning District (Business, Townsite Overlay, Downtown Residential Overlay) is 35'.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<p><i>The southern wall plane features a covered deck space with a steel cable railing, which helps to significantly break up this wall plane. With the original garage/ADU Design Review submittal, Staff commented that the north and west wall planes presented a large massing that was not fully conducive of the design guidelines for residential buildings in the Townsite Overlay. The west elevation, in particular, presented the largest uninterrupted area of wall plane for the project. The primary material and color for the garage/ADU will be off white, vertical wood siding. While appropriate materials and colors for the building and its surrounding context in the Townsite Overlay District, the presentation of scale and massing with the materials and colors on the north and west elevations did not offer adequate visual interest and may serve to dominate the site and the existing primary residence.</i></p> <p><i>At the May 6, 2024 Public Hearing, the Commission discussed possible design enhancements to the large, unbroken wall planes of the Applicant's design proposal. Specifically, the Commission commented on their appreciation of the Applicant's wood accent material selection, suggesting that this material may be used to a greater degree across the building design. Specific features suggested by Staff and the Commission included belly band siding of an alternate color, more wood accenting, suspended awnings, or a wrap-around extension of the covered porch.</i></p> <p><i>The Applicant has submitted revised building elevations that include a yellow cedar belly band between the first and second stories of the garage/ADU, wrapping around the entirety of the structure. Staff feel that this addition has helped address some of the large, unbroken wall planes that were originally of concern. The Commission may wish to discuss if this design addition is a sufficient enhancement to breaking up longer wall planes and large, unbroken wall masses.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>f. Windows</b>
				<b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b>
			<i>Staff Comments</i>	<i>The four (4) windows facing Main Street are of traditional size, scale, and proportion. However, the Applicant may wish to consider including additional windows on the Main Street (west-facing) elevation, especially for the ground-level garage space. The large double windows on the far-left side of the west elevation serve the interior stairwell leading to the ADU.</i>

				<p><i>The other small square window provides natural light for the garage bathroom. The Applicant may wish to confirm if the garage doors include any windows, but in general, the garage space lacks an effective natural light source.</i></p> <p><i>The addition of first-floor windows on the west, street-facing building elevation will not only enhance the overall building design, as viewed from Main Street, but the garage functionality will also be enhanced with west elevation window additions as well.</i></p> <p><i>The Commission may wish to discuss if the four (4) Main Street-facing windows, as currently proposed, adequately address this guideline and provide sufficient value to the design and function of the building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p><b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b></p> <p><i>Staff Comments</i>  <i>The proposed windows on the side lot lines adjacent to other buildings respect the privacy of neighbors. Only two clerestory (2) windows on the north elevation are proposed, and the southern elevation features the covered deck space. This recesses the windows and sliding glass doors by nature of the building’s design, further protecting the privacy of neighbors.</i></p> <p><i>It should also be noted that the remaining lots to the south, completing the Chestnut to Elm Street block, are currently vacant.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p><b>g. Decks and Balconies</b></p> <p><b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b></p> <p><i>Staff Comments</i>  <i>The second floor, covered deck is set back from the first-floor façade and sheltered by the main roof. The proposed size of 164 square feet is in scale with the surrounding neighborhood. The Commission may recall the Benson Dental project reviewed in 2023, located on the corner of Elm and 1<sup>st</sup> Avenue and directly across from this project’s existing alley. The Benson Dental project also featured a second level ADU with covered exterior deck space, approximately 125 square feet in size.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p><b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b></p> <p><i>Staff Comments</i>  <i>The proposed second floor deck space faces south, interior to the property. The deck is not oriented to immediately adjoin an adjacent property line. The remaining lots to the south of the Applicant’s property, completing the Chestnut to Elm Street block, are currently vacant. No adverse impact to the privacy of neighbors is anticipated.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p><b>h. Building Materials and Finishes</b></p> <p><b>Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.</b></p>

**Staff Comments**

*The proposed garage/ADU will complement that of the surrounding neighborhood, as well as the site's existing primary residence.*

*According to the Applicant, a corrugated metal siding is proposed at the ground floor level to minimize moisture damage from snow against the building. This ground floor material will also provide variety in texture and appearance when compared to the rest of the exterior materials of the building, which is primarily vertical wood siding in an off-white color scheme.*

*Yellow cedar wood trim around human entry and garage doors and architectural grade plywood soffit material adds further texture and detailing that reduce some of the perceived scale of large walls. The siding changes and first and second stories are separated by yellow cedar belly bands that match the existing house. The color palette consists of brown tones with enough contrast to emphasize the different siding treatments.*

*However, the Commission may refer to Staff comments provided in Section 17.06.090(C)3e of this Staff Report, which discusses a level of concern with large, unbroken wall planes on the north and west building elevation, specifically. While the addition of the wraparound yellow cedar belly band is a welcome design addition and enhancement, the Commission may wish to discuss additional material/color detailing on these elevations that could benefit the overall project design and better complement the surrounding neighborhood.*



**STANDING SEAM METAL ROOFING**  
 COLOR: ZINC GRAY



**JAIL PANEL GRADE VERTICAL WOOD SIDING**  
 COLOR: OFF WHITE



**ROOF DE METAL PANEL EXTERIOR FINNINGS**  
 COLOR: LIGHT GRAY



**CONCRETE FRAME EXTERIOR WINDOWS & DOORS**  
 COLOR: WHITE



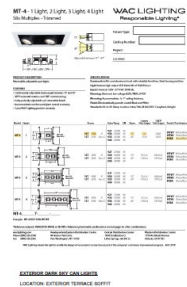
**METAL CABLE BALUNING WITH WOOD LAG**




**EXTERIOR ALUMINUM TRIM YELLOW CEDAR WOOD TRIM**  
 COLOR: CLEAR



**EXTERIOR DRAINAGE COVER/VENT WALL SCOPE**  
 LOCATION: LOWER LEVEL GARAGE AND 900 S. 200 E.



				
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p><b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b></p> <p><i>Staff Comments</i></p> <p><i>Each wall plane of the proposed garage/ADU incorporates at least one (1) change in material and/or color, including corrugated metal siding, wood trim and detailing, and off-white vertical wood siding.</i></p> <p><i>However, the Commission may refer to Staff comments provided in Section 17.06.090(C)3e of this Staff Report, which discusses a level of concern with large, unbroken wall planes on the north and west building elevation, specifically. While the addition of the wraparound yellow cedar belly band is a welcome design addition and enhancement, the Commission may wish to discuss additional material/color detailing on these elevations that could benefit the overall project design and better complement the surrounding neighborhood.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>i. Ornamentation and Architectural Detailing</b></p> <p><b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b></p> <p><i>Staff Comments</i></p> <p><i>The Applicant’s property hosts an existing single-family residence with its entrance facing west, towards Main Street. The proposed garage/ADU will off pedestrian access on its south elevation, and garage/vehicular access from the alley and facing east. The pedestrian entrance elevation (south-facing) offers substantial architectural detailing, including changes in materials and colors, a single-pitch shed roof, steel cable railings with wood capping for the second-floor outdoor deck space, and wooden post and beam features.</i></p>

				<i>The garage/ADU's Main Street (west)-facing elevation features a degree of architectural detailing, including changes in color and materials, although as Staff has noted previously in this Staff Report, additional architectural features on the west elevation may serve to break up the large wall plane and add visual interest to this wall plane.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<b>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</b>
			<i>Staff Comments</i>	<i>The exterior deck space, wood door trim, wood soffits, corrugated metal wainscot, and wood post and beam features each provide ornamentation that is reminiscent of the historic nature of Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b>
			<i>Staff Comments</i>	<i>Please refer to Sections 17.06.090(C)3h and 17.06.090(C)3i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>4. Circulation and Parking</b>
				<b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</b>
			<i>Staff Comments</i>	<i>Pedestrian access for the garage/ADU will be achieved via the building's south elevation. Pedestrians may access the site and south elevation through the alley, or from Main Street and the new paver walkway the Applicant intends to install to the south of the existing residence on site. Parking for the ADU will be provided via the proposed three (3) car garage, which also includes an interior staircase.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b>
			<i>Staff Comments</i>	<i>The proposed garage area will be accessed via the alley to the east of the site, with little to no visual impact on surrounding streets. A six foot (6') tall, white picket fence is proposed along the entirety of the property's Main Street frontage, which will shield the front of the site from the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing all future vehicular access through the alley.  The Applicant shall remove the Main Street curb cut to the property and install new sidewalk to match the remaining pedestrian improvements within the right-of-way.  This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<i>Staff Comments</i>	<i>The detached garage is proposed to be accessed off the alleyway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</b>
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<i>Staff Comments</i>	<i>N/A, as there is no seasonal, off-street parking for recreational vehicles being proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>5. Alleys</b>
				<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b>
			<i>Staff Comments</i>	<i>The alley is existing and will be utilized for access to onsite parking. No alley access will be eliminated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</b>
			<i>Staff Comments</i>	<i>All wet utilities will be underground within the existing alley. Existing overhead power lines are also located in the alley, and the Applicant has coordinated with Idaho Power to ensure that utility line clearances will be met. New underground power service for the existing primary residence on-site will also be provided, according to site plans. Vehicular access to the garage/ADU will also be achieved via the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.</b>
			<i>Staff Comments</i>	<i>The parcel is located within the Business (B) Zoning District, and the driving surface of the alley is paved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.</b>
			<i>Staff Comments</i>	<i>No landscaping is proposed adjacent to the alley. Concrete paving is proposed for the driveway area adjacent to the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<b>6. Accessory Structures</b>
				<b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</b>
			<i>Staff Comments</i>	<i>A detached garage/ADU is proposed to be subordinate to the primary residence. The proposed garage/ADU is located at the rear of the property, and its footprint is smaller than that of the existing primary residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	<b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b>

			<i>Staff Comments</i>	<i>The proposed garage/ADU building will be located at the rear of the lot and located behind the existing primary residence. It will be accessed off of the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>7. Snow Storage</b>
				<b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b>
			<i>Staff Comments</i>	<i>With the revised site plan and retail trade building, the Applicant has now stated that the site contains 2,520 square feet of hardscape surface, which would require at least 630 square feet of snow storage. The Applicant has stated that the snow storage area equals 640 square feet.</i>  <i>Original plan submittals indicated that the minimum snow storage-to-hardscape ratio would not be met. The new site plan and snow storage calculation now show that the snow storage requirement has been met. The Conditions of Approval have been updated to reflect this change.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>Guideline: A snow storage plan shall be developed for every project showing:</b> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul>
			<i>Staff Comments</i>	<i>The snow storage area is proposed for the central, southern lot line. No impacts to pedestrian routes, vision triangles, or adjacent properties are anticipated with the proposed snow storage plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>8. Existing Mature Trees and Landscaping</b>
				<b>Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.</b>
			<i>Staff Comments</i>	<i>There is one (1) existing tree identified onsite that is proposed to be retained, as well as one (1) existing tree identified onsite that is proposed to be removed. Three (3) new Swedish Aspen trees are proposed to be planted along the property's western boundary, directly adjacent to Main Street and the proposed six foot (6') white picket fence.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	<b>Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.</b>
			<i>Staff Comments</i>	<i>N/A, as no significant landscape features are presently onsite. However, the Applicant intends to install approximately 1,144 square feet of new turf lawn, a drought tolerant flower bed, and a series of vegetable planters.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>Guideline: Noxious weeds shall be controlled according to State Law.</b>
			<i>Staff Comments</i>	<i>If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	<b>9. Fences and Walls</b>
				<b>Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.</b>



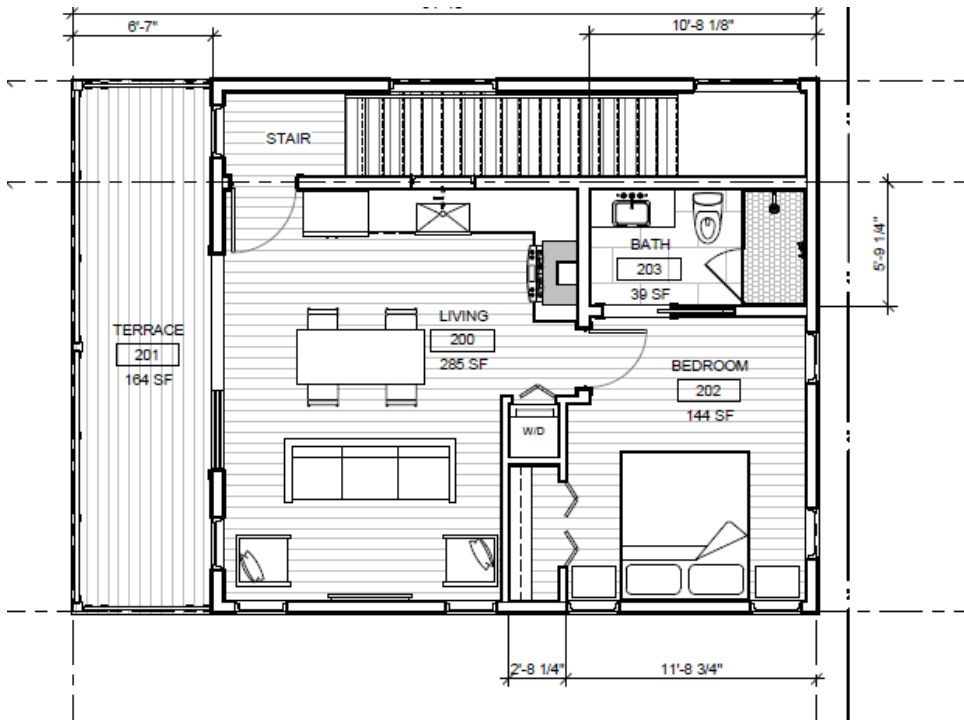
			<i>Staff Comments</i>	<i>The Applicant has proposed a “white picket fence 6’ tall” along the entirety of the property’s Main Street frontage. A new gate and walkway are also proposed, providing pedestrian access from Main Street to the retail trade building. No rendering of the fence had been provided by the Applicant at the time of drafting this Staff Report.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	<b>Guideline: Retaining walls shall be in scale to the streetscape.</b>
			<i>Staff Comments</i>	<i>With the revised plan submittal for the June 3, 2024 Public Hearing, the Applicant is now proposing to use the existing site grade, from the alley down to the new retail trade building, to create a gentle slope for retail trade building access (as opposed to the ramp feature originally proposed). In doing so, according to the Applicant, the scope of the retaining wall as originally proposed has been greatly reduced, allowing a level building pad to be created for the new garage/ADU structure as well. Staff do not anticipate this retaining wall to impact the streetscape in any fashion, based on other proposed site additions along the property’s Main Street frontage (fencing and landscaping).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<b>10. Historic Structures</b>
				<b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b> <ul style="list-style-type: none"> <li>• The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</li> <li>• The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.</li> </ul>
			<i>Staff Comments</i>	<i>N/A, as no historic structures are proposed to be altered with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b> <ul style="list-style-type: none"> <li>• The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure.</li> <li>• New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building;</li> </ul> </li> </ul>

				~ 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, as no historic structures are proposed to be altered with this project.</i>

## General Requirements for Accessory Dwelling Units

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.020	<b><u>Applicability.</u></b> The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<b><u>General Provisions.</u></b> A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.
			<i>Staff Comments</i>	<i>The proposed ADU is detached from the primary residence and is approximately 579 square feet in size. The ADU will also feature 164 square feet of exterior covered deck space.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>B Only one (1) Accessory Dwelling Unit is permitted on a lot.</b>
			<i>Staff Comments</i>	<i>Only one (1) ADU is proposed onsite.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>C Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.</b>
			<i>Staff Comments</i>	<i>The proposed ADU is in conjunction with an existing single-family residence, and both are located within the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p><b>A. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</b></p>
			<i>Staff Comments</i>	<i>N/A – The proposed ADU is not located within the Special Flood Hazard Area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory Dwelling Units Required	<p><b>All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</b></p>
			<i>Staff Comments</i>	<i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	<p><b>1. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;</b></p>
			<i>Staff Comments</i>	<i>The owners intend to utilize the ADU as housing for an employee of their roofing business, which will occupy the garage space below the ADU. The Applicant meets this standard, and in addition, this standard has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p><b>2. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</b></p>
			<i>Staff Comments</i>	<i>N/A, as neither dwelling unit onsite is intended to be utilized for short-term occupancy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	<p><b>Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.</b></p>
			<i>Staff Comments</i>	<i>The gross floor area of the principal building is 879 square feet in size, with 66% of its size equaling 580.8 square feet. Staff consider that the Applicant has met this standard, as the proposed ADU is 579 square feet in size.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>B. Maximum Floor Area:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Lot Size (square feet)</th> <th style="text-align: center;">Minimum Gross Floor Area (square feet)<sup>1</sup></th> <th style="text-align: center;">Maximum Gross Floor Area (square feet)<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to 7,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">900</td> </tr> <tr> <td style="text-align: center;">7,001 – 8,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">950</td> </tr> <tr> <td style="text-align: center;">Lots 8,001 and greater</td> <td style="text-align: center;">300</td> <td style="text-align: center;">1,000</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>1</sup>	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) <sup>1</sup>	Maximum Gross Floor Area (square feet) <sup>1</sup>													
Up to 7,000	300	900													
7,001 – 8,000	300	950													
Lots 8,001 and greater	300	1,000													
<input type="checkbox"/>	<input type="checkbox"/>	<p><i>Staff Comments</i></p>	<p><i>The Applicant meets this standard—the lot size is approximately 9,598 square feet, and the proposed ADU is larger than 300 square feet but less than 1,000 square feet. Specifically, the lot is 9,598 square feet in size and the proposed ADU is 579 square feet in size.</i></p> 												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</b></p>												
<input type="checkbox"/>	<input type="checkbox"/>	<p><i>Staff Comments</i></p>	<p><i>The proposed ADU has only one (1) bedroom.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08D.070: Livability</b></p>	<p><b>A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.</b></p>												
<input type="checkbox"/>	<input type="checkbox"/>	<p><i>Staff Comments</i></p>	<p><i>The Applicant is providing 164 square feet of covered, outdoor deck space on the second floor of the new structure, immediately accessible to the ADU.</i></p>												

<b>Chapter 17.09: Parking and Loading</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.09 020.05.B</b>	<b>Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.</b>
			<i>Staff Comments</i>	<i>The proposed garage will provide covered parking for three (3) cars off the alley, with the driveway area being improved with concrete.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.09.020.05.D</b>	<b>Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.</b>
			<i>Staff Comments</i>	<i>The following elements of the proposed site plan mitigate light trespass from the proposed ADU parking:</i> <ul style="list-style-type: none"> <li>- Parking is provided inside the covered garage with overhead doors.</li> <li>- Parking directionality is positioned east/west; headlights will either be facing interior to the site, or into the alley if the ADU resident backs into the garage bay. The property directly across the alley, with respect to the Applicant's property, includes mature landscaping and a shed along the property's alley-side property boundary. The presence of these site features will further mitigate any potential light trespass from ADU parking on the Applicant's property.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.09.040.01</b>	<b>Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.</b>
			<i>Staff Comments</i>	<i>The proposed garage will provide covered parking for three cars off the alley, including the ADU and the existing primary dwelling.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.09.040.07</b>	<b>All multi-family residential and commercial or mixed use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater. (Ord. 1191, 2015)</b>
			<i>Staff Comments</i>	<i>The Applicant has not shown any bicycle parking spaces on submitted plans. The Applicant shall ensure that at least three (3) bicycle parking spaces (in racks) are installed, prior to issuance of a Certificate of Occupancy. This has been made a Condition of Approval.</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	<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>
			<i>Staff Comments</i>	<p><i>The location and orientation of the proposed retail trade building maximizes southern solar exposure on the building's longer wall plane. The concrete 60' x 28' concrete pad beneath the proposed retail trade building is situated in such a manner that both human and overhead doors will benefit from either southern or western sun exposure, ensuring that these spaces will see a minimal amount of snow/ice buildup in the winter month, if at all. Safe access to the building and usable exterior spaces are upheld through the proposed location, orientation, and surface of the building.</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>
			<i>Staff Comments</i>	<p><i>Existing plant material has been inventoried on the site plan. The Applicant has already removed the large tree on the western, central lot line that is indicated for removal, prior to commencement of the Design Review Application process. Three (3) new Swedish Aspen trees are proposed for the western lot line, which are approved species found in the most recent (2013) Wood River Valley Tree Guide.</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>
			<i>Staff Comments</i>	<p><i>Pedestrian site access for the retail trade building may be achieved via a pedestrian walkway connected to the Main Street/HWY 75 right-of-way, or from the alley-adjacent parking area, which provides gravel and concrete surfaces that lead to the retail trade building's pedestrian and overhead door entrances. Pedestrian access for the garage/ADU may be achieved via the same site features, or via the internal stairwell leading from the ADU parking area within the three (3) -bay garage. All onsite parking will be accessed via the alley way, directly to the east of the property.</i></p>
<input 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>
			<i>Staff Comments</i>	<p><i>It is Staff's understanding that the existing trash pickup scheme (roll-out bins along the alley) will be utilized for the new garage/ADU and retail trade buildings. The Commission may wish to confirm this scheme with the Applicant, as temporary construction dumpsters are the only building service indicated on site plans.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			<i>Staff Comments</i>	<p><i>See Section 17.06.080(A) 1d.</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>
		<i>Staff Comments</i>	<p><i>N/A, as no vending machines are proposed.</i></p>	
<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. <i>(NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</i></p> <p style="padding-left: 40px;">i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p>

				<p style="text-align: center;"><b>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</b></p>
			<i>Staff Comments</i>	<p><i>As previously mentioned in this Staff Report, the Applicant has responded to Staff and Commission comments at the project’s initial Public Hearing on May 6, 2024, highlighting the proposed parking placement as not adhering to the stated Code requirement for placement of parking at the rear of buildings.</i></p> <p><i>However, the Applicant has amended and resubmitted site plans that now show the three (3) parking spaces, dedicated to the new retail trade building, as situated at the rear of the site and behind the retail trade building itself. While snow storage is located directly adjacent to these parking spaces, Staff do not anticipate a negative impact to on-site parking. The number of parking spaces provided is already in excess of that which is required for the use and size of the proposed building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<p><b>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</b></p>
			<i>Staff Comments</i>	<i>All access to on-site parking will be achieved from the alley directly to the east of the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<p><b>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</b></p>
			<i>Staff Comments</i>	<i>The Applicant is providing 640 square feet of on-site snow storage, centrally located and along the property’s southern boundary, which adjoins to a lot that is currently vacant. Snow storage location is acceptable for the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	<p><b>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</b></p>
			<i>Staff Comments</i>	<i>As indicated by the Applicant on site plans, 2,520 square feet of hardscape are proposed for the site, amounting to 630 square feet of required snow storage. The Applicant is proposing 640 square feet of snow storage, meeting this Standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	<p><b>k. A designated snow storage area shall not have any dimension less than 10 feet.</b></p>
			<i>Staff Comments</i>	<i>The designated snow storage complies with requirements, there is no proposed snow storage area that is under 10 feet on site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	<p><b>l. Hauling of snow from downtown areas is permissible where other options are not practical.</b></p>
			<i>Staff Comments</i>	<i>N/A, as the Applicant is proposing to store snow on-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	<p><b>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</b></p>
			<i>Staff Comments</i>	<i>It appears that the snow storage area will not impede parking spaces, or vehicular and pedestrian circulation of the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	<p><b>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</b></p>
			<i>Staff Comments</i>	<i>The proposed snow storage area will be located on a gravel ground surface.</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"/>	<b>17.06.080(A)2a</b>	<b>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</b>
			<i>Staff Comments</i>	<i>The proposed retail trade building features a simple gabled roofline and is only 13' 9" in height, which is substantially lower than surrounding buildings. The shape of the proposed building and roofline mirrors that of other non-residential structures in Old Hailey, with longer building and roof planes running parallel to longer property lines.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2b</b>	<b>b. Standardized corporate building designs are prohibited.</b>
			<i>Staff Comments</i>	<i>The proposed building design does not incorporate a standardized corporate design.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2c</b>	<b>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</b>
			<i>Staff Comments</i>	<p><i>The proposed building is simple in design and features a pedestrian door that faces Main Street/HWY 75, connected to the right-of-way via a paver walkway.</i></p> <p><i>Overall, the proposed retail trade building could benefit from pedestrian-centric enhancements. This could include seasonal hanging baskets and planter boxes, signage on the front of the building, various-sized windows, Dark Sky compliant exterior lighting, and/or a simple bench adjacent to the pedestrian entrance. The Applicant shall explore and install various-sized windows, or other building frontage improvements, along the west elevation of the prefabricated commercial building. Dark Sky compliant exterior lighting shall also be installed along this elevation to further provide interest and reduce the massing of the proposed building. This has been made a Condition of Approval.</i></p> <p><i>Staff would like to note that the Applicant is proposing a prefabricated metal building, which was selected for purchase prior to the Applicant's awareness of the need for a full Design Review process. That being said, the Commission may wish to discuss additional pedestrian enhancements with the Applicant that may augment and enhance the prefabricated building.</i></p> <div style="text-align: center;">  </div>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.080(A)2d</b>	<b>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</b>
			<i>Staff Comments</i>	<i>The frontage of the proposed building features one (1) window, a pedestrian entrance, and a change in material color around the base of the building. As stated in Section 17.06.080(A) 2c, the building could still benefit from additional pedestrian-centric</i>



				<i>enhancements, and the Commission may wish to discuss these enhancements with the Applicant, given the nature of the prefabricated building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<b>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</b>
			<i>Staff Comments</i>	<i>N/A. All proposed development features new, standalone structures.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<b>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</b>
			<i>Staff Comments</i>	<i>The exterior incorporates dark grey metal roofing, and white metal siding with dark grey banding around the building's foundation. However, additional building materials, projections, and/or design features could benefit the visual interest of the structure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<b>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</b>
			<i>Staff Comments</i>	<i>The exterior materials and colors are compatible with other colors and material arrangements (notably, vertical siding) existing and proposed for the site. As the building is proposed for retail trade and not a residential unit, the simple building architecture and color palette are acceptable, although could benefit from additional features that generate more visual interest and pedestrian scale, highlighting the mixed-use nature of the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<b>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</b>
			<i>Staff Comments</i>	<i>N/A. The proposed building is only one (1) story in height.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<b>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</b> <ul style="list-style-type: none"> <li><b>i. Solar Orientation.</b> 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.</li> <li><b>ii. South facing windows with eave coverage.</b> 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.</li> <li><b>iii. Double glazed windows.</b></li> <li><b>iv. Windows with Low Emissivity glazing.</b></li> <li><b>v. Earth berming against exterior walls</b></li> <li><b>vi. Alternative energy.</b> Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> <li><b>vii. Exterior light shelves.</b> All windows on the southernmost facing side of the building shall have external light shelves installed.</li> </ul>
			<i>Staff Comments</i>	<i>As mentioned previously in this Staff Report, the Applicant is proposing the following energy conservation measures:</i> <ul style="list-style-type: none"> <li>- <i>Minimum 40% of glazing for south facing fenestrations, with roof overhangs.</i></li> <li>- <i>Double pane insulated glazing.</i></li> <li>- <i>Low emissivity coated glazing.</i></li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<b>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.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The submitted building elevations for the prefabricated metal building show a low-angle roof pitch and a gabled covering over the building's pedestrian entrance, although no snow retention devices have been shown for the building's north-facing elevation, which is adjacent to a pedestrian walkway that provides connectivity to the on-site parking area.</i>

				While the proposed retail trade building is prefabricated, it is Staff's understanding that after-market snow clips, gutters, and/or other snow retention devices are available for installation. The Applicant shall submit building plans that include snow retention devices, to be installed over all building walkways and entries which do not already include a snow retention mechanism, prior to issuance of a Building Permit. This has been made a Condition of Approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<b>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</b>
			<i>Staff Comments</i>	See Section 17.06.080(A) 2j. The Applicant is now proposing two (2) additional landscape drywells at the southwest portion of the site, in addition to the two (2) landscape drywells originally presented along the northern property line. These new landscape drywells will ensure that water runoff is properly managed and freezing will not create a pedestrian hazard.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<b>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).</b>
			<i>Staff Comments</i>	N/A. No vehicle canopies are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<b>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Chapter 17.08.</b>
			<i>Staff Comments</i>	N/A. No signage is proposed at this time.

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	<b>a. Accessory structures shall be designed to be compatible with the principal building(s).</b>
?			<i>Staff Comments</i>	As previously discussed in this Staff Report, the garage/ADU structure incorporates material colors and orientations that mirror and/or complement the existing principal residential structure on the property.  However, the Commission may refer to Staff comments provided in Section 17.06.090(C)3e of this Staff Report, which discusses a level of concern with large, unbroken wall planes on the north and west building elevation, specifically. While the addition of the wraparound yellow cedar belly band is a welcome design addition and enhancement, the Commission may wish to discuss additional material/color detailing on these elevations that could benefit the overall project design and better complement the existing principal residential building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	<b>b. Accessory structures shall be located at the rear of the property.</b>
			<i>Staff Comments</i>	See Section 17.06.090 (C)6.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	<b>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</b>
			<i>Staff Comments</i>	See Section 17.06.080(A) 2g. The proposed fencing along the property's western boundary will be a white picket fence, matching color, and material (wood) used elsewhere on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	<b>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</b>
			<i>Staff Comments</i>	The proposed white picket fencing is a timeless design that will offer a balance of site/right-of-way separation and transparency, which will prevent the fence from

				<i>dominating the landscape and overall site. The Applicant has already installed numerous plantings on-site, softening the visual impact of the site's development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	<b>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</b>
			<i>Staff Comments</i>	<i>N/A. No roof equipment is proposed for the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	<b>f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</b>
			<i>Staff Comments</i>	<i>N/A. No alternative energy sources are proposed with this application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	<b>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</b>
			<i>Staff Comments</i>	<i>The submitted plans do not include any exterior or roof-mounted mechanical equipment, although it is highly likely that these elements will be present upon project completion. The Applicant may wish to clarify the future presence of any ground or roof-mounted mechanical equipment. The Applicant shall ensure that any exterior mechanical equipment is adequately screened from surrounding properties through a mechanism approved by City Staff and permissible with the Hailey Municipal Code. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<b>i. All service lines into the subject property shall be installed underground.</b>
			<i>Staff Comments</i>	<i>All new service lines into the property shall be installed underground. This has been made a Condition of Approval.</i>  <i>However, given the large scope of development for this site, Staff request that the Applicant make every effort to relocate all existing utility lines underground, in addition to new lines.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	<b>j. Additional appurtenances shall not be located on existing utility poles.</b>
			<i>Staff Comments</i>	<i>N/A, none proposed.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<b>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</b>
			<i>Staff Comments</i>	<i>The Applicant is proposing three (3) new Swedish Aspen trees, new vegetable planters, and a new drought-tolerant flower bed for the site. All proposed plant species appear to be hardy to the zone 4 environment as well.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<b>b. All plant species shall be hardy to the Zone 4 environment.</b>
			<i>Staff Comments</i>	<i>See Section 17.06.080(A) 4a.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	<b>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Staff Comments</i>	<i>The submitted site plans do not appear to show an irrigation system, temporary or other. The Applicant may wish to confirm the presence of an existing irrigation system. The Applicant shall ensure that an irrigation system is installed, which shall operate for at least</i>

				<i>two complete growing seasons and incorporate water conservation features. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<b>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two and one-half inches (2 ½”). A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The Applicant has provided a site plan that incorporates a variety of plantings: deciduous trees, vegetable planters, and drought-tolerant flower beds. Only three (3) new Swedish Aspen trees are proposed for the site, which Staff believe is an appropriate scaling of tree plantings, given the site’s relatively narrow sizing and existing vegetation. In the case where the proposed number of tree plantings does not allow for a 20% threshold to be reached, Staff are amenable to the Applicant’s proposed tree planting scheme.</i>  <i>The Commission should discuss how they wish to see this Standard applied in the context of the Applicant’s property and development proposal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<b>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Staff Comments</i>	<i>N/A. The proposed building is located within the Business (B) Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	<b>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>See Section 17.06.080(A) 4d.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<b>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>Runoff is directed toward the landscape drywells on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<b>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The Applicant shall be responsible for maintaining all landscaped areas in a tidy and attractive condition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4i	<b>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The Applicant is proposing to use the existing site grade, from the alley down to the new retail trade building, to create a gentle slope for retail trade building access. In doing so, according to the Applicant, the scope of the retaining wall as originally proposed has been greatly reduced, allowing a level building pad to be created for the new garage/ADU structure as well.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4j	<b>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The Applicant is proposing a cast-in-place cement retaining wall, which mirrors site materials used for both the retail trade and garage/ADU building pads.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4k	<b>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.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The retaining wall appears to be approximately three (3) feet in height, although the Applicant may wish to confirm this height, given the removal of the ramp feature from the site plans.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4l	<b>I. Landscaping should be provided within or in front of extensive retaining walls.</b>
			<i>Staff Comments</i>	<i>Drought-tolerant flower beds are proposed for the area between the proposed garage/ADU and retaining wall.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4m	<b>m. Retaining walls over 24" high may require railings or planting buffers for safety.</b>
			<i>Staff Comments</i>	<i>See Sections 17.06.080(A) 4k and 17.06.080(A) 4l.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	<b>n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</b>
			<i>Staff Comments</i>	<i>N/A, as the retaining wall does not appear to be capped with a surface of at least 12 to 16 inches wide, nor is it intended for seating.</i>

**17.06.060 Criteria.**

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

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.

**B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**

1. Ensure compliance with applicable standards and guidelines.
2. Require conformity to approved plans and specifications.
3. Require security for compliance with the terms of the approval.
4. Minimize adverse impact on other development.
5. Control the sequence, timing and duration of development.
6. Assure that development and landscaping are maintained properly.
7. Require more restrictive standards than those generally found in the Zoning Title.

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

1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.

In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

The following Conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
  - i. The Applicant shall not make a new connection to the sewer main and must tap into their existing sewer service for the site.
  - ii. All water main lines within the alley that are less than six (6) feet deep, shall be insulated with 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.
  - iii. The Applicant shall remove the Main Street curb cut to the property and install new sidewalk to match the remaining pedestrian improvements within the right-of-way.
  - iv. All new service lines into the property shall be installed underground.
- d) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- 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) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- h) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- i) The Applicant shall submit building plans that include snow retention devices, to be installed over all building walkways and entries which do not already include a snow retention mechanism, prior to issuance of a Building Permit.
- j) The Applicant shall ensure that at least three (3) bicycle parking spaces (in racks) are installed, prior to issuance of a Certificate of Occupancy.
- k) The Applicant shall ensure that any exterior mechanical equipment is adequately screened from surrounding properties through a mechanism approved by City Staff and permissible with the Hailey Municipal Code.
- l) The Applicant shall ensure that an irrigation system is installed, which shall operate for at least two (2) complete growing seasons and incorporate water conservation features.
- m) Approval of the Design Review is contingent upon the approval of the submitted Lot Line Adjustment.
- n) The Applicant shall explore and install various-sized windows, or other building frontage improvements, along the west elevation of the prefabricated commercial building. Dark Sky compliant exterior lighting shall also be installed along this elevation to further provide interest and reduce the massing of the proposed building.

- o) When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental.
- p) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.

**Motion Language:**

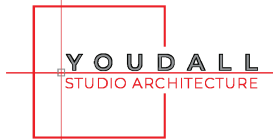
**Approval:** Continuation of a Design Review Application by Eric Cueva, represented by Youdall Architecture, for mixed-use development project which includes an 880 square foot retail trade commercial space, an 877 square foot detached garage addition, as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the addition. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) Business (B), Downtown Residential Overlay (DRO) 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 (p) are met.

**Denial:** Continuation of a Design Review Application by Eric Cueva, represented by Youdall Architecture, for mixed-use development project which includes an 880 square foot retail trade commercial space, an 877 square foot detached garage addition, as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the addition. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts, finding that \_\_\_\_\_ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

# CUEVA ADU

504 S Main, Hailey ID



HAILEY DESIGN REVIEW

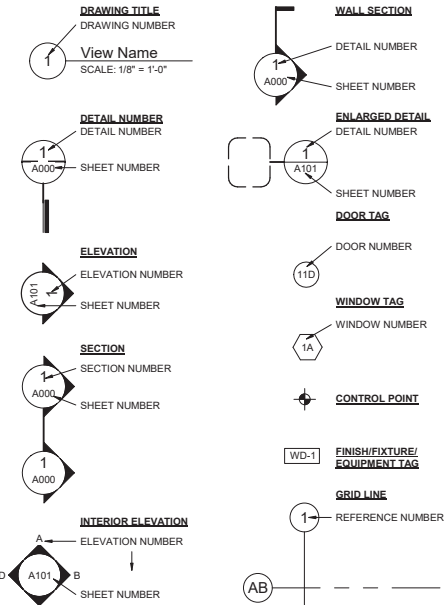
05/17/24



**ABBREVIATIONS**

A. <	ANCHOR BOLT	A101	VIEW NAME
A.B.	AIR CONDITIONER	A1000	VIEW NAME
A.C.	AIR CONDITIONER	A1000	SHEET NUMBER
ACT.	ACOUSTIC TILE	A1000	ELEVATION
A.D.	AREA DRAIN/ACCESS DOOR	A1000	SECTION
ADU.	ADJUSTER	A1000	SECTION NUMBER
A.F.F.	ABOVE FINISHED FLOOR	A1000	SECTION NUMBER
A.F.S.	ABOVE FINISHED SLAB	A101	INTERIOR ELEVATION
A.G.	ABOVE GRADE	A101	ELEVATION NUMBER
A.H.U.	AIR HANDLING UNIT	A101	SHEET NUMBER
ALUM.	ALUMINUM	A101	SHEET NUMBER
AND	ANDZIDE	A101	SHEET NUMBER
A.P.	ACCESS PANEL	A101	SHEET NUMBER
ARCH.	ARCHITECTURAL	A101	SHEET NUMBER
A.S.L.	ABOVE SEA LEVEL	A101	SHEET NUMBER
B.O.	BASE OF BOTTOM OF BOARD	A101	SHEET NUMBER
BTLM.	BITUMINOUS	A101	SHEET NUMBER
BLDG.	BUILDING	A101	SHEET NUMBER
BLK(B)	BLOCK(B)	A101	SHEET NUMBER
BLKHD	BULKHEAD	A101	SHEET NUMBER
BOT.	BOTTOM	A101	SHEET NUMBER
BRK.	BRICK	A101	SHEET NUMBER
B.S.	BOTH SIDES	A101	SHEET NUMBER
BSMT.	BASEMENT	A101	SHEET NUMBER
B.U.R.	BUILT UP ROOF	A101	SHEET NUMBER
CAB.	CENTER LINE	A101	SHEET NUMBER
CAP.	CAPACITY	A101	SHEET NUMBER
CAT.	CATALYSIS	A101	SHEET NUMBER
C.D.U.	CONDENSING UNIT	A101	SHEET NUMBER
CEM.	CEMENT(THOUS)	A101	SHEET NUMBER
CER.	CERAMIC	A101	SHEET NUMBER
C.F.M.	CFM(CUBIC FEET PER MINUTE)	A101	SHEET NUMBER
C.G.	CORNER GUARD	A101	SHEET NUMBER
CLNG.	CEILING	A101	SHEET NUMBER
CLOS.	CONTROL JOINT	A101	SHEET NUMBER
C.M.U.	CONCRETE MASONRY UNIT	A101	SHEET NUMBER
CNTR.	COUNTER	A101	SHEET NUMBER
C.O.	CLEANOUT	A101	SHEET NUMBER
CONF.	CONFERENCE	A101	SHEET NUMBER
COL.	COLUMN	A101	SHEET NUMBER
COMM.	COMMUNICATION	A101	SHEET NUMBER
CONC.	CONCRETE	A101	SHEET NUMBER
CNC.	CONCRETE	A101	SHEET NUMBER
CONST.	CONSTRUCTION	A101	SHEET NUMBER
CONT.	CONTINUOUS/CONTINUATION	A101	SHEET NUMBER
CONV.	CONVECTOR	A101	SHEET NUMBER
CORR.	CORRIDOR	A101	SHEET NUMBER
CPT.	CARPET	A101	SHEET NUMBER
CTR.	CENTER	A101	SHEET NUMBER
DET.	DETAIL	A101	SHEET NUMBER
D.F.	DRINKING FOUNTAIN	A101	SHEET NUMBER
DIA.	DIAMETER	A101	SHEET NUMBER
DWG.	DRAWING	A101	SHEET NUMBER
DMG.	DIMENSION	A101	SHEET NUMBER
DNG.	DRIVING	A101	SHEET NUMBER
DN.	DOWN	A101	SHEET NUMBER
D.O.	DOOR OPENING	A101	SHEET NUMBER
DR.	DOOR	A101	SHEET NUMBER
DRN.	DRAIN	A101	SHEET NUMBER
D.S.	DOWNSPOUT	A101	SHEET NUMBER
DWG.	DRAWING	A101	SHEET NUMBER
(E)	EXISTING	A101	SHEET NUMBER
EA.	EAST	A101	SHEET NUMBER
EL.ELEV.	ELEVATION	A101	SHEET NUMBER
ELEC.	ELECTRICAL	A101	SHEET NUMBER
ELEV.	ELEVATION	A101	SHEET NUMBER
EMER.	EMERGENCY	A101	SHEET NUMBER
ENCL.	ENCLOSURE/ENCLOSURE	A101	SHEET NUMBER
ENGR.	ENGINEER	A101	SHEET NUMBER
ENTR.	ENTRANCE	A101	SHEET NUMBER
EQ.	EQUAL	A101	SHEET NUMBER
EQUIP.	EQUIPMENT	A101	SHEET NUMBER
E.W.C.	ELECTRIC WATER COOLER	A101	SHEET NUMBER
EXIST.	EXISTING	A101	SHEET NUMBER
EXH.	EXHAUST	A101	SHEET NUMBER
EXP.	EXPANSION	A101	SHEET NUMBER
E.L.J.	EXPANSION JOINT	A101	SHEET NUMBER
EXT.	EXTERIOR	A101	SHEET NUMBER
F.A.I.	FRESH AIR INTAKE	A101	SHEET NUMBER
F.D.	FLOOR DRAIN	A101	SHEET NUMBER
FDN.	FOUNDATION	A101	SHEET NUMBER
F.C.I.	FIRE EXTINGUISHER (CABINET)	A101	SHEET NUMBER
F.H.R.	FIRE HYDRANT/FLAT HEAD	A101	SHEET NUMBER
F.H.C.	FIRE HOSE CABINET	A101	SHEET NUMBER
F.H.R.	FIRE HOSE RACK	A101	SHEET NUMBER
F.H.W.S.	FLAT HEAD WOOD SCREW	A101	SHEET NUMBER
FIBRL.	FIBERGLASS	A101	SHEET NUMBER
FN.	FINISH(ED)	A101	SHEET NUMBER
F.F.	FINISHED FLOOR	A101	SHEET NUMBER
F.G.	FINISH GRADE	A101	SHEET NUMBER
FLR.	FLOOR	A101	SHEET NUMBER
FLUOR.FLUORESCENT	FLOOR FLUORESCENT	A101	SHEET NUMBER
F.O.F.	FACE OF FINISH	A101	SHEET NUMBER
F.P.R.F.	FIRE PROTECTED SELF CLOSING	A101	SHEET NUMBER
F.S.C.	FIRE STRANDPINE	A101	SHEET NUMBER
F.SP.	FIRE STRANDPINE	A101	SHEET NUMBER
FR.	FRAME	A101	SHEET NUMBER
F.R.G.	FIRE-RATED GLASS REINFORCED GYP	A101	SHEET NUMBER
F.R.T.	FIRE RETARDANT TREATED	A101	SHEET NUMBER
F.S.	FINISH SURFACE	A101	SHEET NUMBER
FT.	FOOTING	A101	SHEET NUMBER
FTG.	FOOTING	A101	SHEET NUMBER
FIX.	FIXTURE	A101	SHEET NUMBER
GA.	GAUGE	A101	SHEET NUMBER
GALV.	GALVANIZED	A101	SHEET NUMBER
G.C.	GENERAL CONTRACTOR	A101	SHEET NUMBER
GEN.	GENERAL	A101	SHEET NUMBER
G.I.	GALVANIZED IRON	A101	SHEET NUMBER
GLZ.	GLAZING	A101	SHEET NUMBER
GR.	GRADE	A101	SHEET NUMBER
G.S.M.	GALVANIZED SHEET METAL	A101	SHEET NUMBER
G.I.	GROUND FAULT INTERRUPT	A101	SHEET NUMBER
G.W.B.	GYPSUM WALL BOARD	A101	SHEET NUMBER
(HDR)	HEADER	A101	SHEET NUMBER
HDWD.	HARDWOOD	A101	SHEET NUMBER
HDWR.	HARDWARE	A101	SHEET NUMBER
HORIZ.	HORIZONTAL	A101	SHEET NUMBER
H.P.	HIGH POINT	A101	SHEET NUMBER
HR.	HOUR	A101	SHEET NUMBER
H.S.	HOSE STATION	A101	SHEET NUMBER
HT.	HEIGHT	A101	SHEET NUMBER
HTGHTR.	HEATING/HEATER	A101	SHEET NUMBER
H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING	A101	SHEET NUMBER

**SYMBOLS**



**GENERAL NOTES**

**DIRECTORY**

- THESE DRAWINGS AND SPECIFICATIONS ("CONSTRUCTION DOCUMENTS") WERE PREPARED BY YODALL STUDIO ARCHITECTURE LLC. NO IN-REVISION OR REVISIONS SHOULD BE MADE FOR THESE DRAWINGS BY ANY LOCATION OTHER THAN INDICATED. NO ARCHITECT ASSUMES RESPONSIBILITY FOR UNAUTHORIZED USE OF THESE DRAWINGS.
- THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
- THESE DRAWINGS, TOGETHER WITH THE SPECIFICATIONS AND AN GENERAL CONDITIONS DOCUMENT A-301, 2007 EDITION, REPRESENT THE CONSTRUCTION DOCUMENTS.
- THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE CONSIDERED AS INCLUDING ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB AS ACCORDANCE WITH THE INTENTION OF THE ARCHITECT AND THE OWNER FOR COMPLETION BEFORE PROCEEDING WITH THE WORK.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CORRECTION BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES, AND SHALL PROVIDE ALL SUB-CONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING PRESENCE AND THE NATURE OF EXISTING CONDITIONS. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED THAT COULD HAVE REASONABLY BEEN ANTICIPATED FROM SUCH EXAMINATION.
- WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE FROM DRAWINGS.
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF INTERIOR FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO TOP OF FINISH FLOOR IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL BUILDING ORDINANCES FOR ACCURACY PRIOR TO LAYING OUT ANY BUILDINGS ON SITE, AND SHALL NOTIFY THE ARCHITECT WITH ADVANCE OF ANY DISCREPANCIES OR CORRECTIONS.
- PROTECT ALL EXISTING SITE CONDITIONS SCHEDULED TO REMAIN INCLUDING TREES, SHRUBS, PAVING, FENCES, ETC.
- ALL DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF, ANY ITEM OF WORK.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PARTITION, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS FOR PARTITIONS SHALL BE CENTERED IN THE WALL OR PARTITION, UNLESS OTHERWISE NOTED.
- VERIFY ALL FINISHES AND MATERIALS FOR MANUFACTURER'S RECOMMENDATIONS.
- VERIFY FINISHES, COLORS, GRADES, SLOPES, FINISHES, ETC. BEFORE ANY CONSTRUCTION PROCEEDS TO ORDER/DELIVERY OF WORK.
- VERIFY FINISHES, COLORS, GRADES, SLOPES, FINISHES, ETC. BEFORE ANY CONSTRUCTION PROCEEDS TO ORDER/DELIVERY OF WORK.
- VERIFY FINISHES, COLORS, GRADES, SLOPES, FINISHES, ETC. BEFORE ANY CONSTRUCTION PROCEEDS TO ORDER/DELIVERY OF WORK.
- VERIFY FINISHES, COLORS, GRADES, SLOPES, FINISHES, ETC. BEFORE ANY CONSTRUCTION PROCEEDS TO ORDER/DELIVERY OF WORK.
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- VERIFY FINISHES, COLORS, GRADES, SLOPES, FINISHES, ETC. BEFORE ANY CONSTRUCTION PROCEEDS TO ORDER/DELIVERY OF WORK.

ARCHITECT: Yodall Studio Architecture  
631 W MEADOW DR.  
IDAHO, HAILEY 83333  
Matt Yodall, AIA  
415.722.1271

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

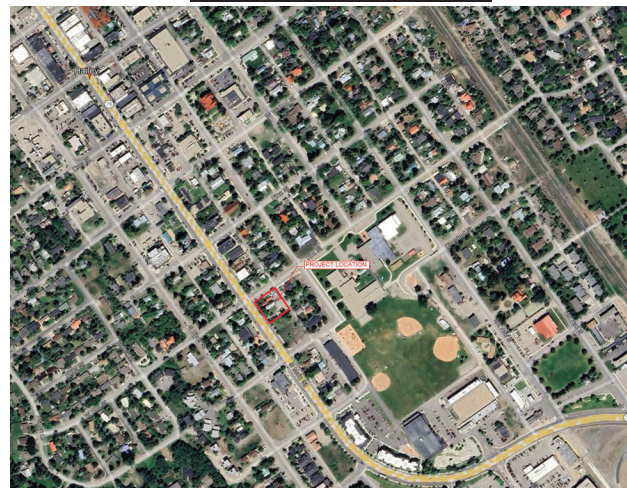
**AREA SUMMARY**

MIXED USE COMMERCIAL BUILDING:	880 SF
NEW GARAGE LEVEL 1:	877 GROSS SF
NEW ADU LEVEL 2:	579 GROSS SF
ADU EXTERIOR DECK:	164 SF
880 X .66 = 580.8 SF ADU ALLOWABLE SF CALCULATION	

**DRAWING INDEX**

SHEET NO.	CONTENTS
01	PROJECT DATA
A0.00	HAILEY DESIGN REVIEW
A0.01	PROJECT DATA AND GENERAL NOTES
A0.02	SITE SURVEY
03	ARCHITECTURAL
A1.00	SITE PLAN
A3.00	FLOOR PLAN
A3.01	FLOOR PLAN
A7.00	ELEVATIONS
A7.01	PERPECTIVE
A12.00	MATERIAL BOARD
A12.01	PRE-FAB METAL BUILDING

**PROJECT LOCATION**



**PROJECT DATA**

<b>PROPERTY ADDRESS:</b> 504 S Main, Hailey ID <b>LEGAL OWNER:</b> Eric Cueva PO Box 32 Bellevue ID 83313	<b>ZONING ANALYSIS:</b> PARCEL NUMBER: RPH0000009012B LEGAL DESCRIPTION: HAILEY LOTS S20' OF LOT 12 ALL 13 & 14 BLK 9 BUSINESS, Town Site Overlay GROSS SITE AREA: 9,602 SF @ 0.22 AC. <b>BUILDING HEIGHT:</b> Allowed: 30'-0" Proposed: 23'-10" <b>FRONT YARD SETBACK:</b> Allowed: 0' <b>REAR YARD SETBACK:</b> Allowed: 0' <b>SIDE YARD SETBACK:</b> Allowed: 0'
---	---

**GOVERNING AGENCIES:**  
Hailey Community Development  
208.788.9815  
Hailey Building and Safety  
115 South Main St.  
Hailey ID 83333  
M-F 8:00 - 5:00  
208.788.9815

**CODE SUMMARY:**  
1. APPLICABLE CODES:  
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH IDAHO STATE AMENDMENTS  
- 2018 IECC INTERNATIONAL ENERGY CONSERVATION CODE  
2. CONSTRUCTION TYPE:  
- TYPE V-B  
- FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: 0 (HOURS) TABLE 601  
3. OCCUPANCY TYPE:  
- R-3



631 W MEADOW DR. HAILEY IDAHO, 83333  
**LICENSED ARCHITECT AR 985898**  
Matt H. Yodall  
STATE OF IDAHO  
EXP: 09-01-2024  
Matt Yodall

PROJECT: CUEVA ADU  
504 S MAIN HAILEY, ID

SCALE: AS NOTED  
NOTE: IF THIS DRAWING IS NOT SHOWN, IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NOT NECESSARILY APPLICABLE.

DATE	ISSUE
05/17/24	HAILEY DESIGN REVIEW

REVISIONS

NO.	DATE	ISSUE
-----	------	-------

DRAWING TITLE: PROJECT DATA AND GENERAL NOTES

PROJECT #: XXXXXX  
DRAWN BY: MYY  
CHECKED BY: MYY  
KEY PLAN

DRAWING NO: A0.01

PROJECT

**CUEVA ADU**

504 S MAIN HAILEY, ID

YODALL STUDIO ARCHITECTURE  
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DATE	ISSUE
05/17/24	HAILEY DESIGN REVIEW

NO.	DATE	ISSUE
1	XXXXXX	DESCRIPTION

REVISIONS		
NO.	DATE	ISSUE
1	XXXXXX	DESCRIPTION

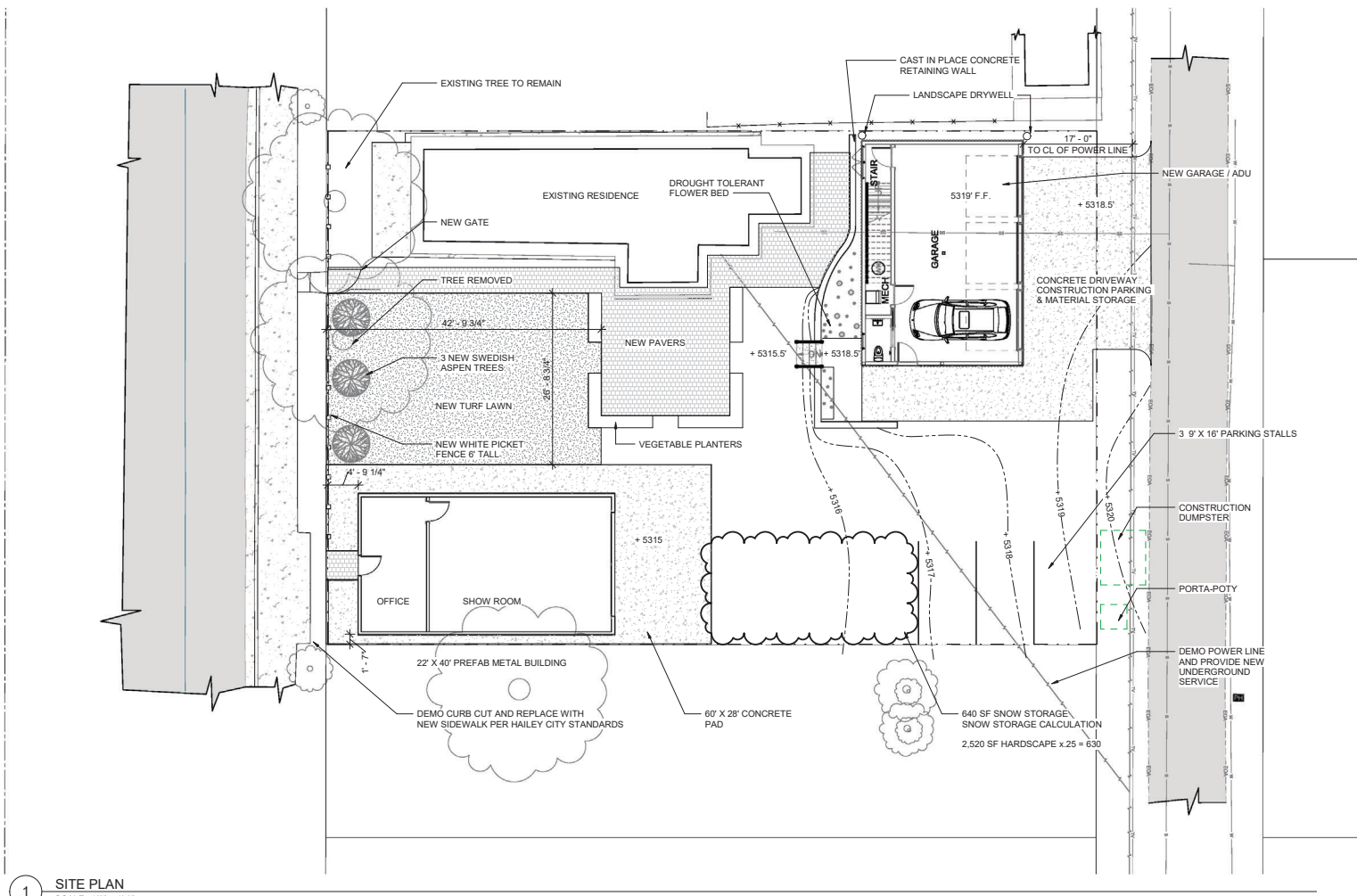
REVISIONS		
NO.	DATE	ISSUE
1	XXXXXX	DESCRIPTION

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**SITE PLAN**

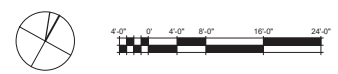
PROJECT #: xx-xxx  
DRAWN BY: Author  
CHECKED BY: Checker

KEY PLAN

DRAWING NO:  
**A1.00**



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"





631 W MEADOW DR, HAILEY IDAHO, 83333

LICENSED ARCHITECT AR 985896



EXP: 08-01-2024

Matt Yoddall

PROJECT

CUEVA ADU

504 S MAIN HAILEY, ID

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DATE	ISSUE
05/17/24	HAILEY DESIGN REVIEW

PREVIOUS:

REVISIONS

NO.	DATE	ISSUE
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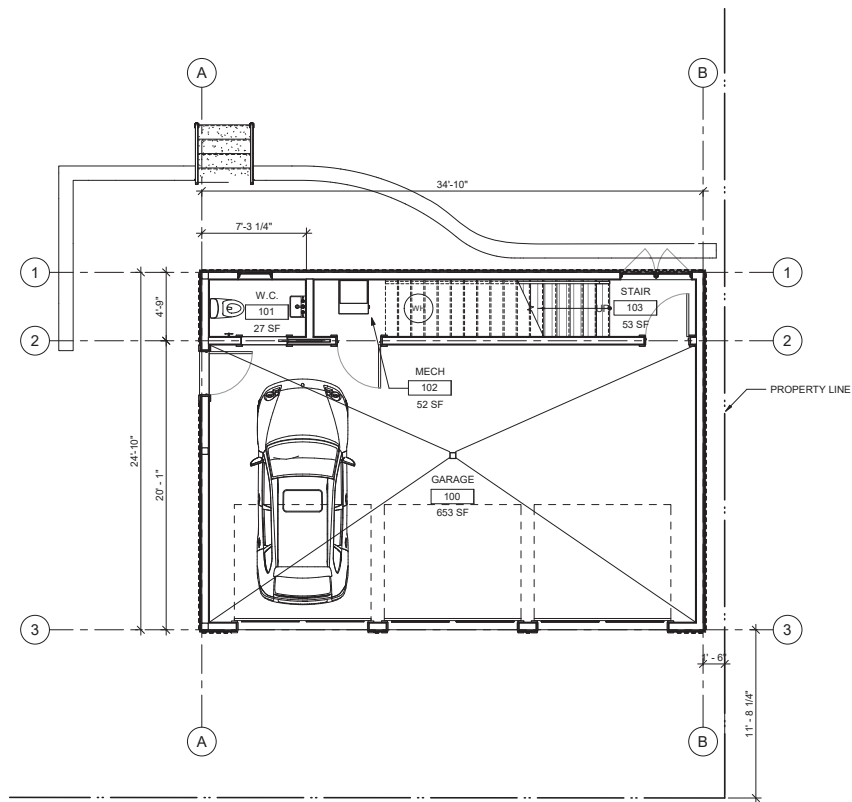
DRAWING TITLE  
FLOOR PLAN

PROJECT #: xx-xxx  
DRAWN BY: Author  
CHECKED BY: Checker

KEY PLAN

DRAWING NO:

A3.00



1 LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



631 W MEADOW DR. HAILEY IDAHO, 83333

LICENSED ARCHITECT AR 985096



EXP: 08-01-2024

Matt Yoddall

PROJECT

CUEVA ADU

504 S MAIN HAILEY, ID

YODALL STUDIO ARCHITECTURE  
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SCALE: AS NOTED

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DATE	ISSUE
05/17/24	HAILEY DESIGN REVIEW

PREVIOUS:

REVISIONS

NO.	DATE	ISSUE
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DRAWING TITLE  
FLOOR PLAN

PROJECT #: xx-xxx

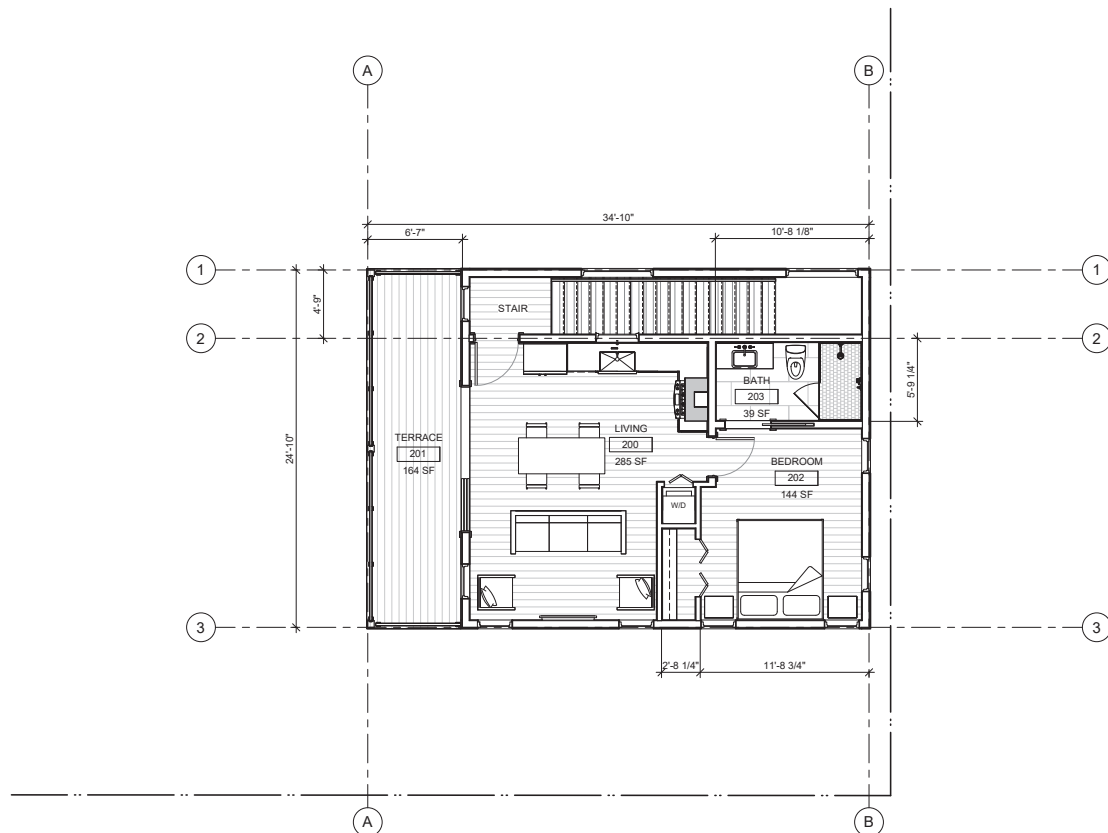
DRAWN BY: Author

CHECKED BY: Checker

KEY PLAN

DRAWING NO:

A3.01



1 UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROJECT  
**CUEVA ADU**  
504 S MAIN HAILEY, ID

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THE DESIGN AND CONCEPTS SHOWN ARE THE SOLE PROPERTY  
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SCALE: AS NOTED

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REVISED FROM ITS ORIGINAL USE. SCALE IS NO CHANGE  
APPLICABLE.

DATE	ISSUE
05/17/24	HAILEY DESIGN REVIEW

PREVIOUS:

REVISIONS

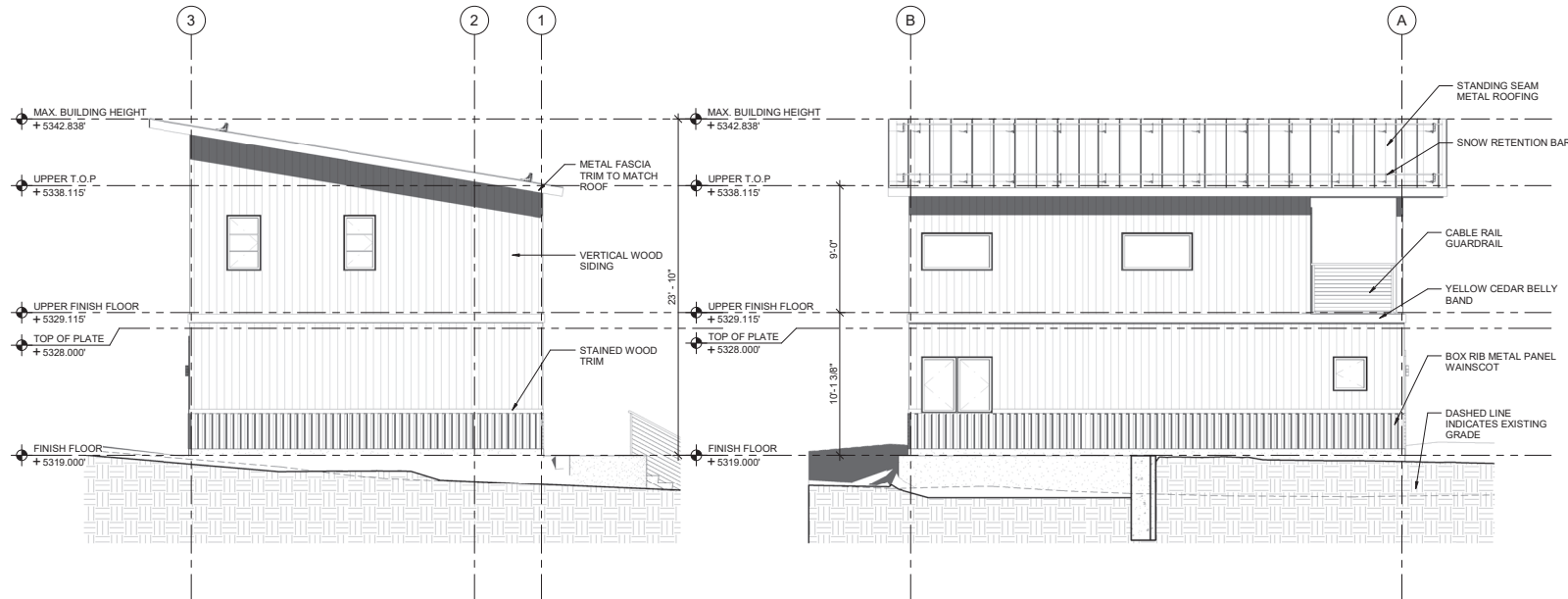
NO.	DATE	ISSUE
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DRAWING TITLE  
**ELEVATIONS**

PROJECT #: xx-xxx  
DRAWN BY: Author  
CHECKED BY: Checker  
KEY PLAN

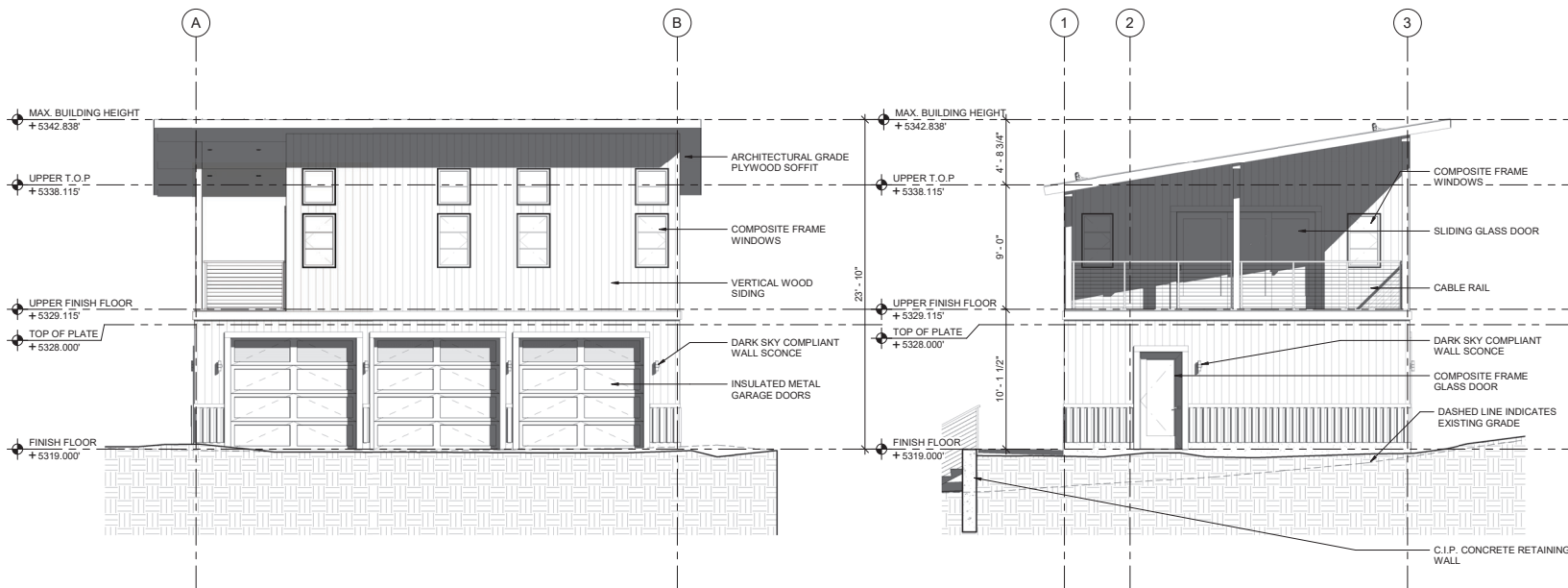
DRAWING NO:

**A7.00**



**1 NORTH ELEVATION DR**  
SCALE: 1/4" = 1'-0"

**2 WEST ELEVATION DR**  
SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION DR**  
SCALE: 1/4" = 1'-0"

**4 SOUTH ELEVATION DR**  
SCALE: 1/4" = 1'-0"



631 W MEADOW DR, HAILEY IDAHO,  
83333



EXP: 08-01-2024

*Matt Youdall*

PROJECT

CUEVA ADU

504 S MAIN HAILEY, ID

YODALL STUDIO ARCHITECTURE  
THE DESIGN AND CONCEPTS SHOWN ARE THE SOLE PROPERTY  
OF YODALL STUDIO ARCHITECTURE LLC. THE DRAWINGS MAY  
NOT BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN  
CONSENT OF YODALL STUDIO ARCHITECTURE.

SCALE: AS NOTED

NOTE: IF THIS DRAWING IS NOT A PLOT, IT HAS BEEN  
RENDERED FROM ITS ORIGINAL SIZE. SCALE IS NO CHANGE  
APPLICABLE.

DATE	ISSUE
05/17/24	HAILEY DESIGN REVIEW
PREVIOUS:	

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE  
**PERPECTIVE**

PROJECT #:                       xx-xxxx  
DRAWN BY:                        Author  
CHECKED BY:                     Checker

KEY PLAN

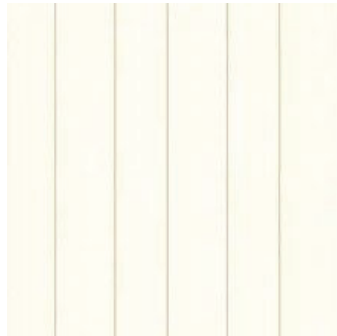
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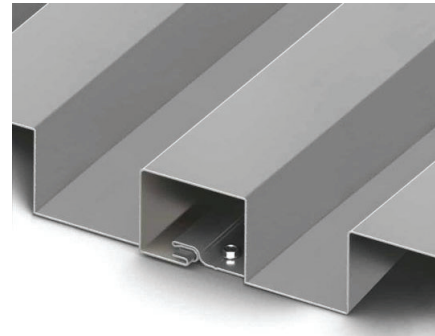
**STANDING SEAM METAL ROOFING**

COLOR: ZINC GRAY



**TAG PAINT GRADE VERTICAL WOOD SIDING**

COLOR: OFF WHITE



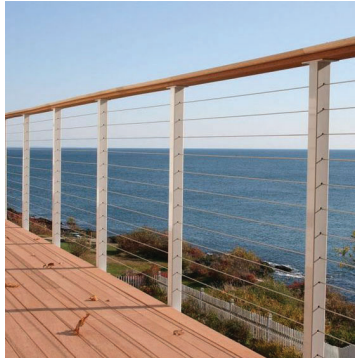
**BOX RIB METAL PANEL EXTERIOR WAINSCOT**

COLOR: LIGHT GRAY

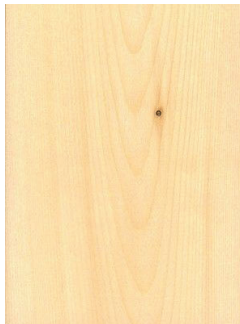


**COMPOSITE FRAME EXTERIOR WINDOWS & DOORS**

COLOR: WHITE



**STEEL CABLE RAILING WITH WOOD CAP**



**EXTERIOR ALASKAN YELLOW CEDAR WOOD TRIM**

STAIN: CLEAR

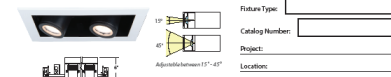


**EXTERIOR DARK SKY COMPLIANT WALL SCONCE**

LOCATION: LOWER LEVEL GARAGE AND MAN DOORS

**MT-4 - 1 Light, 2 Light, 3 Light, 4 Light  
Silo Multiples - Trimmed**

**WAC LIGHTING**  
Responsible Lighting®



**PRODUCT DESCRIPTION**  
Removable, adjustable, springless

**FEATURES**  
- Continuously adjustable beam angle between 17° and 47°  
- 40° horizontal rotation and 180° vertical rotation  
- Independently adjustable and/or retractable heads  
- Accurately machined and glass covered assembly  
- 5 year WAC Lighting product warranty

**SPECIFICATIONS**  
Construction: For cast aluminum finish with available powder coat, steel housing and trim.  
Light Source: High output LED, Rated life of 50,000 hours  
Input Voltage: 120V, 277V AC 50/60Hz  
Dimming: Electronic low voltage ELV, TRIAC, 0-10V  
Mounting Accessories: 3/8" x 1" ceiling brackets  
Finish: Electroplated powder coated Black and White  
Standards: UL, ETL, Energy Star Listed, Title 24 (CALIF) Compliant, A-192

Model	Head	Power	Color Temp.	CR	Beam	Lumen	CFR	Height	Depth	Finish (Trim/Bracket)
MT-4 1	1	927	2700K	90	12°	100	300	3.00	3.00	WTWT White/Black
		928	3000K	90	12°	100	300	3.00	3.00	WTWT White/Black
		945	4000K	90	47°	1700	300	3.00	3.00	WTWT White/Black
MT-4 2	2	927	2700K	90	12°	200	600	3.00	3.00	WTWT White/Black
		928	3000K	90	12°	200	600	3.00	3.00	WTWT White/Black
		945	4000K	90	47°	1700	600	3.00	3.00	WTWT White/Black
MT-4 3	3	927	2700K	90	12°	300	900	3.00	3.00	WTWT White/Black
		928	3000K	90	12°	300	900	3.00	3.00	WTWT White/Black
		945	4000K	90	47°	1700	900	3.00	3.00	WTWT White/Black
MT-4 4	4	927	2700K	90	12°	400	1200	3.00	3.00	WTWT White/Black
		928	3000K	90	12°	400	1200	3.00	3.00	WTWT White/Black
		945	4000K	90	47°	1700	1200	3.00	3.00	WTWT White/Black

Example: MT-41213-930-WTWT

\*Reference output is 9000/200 3000K at 10:30° Reference photometric performance on next page for other combinations.

waclighting.com    Resonance Custom Distribution Center    Central Distribution Center    Western Distribution Center  
 4500 Park Drive    14000 Park Drive    1700 Archfield Avenue  
 PO Box 126,258    Port Washington, NY 11050    Little Springs, GA 31212    Orem, CA 91760

WAC Lighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2019

**EXTERIOR DARK SKY CAN LIGHTS**  
LOCATION: EXTERIOR TERRACE SOFFIT



631 W MEADOW DR. HAILEY IDAHO, 83333

LICENSED ARCHITECT AR 985096



EXP: 08-01-2024

Matt Youdall

PROJECT  
**CUEVA ADU**  
504 S MAIN HAILEY, ID

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DATE	ISSUE
05/17/24	HAILEY DESIGN REVIEW

PREVIOUS

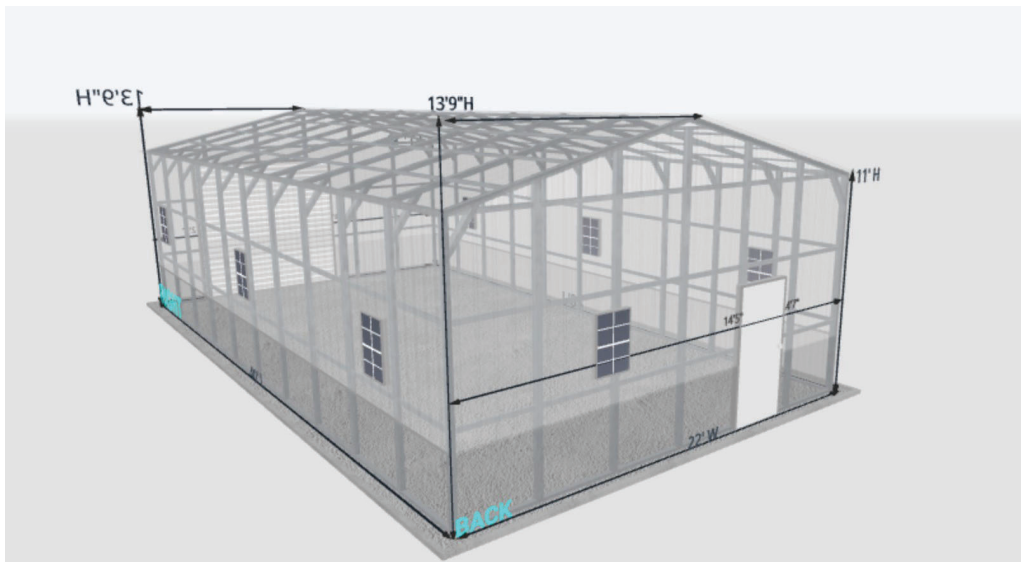
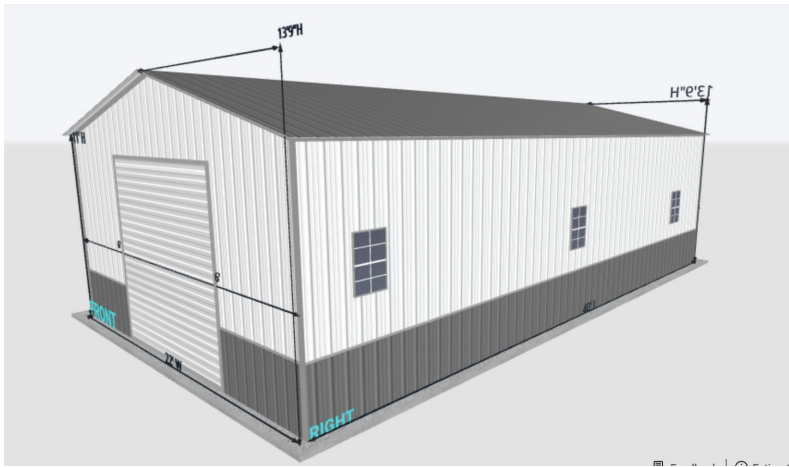
NO.	DATE	ISSUE
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DRAWING TITLE  
**MATERIAL BOARD**

PROJECT #: xx-xxx  
DRAWN BY: Author  
CHECKED BY: Checker

KEY PLAN

DRAWING NO:  
**A12.00**



631 W MEADOW DR. HAILEY IDAHO, 83333

LICENSED ARCHITECT AR 985096



EXP: 08-01-2024

*Matt Youdall*

PROJECT  
**CUEVA ADU**  
 504 S MAIN HAILEY, ID

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DATE	ISSUE
05/17/24	CURRENT
	PREVIOUS

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE  
**PRE FAB METAL BUILDING**

PROJECT #: xx-xxx  
 DRAWN BY: Author  
 CHECKED BY: Checker

KEY PLAN

DRAWING NO:  
**A12.01**



**Return to Agenda**



## Staff Report

### Hailey Planning and Zoning Commission

### Regular Meeting of June 3, 2024

**To:** Hailey Planning and Zoning Commission  
**From:** Robyn Davis, Community Development Director  
Emily Rodrigue, Community Development City Planner/Resilience Planner  
Ashley Dyer, Community Development City Planner

**Overview:** Discussion of various topics related to creative housing initiatives within Hailey's Light Industrial, SCI-SO, and SCI-SO Zoning Districts, and the potential development of Tiny Homes on Wheels communities. Additional details around and further implementation strategies that support creative water conversation measures citywide will also be discussed.

Please note, this is a discussion, and no decisions will be made. Additional noticing will be required for any and all items the Planning and Zoning Commission wishes to receive more information on and/or discuss in more detail via a City-Initiated Text Amendment.

**Hearing:** June 3, 2024

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**Applicant:** City Staff

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on May 15, 2024, and mailed to public agencies on the same day.

**Objective.** The specific objective of the proposed discussion is to explore and implore potential text amendments to Hailey's Municipal Code. Said discussion will revolve around the creation and implementation of initiatives that aim to:

- increase Hailey's permanent housing supply,
- allow for diverse housing opportunities that meet the needs of Hailey's diverse community, and
- support additional regulatory and proactive measures to reduce long-term water consumption, and further our efforts in conserving our natural resources.

**Scope.** Since 2021, the Community Development Staff have been working to update and modernize Hailey's Municipal Code via various text amendments. Staff continue to prioritize this initiative, and through an open-ended discussion, are eager to garner feedback from the Planning and Zoning Commission around amendments, additions, or refinement of the following categories:

#### **Housing in Hailey's Light Industrial, Technological Industry, SCI-SO, and SCI-SO Zoning Districts.**

The need for housing in the Wood River Valley, and within the City of Hailey, is longstanding. This need has grown to crisis levels in recent years, both nationally and locally. To further mitigate housing crises, and support informed diverse housing solutions in Hailey, Staff are actively pursuing the following measures:

- planning for increased density and infill development in strategic locations,
- increasing the flexibilities for residents - especially local employees - seeking housing, and
- allowing for a greater diversity of housing units, similar to permitting Tiny Wheels on Homes (THOW) and Accessory Dwelling Units (ADUs) citywide.

In the past five (5) years, Staff have pursued these measures through the following Text Amendments to Hailey’s Municipal Code:

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

As a continuation of efforts to diversify Hailey’s housing supply, and offer equitable housing opportunities citywide, Staff are proposing to allow for housing within the industrial zoning districts (LI, SCI-I, SCI-SO, TI) of Hailey. This re-imagined type of development mix could make good growth sense for our city, as:

- Co-locating light industrial spaces with housing could be an excellent way to provide residential units, create and protect jobs, and further retain industrial activity and innovation in our city.
- Multi-use development could further encourage cleaner, greener, quieter industrial sectors. Traditional industrial spaces have a stigma associated with them – the uses are low value, dirty, and noisy. However, new innovations around materials (i.e., noise cancelling innovations, clean emission technology, etc.) are growing in awareness, value, and desire, thereby, producing clean, green, and compact industrial spaces for cities to continue to thrive.
- Industrial areas and industry are integral to a city’s functioning. Industry supports jobs for a range of occupations and people of varying backgrounds, or – it provides a range of employment opportunities for people with a range of skills. In its simplest form, industrial activities are diverse, needed, and desirous in any city. In turn, there are opportunities to change the status quo – create more equitable housing, center our efforts on people over corporations, and infill more efficiently.
- Relieve housing shortages.
- Create cohesive yet diverse neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy.
- Reduce the costs of delivering public services by encouraging infill and redevelopment in areas with existing infrastructure.

Proposed modifications to Hailey’s Municipal Code could include:

- Allow for mixed-use development within industrial zoning districts.
- If allowed, the residential use could be:
  - o an accessory use

- subordinate in scale, size, and massing of the primary use.
  - Consider designating a minimum and maximum floor area for residential use (i.e., minimum 400 square feet in size; maximum 1,400 square feet in size; no more than two bedrooms per unit).
  - Attached – on top, behind, or beneath – the primary use.
  - Consider dwelling units on the upper floors only.
- provide localized, protected open space onsite. Where possible, connect to existing pathway/trail opportunities. Thoughtfully integrate both existing and planned land uses.
- designate a minimum floor area for commercial/industrial uses (i.e., 50% of the total floor area shall be commercial/industrial).
- regulate, minimize, limit, or eliminate personal residential storage within the districts.
- consider regulating the occupancy of the dwelling units to employees or owners of the commercial/industrial uses only.
- add a community/workforce housing incentive pertinent to multi-use projects.
- add energy efficiency incentives – encourage cleaner, greener, and smarter buildings.
- clarify parking and onsite circulation (both pedestrian and vehicular).

Staff support residential opportunities within the industrial zoning districts, with similar parameters – as found in the Service, Commercial, and Industrial (SCI) Zoning District. Additional refinement, clarity, and creativity to these regulations can bolster and better inform multi-use development within these districts, as well as support another diverse housing opportunity for the residents that make up this diverse community.

#### **Tiny Homes on Wheels (THOW) Communities.**

Since the adoption of Hailey’s Tiny Homes on Wheels Ordinance (May 2023), City Staff have approved five (5) THOWs for placement alongside a primary structure within Hailey’s City limits, and interest in the program continues to grow. As THOWs continue to gain in popularity, THOW communities have been seen popping up throughout the western United States – each community marketing a variety of concepts from vacation retreats, rural or urban living, rentals or for purchase.

To further expand on Hailey’s existing THOW regulations, Staff would like to examine THOW communities more closely, as another viable long-term housing option – affordable or otherwise – in Hailey. The proposed discussion, and proposed modifications below, are a continuation of the development of the Municipal Code’s Accessory Dwelling Units and Tiny Homes on Wheels Chapter. The proposed idea seeks to allow for THOW communities within all residential zoning districts, exactly like that of ADUs and THOWs. Staff further concur, like that of ADUs and THOWs, THOW communities can be woven into the existing built environment and character of Hailey’s residential zoning districts without detracting from Hailey’s charm. This is another re-imagined type of development that could make good growth sense for our city, and as such, modifications and/or regulations relative to THOW communities are offered below.

Proposed modifications to Hailey’s Municipal Code could include:

- Allow for THOW communities within all primary residential districts in Hailey.
- If allowed, THOW communities could be:
  - the primary use,
  - compliant with the Bulk Requirements of the underlying zoning district, and building separation distances per the International Fire Code,
  - require municipal connections to water/wastewater,

- compliant with NOAH+ standards and regulations as outlined in Title 17, Article D. of Hailey’s Municipal Code,
- compatible in design, construction, and site planning of the surrounding neighborhood,
- provide localized, protected open space onsite. Where possible, connect to existing pathway/trail opportunities,
- consider a minimum number (no less than four) of THOWs per lot to support and create a cohesive community,
- consider a maximum number of THOWs per lot,
- add a community/workforce housing incentive pertinent to THOW communities, and continue to regulate short-term rentals (i.e., 50% of the THOWs in a THOW community must be a long-term rental, etc.),
- clarify parking and onsite circulation (both pedestrian and vehicular).
- this provision precludes those structures of a temporary character to be erected or placed upon the lot of a THOW community (i.e., recreational vehicles, campers, motor home, and other similar dwellings).

THOWs and THOW communities are at the forefront of an important shift in housing. By offering another flexible and creative housing option in Hailey, we – collectively – are working to address an unmet need, secure permanent housing for the residents of our community, and are actively advocating for housing diversity – an integral component to a thriving community.

#### **Creative Water Conservation Measures.**

The Big Wood River Basin, which includes the City of Hailey, was fortunate to see the region end the 2024 winter season with snowpack levels at 91% of normal (Natural Resource Conservation Service, 2024), and Blaine County has been drought-free since April, 2023 (U.S. Drought Monitor, 2024). However, the City of Hailey and the surrounding region exist in a mountain desert climate. Much of the water our community relies on comes from winter snowpack and spring snowmelt. When it comes to climate change, whether a low or a high carbon emissions scenario is applied, future climate models show temperature increases across the Pacific Northwest (Hazard and Climate Resilience Institute, Boise State University, 2024). This will result in more winter precipitation in the form of rain, rather than snow, faster and earlier spring melt and runoff, and less opportunities for robust groundwater recharge – not to mention increased risk of drought, wildfire, and habitat loss.

The City of Hailey has municipal groundwater rights that can service the full suite of domestic and commercial water uses in our jurisdiction. The City also uses a smaller collection of surface water rights to irrigate most Hailey Parks and some right-of-way landscaping. Groundwater resources for Hailey come from a series of aquifers beneath the Wood River Valley, which implies that groundwater use in other jurisdictions could impact availability of groundwater to Hailey. As both the Hailey and Blaine County population and economy grow, the demand for groundwater resources will inevitably grow with it.

Furthermore, analysis of community response data from the April 2024 Hailey Comprehensive Plan Update survey presents the following:

- Based on a ranking activity for value statements included in Hailey’s current Comprehensive Plan, the highest rated value statements were “Hailey is a community whose character of place is defined by abundant **open space, parks and trees**” and “Hailey is a community **connected to and respectful of the natural assets** surrounding us.”

- When asked to prioritize sustainability projects that the City of Hailey should pursue, community members ranked “Conserving water resources” as the top choice, tied for first place with “Preserving wildlife habitat” and followed by “Encouraging sustainable development practices” and “Increasing urban tree canopy”.

All community feedback from this recent public engagement process points to community values that are either directly related, or are interconnected to, the protection and responsible stewardship of our water resources.

Hailey has taken a proactive approach to both preserving water resources and encouraging more sustainable water use, especially at the residential level. Current water conservation mechanisms in the City of Hailey include:

- **Tiered rate structure for water utility billing:** As water use per month (measured in gallons) increases, the water utility billing rate increases as well.
- **Odd/even watering days:** Even-numbered street addresses are restricted to water on even calendar days, and odd-numbered street addresses, vice versa.
- **Time of day watering restrictions:** Municipal water users may only irrigate with sprinklers between the hours of 6PM and 10AM, maximizing water absorption and minimizing evaporation.
- **Community Service Officer (CSO) enforcement presence:** For the first time in 2024, the City of Hailey will have a Community Service Officer actively patrolling for watering violations during the irrigation season. Not only will this CSO provide an enforcement presence, but they will also have the opportunity to educate both homeowners and irrigation providers on Hailey’s watering restrictions.
- **Turf restrictions and/or required water conservation measures in the Colorado Gulch Preserve and Sunbeam Subdivisions:** For these Subdivisions with larger lot sizes and single-family homes, additional water conservation techniques can have an outsized impact on minimizing excessive and unnecessary water resource consumption. Specific techniques include:
  - “Water Smarty” program techniques required in Colorado Gulch Preserve:
    - Soil, mulch, and compost composition requirements for landscaping, which maximizes water retention, regulates soil temperature, and minimizes evaporation.
    - All turf species are required to be native or drought-tolerant, and 30% of trees and shrubs are required to be low-water use plants.
    - Irrigation system requirements, including maximum allowable acreage for irrigation on a lot, and specific, efficiency-based water pressure and distribution guidelines.
  - Landscaping Requirements in the Planned Unit Development (PUD) Agreement for Sunbeam Subdivision:
    - Lot size-to-turf area ratio limits, with limits ranging from 40% to 25% of allowable turf area, decreasing percentages as lot size increases.
    - Requirement of drought-tolerant plants either from a City of Hailey-approved list or as recommended by a landscape design professional.
    - Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent.
- Hailey Municipal Code drought-tolerant landscaping requirements:

- Title 18 Street Design Guidelines and Standards for landscaping in City right-of-way and/or city-funded projects.
- Title 17 Design Standards for on-site landscaping within Nonresidential, Multi-Family, or Mixed-Use Building projects.

Proposed modifications to Hailey’s Municipal Code could include:

- Requirements for irrigation (partial or whole system) to use reclaimed water resources – instead of the current standard practice of using potable water – based on irrigated area, water demand, and/or subdivision size.
- Require subdivisions to submit an initial irrigation system audit and expected efficiency report, followed by an annual irrigation system audit and efficiency reports, to the City.
- Prohibit the planting of high water-use turf and/or plants species, such as Kentucky bluegrass.
- New park and open space requirements (maximums) for irrigated turf area.
- Require drought-tolerant landscaping and water-efficient irrigation for any landscaping adjustments associated with an active Building Permit.
- Require all new residential and commercial projects to install WaterSense fixtures (depending on legality and interface with 2018 International Energy Conservation Code and Idaho House Bill 287).

Without a sustainable, dependable water resource, the City of Hailey would not exist. As the community meets the challenges and opportunities of continued growth, it is critical that our policies and procedures take proactive measures to reduce long-term water consumption. This will foster greater resiliency to uncertain (and predicted) future climate impacts, safeguard the City of Hailey’s water rights, and reduce municipal, household, and business costs for accessing and managing this limited natural resource. Additionally, a stable and abundant water supply will help support the health of other natural resources in our community, such as urban tree canopy and wildlife habitat. The benefit of responsible water use extends far beyond a user’s monthly utility bill.

**Summary.** In conclusion, Staff seeks to discuss, clarify, simplify, and /or define the aforementioned topics with the Planning and Zoning Commission. The Commission should consider the topics noted herein and direct Staff to modify and refine per this discussion, with the goal of bringing forward implementable regulations as City-Initiated Text Amendments.

**Return to Agenda**