

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, March 15, 2021
Virtual Meeting
5:30 p.m.

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

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

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Rebecca Wilkinson for a new 475 square foot detached, two-car garage. This project is located at 323 North 2nd Avenue (Lots 1-4, Block 51, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

CA 2 Adoption of the Meeting Minutes from the March 1, 2021 PZ Hearing. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 590 square feet bale storage. This project is located at 615 North Main Street (Lots 1-5, and Lots 11-15, Block 68, alley between Lots 1-5 and Lots 11-15 150' x26' alley, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

PH 2 Consideration of a Design Review Application by Kim and Terry Hayes, represented by Chip Maguire of M.O.D.E. LLC, for a new 3,459 square feet single family residence. This project is located at 313 South 2nd Avenue (Lot 5A, block 22, Hailey Townsite) within the Limited Residential 1 (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

PH 3 Consideration of a Design Review Pre-Application by Summit View Land Company, LLC for two new multi-family buildings, building A1 will consist of 16 units and building A2 will consist of 8 units, all units will range in size from 374 square feet to 488 square feet. This project is located at 760 and 750 North 2nd Avenue (FR NE NW TL 8360 SEC 9 2N 18E and FR NE NW TL 8361 SEC 9 2N 18E) within the General Residential (GR) Zoning District. **ACTION ITEM.**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: **April 5, 2021**

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 1, 2021, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Rebecca Wilkinson, represented by Gemma Daggatt, for a new 528 square foot, detached two-car garage, and relocation of an existing 225 square foot cabin. This project is located at 323 North 2nd Avenue (Lots 1-4, Block 51, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT


Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 10, 2021 and mailed to property owners within 300 feet on February 10, 2021.

Application: The Applicant is proposing to construct a new, two-car garage that is 528 square feet in size. The garage will be accessed off the alley. Corrugated metal siding, flat seam roof paneling and Dark Sky compliant light fixtures will be installed. Two (2) rows of six (6) solar panels will also be installed on the south elevation of the garage. Two (2) existing trees will be removed and replaced elsewhere onsite. Additionally, the existing cabin, approximately 225 square feet in size, is proposed to be retained and relocated to the southeast corner of the site.

Current access for the existing residence is located on Second Avenue via parking located in the public right-of-way, and from the alley, where the garage is proposed.

Procedural History: The Application was submitted on January 26, 2021 and certified complete on February 10, 2021. A public hearing before the Planning and Zoning Commission was held on March 1, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: A Right-of-Way Encroachment Permit will be needed for any work done in the right-of-way.
				Life/Safety: No comment.
				Water and Sewer: No comments
				Building: No comments
				Streets: No comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	N/A, as signage is prohibited in residential zones.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum

			Staff Comments	<p><i>The Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling. The proposed garage includes a two-car garage. Additionally, to appears that approximately four (4) parking spaces are provided in the public right-of-way off of Second Avenue.</i></p> <p><i>The Commission found that all parking requirements for the proposed garage and existing residence are met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. These fixtures include Millennial Gooseneck Exterior Light with Galvanized Finish. Cut sheets are attached.</i></p> <div style="text-align: center;">  </div> <p><i>No external light fixtures are proposed on the public street/alley sides of the building. The above fixture will be on the backside of the garage, behind the fence and facing the interior yard. This light will be on a timer and provide sufficient light for access through the door.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: General Residential (GR) and Townsite Overlay (TO)</p> <p>Maximum Height: 30'</p> <p>Setbacks:</p> <ul style="list-style-type: none"> • Street R.O.W. Adjacent: 12'; 20' to Garage Door • Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min. • 1' for every 2.5' of building height

				<ul style="list-style-type: none"> Alley: 6' minimum Lot Coverage: 30%
			Staff Comments	<p>Proposed Building Height:</p> <ul style="list-style-type: none"> Proposed Building Height: 12'-7" <p>Proposed Setbacks:</p> <ul style="list-style-type: none"> Front Yard (east – 2nd Avenue): 87'-6" Side Yard (North -- Silver Street): 12' Side Yard (South): 67' Rear Yard (west -- Alley): 10' <p>Proposed Lot Coverage:</p> <ul style="list-style-type: none"> 3,111 square feet (2,636 Existing Footprint + 475 Proposed Footprint) / 11,985 square foot lot = 26% <p><i>The Commission found that all setback, building height, and lot coverage requirements have been met.</i></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>
			Staff Comments	<p><i>Pursuant to Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. The proposed project is a garage addition, not a principal building; therefore, sidewalk and drainage improvements are not required at this time.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(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>
			Staff Comments	<p><i>This standard shall be met.</i></p>

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


Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p>1) Site Planning</p> <p>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</p> <p>Staff Comments</p> <p><i>The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed addition will preserve the grid pattern, keeping visual access to Second Avenue and garage access via the alley.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> scale and massing of new buildings consistent with the surrounding neighborhood;

				<ul style="list-style-type: none"> • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood. • The single-family residence is existing. The garage addition orientation complements that of the existing residence. As existing, the front entry of the home faces Second Avenue and the garage will be accessible from the alley. • The proposed garage and driveway will continue to provide space for vehicle storage. • The garage addition will be tucked behind the existing residence. Ample yard and open space exist across the lot. • The residence and proposed garage addition are located on a corner lot. A single-family residence is existing and the proposed garage addition is approximately 13' in height. Impact of solar access to adjacent homes with the addition of the garage will be minimal to non-existent. • Snow storage has been identified on the site plan and appears to be sufficient for the site. • Utilities are existing. Any utilities for the proposed addition will be located underground. <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>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.</p>
			<i>Staff Comments</i>	<p><i>The residence is existing. The design intent of the proposed addition was to complement that of the existing residence, while retaining the character of Old Hailey. The proposed design takes advantage of the southern exposure: windows and solar panels on the south elevation and window, and a door on the east elevation.</i></p> <p><i>The size and shape of the proposed windows are also in scale with the building character of Old Hailey.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p>
				<p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p>
			<i>Staff Comments</i>	<p><i>The use of a lower roofline (3:12) was chosen to minimize the impact and perceived mass of the building. The garage has been designed to echo the feel of Old Hailey. No single long plane exists; architectural detailing of the roof,</i></p>

				windows and various textures of the siding aid in making the addition appear smaller in scale.
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	3. Architectural Character
			17.06.090(C)3a	a. General
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	<i>The architectural style of the proposed addition is consistent with the vernacular style of Old Hailey, but is not an exact replica of any particular building.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	<i>The single-family residence is existing and is adorned with a gabled entry. The entry is visible and inviting from the street. The existing single-family residence will screen the garage addition, which will include an entry door and overhead garage door (see image below for further detail).</i> <div data-bbox="597 976 1019 1173" data-label="Image"> </div> <div data-bbox="1055 976 1437 1155" data-label="Image"> </div> <i>Additionally, the existing cabin is proposed to be retained and relocated to the southeast corner of the site. The Applicant intends to preserve the building, relocate it and leave it on the skids it has been sitting on since the late 1980s, when it was moved to the site (see image below for further detail).</i> <div data-bbox="685 1392 1347 1885" data-label="Image"> </div>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			<i>Staff Comments</i>	<i>The single-family residence is existing. The addition will parallel that of the existing residence and has been oriented with respect to the existing grid pattern of Hailey.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design. <i>Staff Comments</i> <i>The proposed addition sees simple forms (rectangles and triangles). Exterior materials of the proposed addition will complement that of the existing residence. Various windows will highlight the addition, but will also help to reduce the perceived scale of the building. Clean lines and cool hues are proposed, which are consistent with styles and forms found in Old Hailey.</i> <i>The Commission discussed the proposed building height of width of the building and suggested that the Applicant consider a one-car garage with a slightly taller building. The Applicant will consider altering the shape. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable. <i>Staff Comments</i> <i>The proposed addition incorporates a simple gable with a roof pitch of 3:12.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<i>A metal roof will be installed to complement that of the existing. It does not appear that snow retention devises and rain gutters will be installed.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			<i>Staff Comments</i>	<i>The proposed addition incorporates a simple gable with a roof pitch of 3:12. The proposed roof form, ridge lengths and materials are similar to those traditionally found in the neighborhood.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The proposed roof pitch is 3:12, which is consistent with other buildings in the surrounding neighborhood.</i> <i>The Commission found that this standard has been met.</i>


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<i>The primary wall plane of the proposed addition is parallel to Second Avenue's property line.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The addition is proportional to the site. Exterior colors and window variations also reduce the scale of the building to match the surrounding neighborhood.</i> <i>The Commission found that this standard has been met.</i>
			17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The proposed building is smaller in size, approximately 528 square feet. No pop-outs are proposed at this time. The materials selected and exposed concrete base helps to create a smaller appearance in size and break up the longer wall planes.</i> <i>The Commission found that this standard has been met.</i>
			17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.</i> <i>The Commission found that this standard has been met.</i>
			17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<i>Windows are framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy.</i> <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<i>N/A, as no decks or balconies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<i>N/A, as not decks or balconies are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			<i>Staff Comments</i>	<i>The proposed addition will complement that of the existing residence. All proposed siding is of corrugated metal. The foundation will be exposed concrete and flat seam roof paneling, in matte silver, will be installed (see image below for further detail).</i>

				<p>PROPOSED GARAGE MATERIAL</p>  <p>The Commission suggested that the Applicant consider a different color for the garage door (red or white). The Applicant will consider changing the door color. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</p> <p><i>Staff Comments</i> The largest wall planes are east and west elevations. These wall planes are broken up by the overhead garage door and Shaker door. Additionally, the proposed garage is screened from view by the existing single-family residence. Landscaping is existing and additional landscaping will be incorporated to further break up the mass of the wall planes.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>i. Ornamentation and Architectural Detailing</p> <p>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</p> <p><i>Staff Comments</i> Simple detailing is proposed: window and door trim, exposed concrete base, and corrugated metal siding. Detail will complement that of the existing residence.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>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.</p> <p><i>Staff Comments</i> The existing residence has minimal ornamentation. The proposed garage will also have minimal ornamentation.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</p> <p><i>Staff Comments</i> Please refer to Section 17.06.090(C)3i for further information. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>4. Circulation and Parking</p> <p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p>

			Staff Comments	<i>Adequate parking has been provided. Pedestrian access is provided with the existing stairs to the front entry of the residence. Snow storage areas are adjacent to the residence and along the southern property line, as well as at the end of the alley-accessed, parking area, which do not restrict pedestrian access.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			Staff Comments	<i>Onsite parking will be accessed from the alley side of the property and is blocked from the street by the existing residence.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			Staff Comments	<i>The proposed garage addition can be accessed from the alley.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			Staff Comments	<i>The proposed detached garage will be accessed from the alley.</i> <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			Staff Comments	<i>N/A, as the proposed garage bays will be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			Staff Comments	<i>The parking area off of Second Avenue can accommodate approximately four (4) vehicles. The garage addition will be accessed from the alley.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			Staff Comments	<i>The site plan does not specify seasonal, off-street parking for recreational vehicles; however, it appears that there is sufficient space onsite to do store a recreational vehicle.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	<i>Alley access is not impacted and will be maintained.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			Staff Comments	<i>Utilities are existing and are located off of the alley. Vehicular access to the garage will be located off of the alley.</i> <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within

				Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>The existing alley is gravel. If noxious weeds are present on the site, the Owner shall control according to State Law.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>The existing landscaping to be maintained is turf.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>A two-car, detached garage addition is proposed. It appears to be smaller in scale, location and function to the existing residence. It will be located to the rear of the parcel, which reduces its visibility and mass, adequately supporting this standard.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	<i>A detached garage addition is proposed and will be located to the rear of the parcel, with access from the alley.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<i>The site plan shows approximately 2,000 square feet for snow storage. The proposed areas comply with 25% of the total hardscape onsite.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<i>Snow storage areas are adjacent to the driveway and along the southern property line, as well as at the end of the alley-accessed, parking area. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible from the street.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>Existing trees are identified onsite and are proposed to be removed and replaced elsewhere onsite. The Applicant is working with ArborCare Resources (local company) to replace said trees with three (3) sizeable trees in the healthiest yard</i>

				locations possible. Any additional landscaping proposed will be drought tolerant and hard to Zone 4.
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)8 for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	<i>An existing fence exists on all sides of the parcel, and will remain. Portions of the existing fence will be relocated to accommodate for the garage and cabin relocation, as shown on the proposed Site Plan.</i>
				<i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	<i>N/A, as none are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	<i>The existing residence was built in 1910. It will remain onsite. There are three (3) additional accessory buildings located onsite. The buildings labeled 'School House' and 'Speeder Shack' will remain in their existing locations. The building labeled 'Cabin' (see image below), will be relocated to the southeast corner of the parcel. The 'Cabin' has no foundation and sits on the original skids that were used to move it by truck from another property to its current location (relocated in the late 1980s).</i>

				 <p><i>Additionally, the 'Speeder Shack' has a post 1987 addition that will be removed to accommodate for the construction of the garage addition.</i></p> <p><i>The proposed garage addition is congruous with the surrounding area, contributing to the overall charm of Old Hailey.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)10 for further information. The Commission found that this standard has been met.</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
- 1. The project does not jeopardize the health, safety or welfare of the public.**

2. **The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the 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 Title 17 and City Standards.

DECISION

The Design Review Application by Rebecca Wilkinson, represented by Gemma Daggatt, for a new 528 square foot, detached two-car garage, and relocation of an existing 225 square foot cabin. This project is located at 323 North 2nd Avenue (Lots 1-4, Block 51, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, was 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 (k) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- d) The Sidewalk In-Lieu Fees are hereby waived, pursuant to Section 17.06.070(B).
- e) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- g) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- h) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- i) An Encroachment Permit shall be applied for and approved for any work completed within the City Right-of-Way. The Encroachment Permit and Building Permit shall be applied for concurrently.
- j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- k) All utilities shall be located underground, consistent with 17.06.080(A)3h.

Signed this _____ day of _____, 2021.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda

**Meeting Minutes
HAILEY PLANNING & ZONING COMMISSION
Monday, March 1, 2021
Virtual Meeting
5:30 p.m.**

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

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

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

Present

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

Staff: Lisa Horowitz, Jessica Parker

[5:30:28 PM](#) Chair Fugate called to order.

[5:30:59 PM](#) Public Comment for items not on the agenda. No Comment.

[5:31:54 PM](#) **Consent Agenda**

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Stephen Kearns, represented by Jay Cone Architecture PC, for a new 728 square feet garage with a 678 square feet Accessory Dwelling Unit (ADU) above. This project is located at 12 West Elm Street (Lot 11 and N 20' of Lot 12, Block 8 and 20 x 120 Elm St) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Dennis and Sheree Kavanagh, represented by Galena Engineering, where the existing building located on Lots 1 and 22, Block 43, Woodside (1060 Mountain Ash Dr) are converted into commercial condominiums, which range in size from 784 square feet to 1,596 square feet. This project is located within the Light Industrial (LI) Zoning District. **ACTION ITEM.**

CA 3 Adoption of the Meeting Minutes from the February 16, 2021 PZ Hearing. **ACTION ITEM.**

[5:32:08 PM](#) Pogue motioned to approve CA 1, CA 2 and CA 3. Smith seconded. All in Favor.

Public Hearing

PH 1 [5:32:38 PM](#) Consideration of a Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 590 square feet bale storage. This project is located at 615 North Main Street (Lots 1-5, and Lots 11-15, Block 68, alley between Lots 1-5 and Lots 11-15 150' x 26' alley, Hailey Townsite) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

Horowitz introduced project, explaining that Grocery Outlet needs a bale storage that allows them to bale the cardboard boxes for recycling. Staff and Applicant team believes this would be the best location. Applicant team is not present.

[5:35:17 PM](#) Scanlon agrees best location but has question of where baler itself is located. Scanlon does not see where structure of roof over bale storage, looks like there is a tarp or something. Scanlon does not think have an accurate depiction of the roof structure, fascia, and soffit will be on the building.

Horowitz recommended opening public comment, that she has emailed the architect and if need can continue to next available hearing.

[5:37:12 PM](#) Stone has no questions. Stone sees the building Scanlon is talking about, thinks if correct one believes need the giant bale of cardboards forklifted out.

[5:37:52 PM](#) Smith has questions but those will need to be answered by the Architect team. Smith has no other comments at this time.

Pogue's question is along the lines of Stones. Pogue asked if these will be real bales that will be forklifted out and if so, how often will this be done? Pogue stated there are parking spaces right next to the area. Pogue asked how they are going to get a trash truck in and out. Pogue does not want the front of the store to look like what is happening on River Street at the recycling area.

[5:39:34 PM](#) Chair Fugate opened public comment.

No comments.

[5:39:54 PM](#) Chair Fugate closed public comment.

[5:40:53 PM](#) Smith motioned to continue the public hearing to March 15, 2021. Pogue seconded. All in Favor.

PH 2 [5:41:52 PM](#) *Consideration of a Design Review Application by Rebecca Wilkinson for a new 475 square foot detached, two-car garage. This project is located at 323 North 2nd Avenue (Lots 1-4, Block 51, Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.***

[5:42:16 PM](#) Horowitz introduced applicant team and turned the floor over to them. Gemma Daggatt, representative for owner, provided brief summary of reason for application. Daggatt explained current buildings located on the property, stating intent is to honor the design and intent of townsite overlay by designing simple shed style building that will be the garage. Daggatt explained proposed site plan with garage coming off alley and relocating existing cabin to vacant corner of the lot. Daggatt explained proposed parking plan and stated has satisfied all bulk requirements such as setbacks. Daggatt shared photos existing buildings of current property going, explaining which ones will change due to the addition of the garage. Daggatt provided photos of existing garages off alley in the area.

[5:49:40 PM](#) Scanlon asked if owner will be living in any of these buildings full time. Rebecca Wilkinson, explained her current living arrangements on the property and uses of the

other buildings. Scanlon asked what the height is of the exposed concrete foundation. Daggatt stated looking at 12". Scanlon asked what the finish will be. Daggatt explained rough type foundation to match the older ones in the area. Scanlon asked if not insulating the ceiling in the truss space. Daggatt confirmed will insulate the ceiling. Scanlon does not believe there is enough depth for insulation and ventilation so may exceed proposed height. Daggatt explained working with contractor, who believes may gain a few inches but not much more. Scanlon asked if there is going to have an open soffit or just going to look at the rafter bales. Daggatt believes so, not going for a high finish. Scanlon asked planning on a continuous ridge vent. Daggatt stated yes, planning to have a continuous ridge vent detail, that is listed on the structure drawings.

[5:53:55 PM](#) Stone asked if looking at a 24' wide corrugated metal garage. Daggatt explained material design of garage facing alley, and the side profile will be behind a 6' fence. Stone asked if seeing gray corrugated metal. Daggatt confirmed, explaining type of corrugated metal that will be using. Stone asked if keeping roofline lower for a reason. Daggatt explained keeping roofline lower for owner's benefit of sunlight into house. Daggatt confirmed she consulted with a professional that the proposed roofline will work in this area.

[5:57:39 PM](#) Smith is coming up with 4 different proposed sizes for the garage square footage, asked applicant to verify that. Daggatt noted the number in the staff report is incorrect; the actual number is 528 square feet. It will be 24' wide and 22' feet deep. Smith noted that need to let structural engineer know of the change, Daggatt confirmed she has already contacted him. Smith noted the conceptual shows a 1 piece garage door, but structural plan shows 2. Daggatt explained they decided to expand the door and the structural engineer does have that update as well. Smith suggested matching the color of the house to blend in better. Smith recommended consulting someone regarding the solar panels, suggesting may increase the height as well. Daggatt shared the explanation from her solar consultant – that the panels would be covered in snow during winter months. Daggatt will further research and likes color suggestion.

[6:03:02 PM](#) Pogue asked what the cabin will be used for. Daggatt explained it is currently used by owner's college children when they are home for entertainment purposes. Daggatt stated spoke with movers who moved the buildings in the 1980s, and they do not foresee any issues with moving the building.

[6:04:30 PM](#) Chair Fugate confirmed materials to be used, suggesting red or white for garage doors. Chair Fugate loves the vintage buildings on the property.

[6:05:43 PM](#) **Chair Fugate opened public comment.**

No comment.

[6:06:40 PM](#) **Chair Fugate closed public comment.**

[6:06:46 PM](#) Scanlon asked where the goose neck lighting is going. Daggatt confirmed that is on the back of the garage, facing the owner's home. Daggatt confirmed it does meet the light requirements. Scanlon complimented the project, that he likes Smith suggestion of

changing the garage door to red. Scanlon stated he sees solar panels at various angles around town, but that will be left up to her consultant.

[6:09:03 PM](#) Stone stated garage looks like a standard 24' 2 car garage that doesn't fit the property look or what traditionally see in old town. Stone thinks adding a flatter color corrugated metal and having the concrete exposed may help that a bit. Stone stated shape matters quite a bit on how something looks, thinks applicant is sacrificing how her compound looks for her cars. Stone suggested if went to 20' wide 1 car garage, solar panels would look better and garage would look like it belongs on the property. Stone stated it is more than just the thin metal, it's the exposed rafters and angle of the roof that makes the house. Stone stated either the depiction is off, or what he is seeing is a standard prefab can buy off the internet. Stone stated this is his concern. Stone appreciates following regulations of putting it off the alley. Stone stated whatever color they choose for the garage door that they think make sense as it will not have a lot of exposure. Stone stated the shape is his main concern. Stone does not think the roof follows the guideline of the angles of old town.

[6:11:55 PM](#) Smith has no problems, does think the color would help tie in the garage to the remaining structures on the property.

[6:12:33 PM](#) Pogue agrees with Smith's earlier comments, would look at how the solar panels would be placed on the garage. Pogue has no problems.

[6:12:56 PM](#) Chair Fugate would like to see the color of the doors match others on the compound. Chair Fugate understands Stone's concern of the shape of the roof but also agrees sunlight access is important. Applicant team is amenable to changing the color of the doors to red.

[6:14:27 PM](#) Scanlon motioned to approve the Design Review Application Rebecca Wilkinson for a new 528 square foot detached, two-car garage. This project is located at 323 North 2nd Avenue (Lots 1-4, Block 51, Hailey Townsite), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, and City Standards, provided conditions (a) through (k) are met. Pogue seconded. All in Favor.

PH 3 [6:16:21 PM](#) *Consideration of a Design Review Application by Antony and Sarah Gray for a new 2,609 square foot single-story residence. This project is located at 121 North 3rd Avenue (Lots 1-4, Block 38, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. ACTION ITEM.*

[6:17:09 PM](#) Pogue stated his property is across the alley from this project, he has not spoken with the applicant team regarding this project.

[6:17:49 PM](#) Sarah Gray, applicant, introduced their applicant team. Gray stated this will potentially be their 3rd house, would like to build a new home similar size to existing structure and take advantage of the mature trees and large yard. Gray stated they understand finding the ideal garage location is tricky, that they proposed the garage off the main road.

[6:20:12 PM](#) Scanlon asked if the garage is counted in the square footage listed. Gray confirmed it is. Scanlon asked if designed this house for this lot. Gray explained plans were built off a house plan she had seen but then they took ideas to a local architect. Scanlon asked if the two car garage also faced 3rd Avenue. Gray stated no, it was facing Carbonate. Gray went on to explain reason for change to 3rd when reduced to single car garage. Scanlon asked if two outbuildings on site are existing and are not relocating those. Gray confirmed that is correct, describing the existing buildings off the alley. Scanlon confirmed retaining all mature trees around the building. Gray confirmed, with exception of one tree that may be diseased. Scanlon asked if applicant was aware of city recommendation of garages off alley, asking applicant to walk him through their thought process. Gray explained spoke with several contractors and that there was just not enough room and concerns of grade that would be needed. Horowitz noted the City Engineer, Brian Yeager, did not concur with the conclusion regarding the grade concerns. Horowitz verified with applicant that the applicant and Horowitz met 3-4 times over the last year. Gray confirmed. Gray stated that when going through design guidelines, they were looking to prevent excavation work. Gray does not think any architect would look at the layout of the lot and would propose putting the garage in the backyard. [6:26:53 PM](#) Scanlon asked if there is an ordinance that dictates a distance from the corner of the lot and the driveway. Horowitz confirmed there is nothing specific, but the City Engineer and Department Head of Streets provided their opinion. Staff and Applicant discussed distance from driveway to street corner with existing driveway and proposed driveway.

[6:28:57 PM](#) Stone asked for clarification on the house that would consider unique for old town. Gray explained neighbor's house that is midcentury and that she has always liked that. Gray explained she has always wanted to do something with a similar feel that she wanted to do something a little different. Gray explained where she found the design and the inspiration behind her plan.

[6:31:43 PM](#) Smith stated in the write up mention to Usonian, thinks that refers to Frank Lloyd Ride Design Aesthetic. Smith asked if this is correct. Gray confirmed. Smith stated every house of those designs he has seen have a detached garage. Smith asked the applicant why they decided to have an attached garage. Gray explained number one is being in snow country, and just to compact the footprint as well not to have it spread out too much more.

[6:32:47 PM](#) Pogue complimented plan to keep all the trees that they are. Pogue has concerns of garage, asked about the grade off of 3rd Street for the house. Gray explained her first choice was to come off Carbonate. Gray explained trying to bring the garage up so there would not be a slope going into the garage from the sidewalk.

Horowitz asked if two trees near the sidewalk would be removed. Gray explained the one tree is growing at angle. Horowitz clarified, asking about the two trees along the contour line she does not know how that will work. Gray stated they could not go up that high along the trees. Horowitz stated the building height would be measured from existing grade. Staff, applicant and commission continued to discuss the fill being brought into the property. Gray confirmed only going up 3' around the garage/driveway. Discussion of fill continued.

[6:39:44 PM](#) Pogue stated he hopes there is a way to figure out how to enter the garage off Carbonate. Gray explained if came in off Carbonate with 20' setback, it would run into an

existing mature tree wanting to keep. Gray asked if there was any wiggle room on setbacks. Horowitz stated there is no wiggle room on setbacks.

[6:41:11 PM](#) Chair Fugate explained it sounds like there is going to be a lot of moving dirt and removal of trees for proposed garage, wondering why not able to comply with having the garage come off the alley. Gray asked for clarification. Chair Fugate stated talking about garage entry off the street and sounds like there will be a lot of moving dirt and trees. Chair Fugate is wondering why not able to move the dirt and trees to comply with coming off the alley. Gray explained that there are not actually trees off the alley, the issue with the alley is more the issue with the slope and existing buildings. Gray noted that on the south corner of the lot where the shed is, there is an existing telephone on that corner. Chair Fugate asked Horowitz to summarize Yeager and Schwartz concerns.

[6:43:35 PM](#) Horowitz explained that Yeager and Schwartz were concerned about moving a non-conforming driveway closer to an intersection. Smith asked if actual driveway, looks more like a large parking area. Gray stated it is asphalt. Smith stated it is more just a paved parking area. Horowitz stated it is the historic parking for the house. Horowitz went on to explain that the current parking/driveway area is about 30' from the property line. Horowitz explained measurements are taken from the property line. Horowitz stated the proposed is moving close and is approximately 16' from the property line. Horowitz explained Yeager and Schwartz had concerns given the steepness of the street, of a car backing in and out. Horowitz stated they felt the area off the alley would be large enough to fit a garage.

[6:46:52 PM](#) Gray does not understand with the 2' difference getting a car in and out the garage how not blocked out getting in and out of the garage. Chair Fugate stated that brings back where the garage is located and moving around dirt and trees. Gray stated it would not be much excavation, that it may be putting a little dirt in to raise the pad of the garage. Gray explained it would not be some major excavation taking dirt out. Horowitz noted that the trees showing to be retained would not survive with a foot of fill around them. Gray said they can definitely talk to the tree and excavation guy about that.

[6:46:56 PM](#) **Chair Fugate opened public comment.**

[6:48:06 PM](#) Rebecca Cox, current tenant of the home in question – 121 N 3rd Ave, she has lived on this property for 6 years as tenants. Cox stated living on the property with the existing outbuildings, when she saw the Grays design, she was really intrigued and could see how Gray was working the lot to be the best advantage. Cox believes the garage design of the garage, can see it's a complicated decision as far as limitations and regulations for the city. Cox stated will speak to fact if drive by the lot currently, the most logical place to pull a car into this lot is where they are placing the garage. Cox stated as uncomfortable as it is to not be facing Carbonate as she thinks would make the most sense, logistically speaking to pull a car in as she is talking about with the slope driveway, Cox can see it could be problematic to pull in off the alley or Carbonate. Cox stated they find themselves doing the same thing with their car when the snow is on the ground. Cox just wanted to attest that the lot is unique and it is problematic with the beautiful trees that are there. Cox stated although she likes traditional architecture and maybe a garage a certain way, she can see why they chose their design. Cox stated she can see why they chose their design. Cox stated Gray was very thoughtful in trying to overcome those obstacles.

[6:50:47 PM](#) Chair Fugate closed public comment.

[6:50:53 PM](#) Scanlon stated he drove by the property today and could see where the alley was not plowed out. He could see where that would be a consideration, that if he was going to build on that he would have to be responsible for removing snow from the alley. Scanlon wonders if there is a way to skew the floor plan to make a more inviting angle to come into the other side of the garage off the alley. Scanlon does not think the driveway would be much longer than what is shown off 3rd Avenue. Scanlon agrees with Cox, it's a difficult lot. Scanlon stated if does not have a stipulation in code requiring that they come off the alley, he does not see a way to force the rule making the lot more difficult to build on to satisfy a guideline.

[6:52:50 PM](#) Stone understands the struggles of trying to make a garage work on a lot where they are trying to retain trees and woodsheds. Stone complimented applicant team on trying to move existing home. Stone has issue with not following ordinance to not have a garage facing the road. Stone stated understands this is not a hard fast rule, that the area of old town is a unique area held to higher scrutiny. Stone stated it can be hard to get things passed. Stone suggested there could be more than one way to do this one, he would have trouble approving with a simple violation of accessing the garage from the road and without really being able to say we have to. Stone thinks there are few people who live in old town and they all deal with their alleys, not having garages and is probably appropriate with the guidelines.

[6:55:31 PM](#) Smith stated he and his wife built a non-conventional home in townsite and dealt with some dramatic elevation changes. Smith said had to utilize over 100' of retaining walls. Smith does not have any problems with the design of the home. Smith stated with a quick calculation to bring the lot up 2' in area indicating, applicant will be somewhere in 2-300 cubic yards of material that will bring in to compact and shape and can see if come off alley would not take much more material and possibly save some in one corner. Smith has a few problems with allowing this to go as shown – not following the guidelines. Smith explained the guideline is put in place to help retain the feel of old town, comparing it to more modern developments with driveways off the street and it does change the feel, aesthetic of the neighborhood. Smith stated one driveway probably would ruin anything city wide but it sets a precedent. Smith would prefer to see them adhere to the guidelines and expect people to adhere to the guidelines. Smith stated another problem with this design, when he took traffic engineering class one chapter dealt with is traffic safety. Smith explained an issue that comes up is when you have conflicting traffic patterns you have a higher potential for accidents, that you try to avoid that as much as possible. Smith stated with site lines being what they are in old town with trees, snow storage, etc., he has bit of an issue with the safety aspect of this particular layout proposed. Smith likes the idea they preserving the trees as much as possible and providing a different sort of design for downtown area. Smith really thinks need to take a hard look at modifying this to try to fit within the guidelines and still provide themselves with the kind of accommodation they want to have long term. Smith thinks possible could eliminate the grade problem and also come in lines with the guidelines for old town.

[6:59:49 PM](#) Pogue stated the ideal place to have a garage is to have it where the existing garage sits. Pogue stated it would probably destroy the building now being used as a woodshed. Pogue stated because of all the homes built in the area, there are no garages which as a result the alley is not plowed. Pogue encourages applicant to meet with Yeager to discuss his ideas on how to access off the alley, that he thinks that would be more in keeping. Pogue agrees with Smith,

worried about the driveway being 14' off the property line. Pogue explained his concern for safety, that as he recalls there are no stop signs at 3rd and Carbonate. Pogue stated because of the slope of the road will have a hard time seeing cars coming down and snow storage in winter would make it worse. Pogue recommends meeting with Yeager to see what his thoughts are and readjust the approach to the lot so can enter off the alley.

[7:02:18 PM](#) Horowitz explained that Yeager no longer designs plans, that the Grays would need to propose ideas for Yeager to review.

[7:03:05 PM](#) Chair Fugate believes project is well thought, has an intriguing design and thinks the home is interesting. Chair Fugate does understand the reason why they laid it out the way they have. Chair Fugate stated Smith explained what she was trying to say about moving the fill being placed and the trees. Chair Fugate stated more importantly is definitely the safety issue with bringing the driveway 14' from property line, that is cutting more than half of the distance. Chair Fugate explained safety is one of the primary standards for Planning and Zoning and would not like to approve something that she feels has the potential to risk someone's safety. Chair Fugate agrees with Pogue and Smith points regarding the guidelines, she understands applicant reasons for coming off the street. Chair Fugate does not think this is a time to set a precedent. Chair Fugate would like to have another look, to see if could make the garage conform and maybe find out if there is less dirt to move. Chair Fugate explained would also hate for any of the sidewalks to be impacted with traffic, as we do not have many in the area.

[7:06:22 PM](#) Gray asked if the City plows any of the alleys and if they were to plow the alley where could the snow be stored. Horowitz stated the property owners would need to plow up to their driveway and that snow storage could be discussed with Yeager and Schwartz. Gray asked if could meet with Schwartz and Yeager onsite to talk about potential recommendations such as safety concerns, snow storage, the excavation. Horowitz confirmed they could all meet onsite, but that Yeager does not want to be put in position of designing. Gray asked who the best person to discuss safety and excavation. Chair Fugate stated unsure who could answer those question. Horowitz confirmed Yeager could assist but explained she is concerned of putting Yeager in an awkward position. Horowitz went on to explain that Yeager will comment on proposed designs, but does not design them.

[7:12:19 PM](#) Chair Fugate stated majority of commissioners would like to see a different design and asked if applicant would like to have the project continued to future date. Smith suggested to applicant to do some quick takes of possible options of relocating garage off alley and provide city with some potentials of what could work to see if there is a preference from city staff. Smith noted that it is common all over that people will push the snow into the alley down until access the garage needed and the snow stays in the alley. Smith does not believe the city would have a problem with snow left in the alley. Pogue confirmed no garages off alley at this time and he would not have a problem with snow being pushed towards his house. Stone confirmed his neighbors do similar in their alley.

Commission discussed if should approve or continue based off condition of garage coming off alley. Chair Fugate asked applicant if would prefer to have approved with condition G or if would prefer to continue the application for a future date. Tony Gray expressed concern of how tight the alley is for backing out and safety issue of reversing out onto Carbonate. Tony Gray would like to have someone walk the property with them and show them what they would like done.

[7:21:36 PM](#) Chair Fugate summarized that they are saying they do not like how it is proposed, the commission has provided feedback on what they would prefer. Chair Fugate summarized the application would not be approved as is, explained options available to applicant – approve with condition g, continue to date certain in future, tabled, or denied. Gray clarified a continuation does not deny the application but give them a chance to review other options. Chair Fugate confirmed. Horowitz suggested applicant have an engineer on their team.

[7:28:29 PM](#) **Smith motioned to continue the public hearing to April 5, 2021. Pogue seconded. All in Favor.**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: **March 15, 2021**

- DR: Hayes
- DR Pre- App: Valley View Apartments

Horowitz provided brief summary of upcoming projects.

[7:32:48 PM](#) **Smith motioned to adjourn. Pogue seconded. All in Favor.**

Return to Agenda

**DESIGN REVIEW
STAFF REPORT**

To: Hailey Planning and Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: Consideration of a Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 590 square feet bale storage. This project is located at 615 North Main Street within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Hearing: March 15, 2021

Applicant: Grocery Outlet Bargain Market

Request: Design Review modification for a previously approved commercial building to add a bale storage area

Location: 615 North Main Street (Lots 1-5, and Lots 11-15, Block 68, alley between Lots 1-5 and Lots 11-15 150' x26' alley, Hailey Townsite)

Zoning: Business (B) Zone District and Townsite Overlay (TO)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 10, 2021 and mailed to property owners within 300 feet on February 10, 2021.

Application: The former King's building was remodeled in 2015. The building has been vacant since 2017, and Grocery Outlet is now remodeling the interior of the space. The loading dock and interior do not accommodate for the type of cardboard baler needed to operate the Grocery Outlet; therefore, the baler will be located on the front side of the property, but tucked up against landscaping and adjacent to the building. The baler is 590 square feet in size.

Procedural History: The Application was submitted on February 4, 2021. A public hearing before the Planning and Zoning Commission was held on March 1, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting. The meeting was continued on record to March 15, 2021.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No comments
				Life/Safety: No comments

				Water and Sewer: <i>The former King's building was remodeled in 2015. The building has been vacant since 2017, and Grocery Outlet is now remodeling the interior of the space.</i> Building: <i>No comments</i> Streets: <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit. Staff Comments <i>Signs will conform to City regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. Staff Comments <i>The Hailey Municipal Code requires one (1) parking space per 1,000 gross square feet. The project contains 31,500 gross square feet (including 12,074 square feet of basement) so 32 parking spaces are required. The site plan shows 51 parking spaces, plus an additional 6 flex spaces that also double as a loading zone on during delivery hours. The baler will take the location of one (1) accessible parking space. Two (2) accessible spaces are remaining, which are compliant with the 2018 IBC.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		17.09.040.06: EXCESS OF PERMITTED PARKING: A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review. <i>The parking requested above City requirements is not in excess of 200%.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator. Staff Comments <i>No changes are requested to the approved lighting plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Business (B) Zone District Staff Comments <i>The baler complies with bulk requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

			Staff Comments	<i>Sidewalks are existing on Main Street, and are provided on the Private Road and on River Street. Sidewalks are an average of 6' in width (existing Main Street sidewalk is 6' wide).</i> <i>A site drainage plan was approved as part of the previous design review.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	<i>N/A- no change to water lines.</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> <i>The location of the existing building creates limitations on where the new addition could go, and limits solar orientation of buildings. Sun exposure for covered walkways and merchandise display areas, as well as for a new main entry was planned in the 2015 approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i> <i>No landscaping is affected by the addition of the baler.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i> <i>The baler location does not change pedestrian circulation.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p>

			Staff Comments	<i>Loading areas, trash storage/pickup areas and utility boxes are existing and located to the rear of the existing building. That said, due to the location of the existing building and space for loading and trash storage/pickup areas, it is impractical for the for proposed bale storage to be located to the rear of the building. Additionally, the configuration of the interior space does not allow for cardboard to be stored indoors. The proposed location appears to be the most practical location for the bale storage building. That said, a letter from Clear Creek Disposal stating that the proposed location and design are adequate, will be required. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			Staff Comments	<i>This block does not contain a platted alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			Staff Comments	<i>N/A, as no vending machines are proposed at this time.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	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.) <ul style="list-style-type: none"> i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. 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.
			Staff Comments	<i>The existing King's Building is located to the rear of the lot, with the parking in the front and adjacent to Main Street. It would not be feasible to move the existing building to the front of the lot. The building entrance has been highlighted by building undulation, making it a more prominent feature on the site. The parking area is buffered by two existing trees along Main Street, and landscaping along the private street to the north.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	<i>Access to onsite parking can be achieved via the private road or from one egress/ingress on Main Street. To provide a more robust buffer of the parking area from the street frontage, additional landscaping along the northern property line was added in 2015 as part of the Design Review approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			Staff Comments	<i>Where practical, onsite snow storage has been provided (see areas A, B and C on site plan). That said, it does not appear the onsite snow storage requirements</i>

				<i>have been met. It is anticipated that the Applicant will haul snow offsite when necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)1i.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Snow storage areas vary in width, but all meet dimensional requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>It is anticipated that snow will be hauled from the large parking areas proposed. Snow will also likely need to be hauled from the private street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Snow storage areas do not impede parking spaces, vehicular and pedestrian circulation, loading areas, trash/storage pickup areas or service areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Snow storage areas contain shrubs and low-lying plants.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposed bale storage incorporates a flat metal roof and will be finished with a Drystack Stone Veneer in Sunset Gold to match that of the existing King's building. The proposed addition's size, shape and roofline complements that of the existing building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>N/A, as the proposed bale storage is not a standardized corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The existing King's building saw improvements made in 2015. Specifically, the east and north facades incorporate covered walkways/outdoor merchandise display areas, architectural elements such as steel shade canopies, and a recessed main entry with soffit above. The space outside of the main entry incorporates heated concrete pavers, benches, and landscaping to create a vibrant, pleasant space for store related activities and events.</i>

				<i>The proposed bale storage will be utilized for cardboard storage, and has been designed to be practical and useful, rather than aesthetic. The proposed storage space is not meant to encourage human activity or interaction within its vicinity.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<p>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</p> <p><i>Staff Comments</i> Design features include covered walkways/outdoor merchandise display areas, architectural elements such as steel shade canopies, and a recessed main entry with soffit above, and a variety of material changes. The space outside of the main entry will incorporate heated concrete pavers, benches, and landscaping to create a vibrant, pleasant space for store related activities and events.</p> <p><i>The proposed bale storage will be utilized for cardboard storage, and has been designed to be practical and useful, rather than aesthetic. That said, the exterior elements of the bale storage will complement that of the existing King's building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2e	<p>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</p> <p><i>Staff Comments</i> The design of the proposed bale storage addition creates a cohesive whole with the existing building by utilizing exterior materials that match or complement the existing King's building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<p>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</p> <p><i>Staff Comments</i> A variety of materials will be used on the exterior: a Drystack Stone Veneer in Sunset Gold and the body of the building painted Shoreline gray to complement the existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p> <p><i>Staff Comments</i> Building colors are shown on the elevations and will complement those exterior materials and colors of the existing King's building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	<p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p> <p><i>Staff Comments</i> The proposed bale storage addition incorporates a flat roof, but is not over two-stories in height.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <p>i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.</p>

				ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<i>N/A, as the proposed bale storage addition is approximately 590 square feet in size and will be utilized for the storage of cardboard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>The flat-roofed addition sees a slight roof pitch that angles to the south or to the rear of the proposed addition, which prevents snow from shedding onto walkways or other pedestrian areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts for the existing King's building are existing and drain into landscaped areas. The proposed addition does not incorporate drains or downspouts, but sees a slight roof pitch that angles to the south or to the rear of the proposed addition, which will naturally drain water away from pedestrian areas.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>N/A, as no vehicle canopies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design.
			<i>Staff Comments</i>	<i>N/A, as a Master Signage Plan is not required of a single-tenant building.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>The proposed bale storage has been designed to complement that of the primary building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.

			<i>Staff Comments</i>	<i>Given the configuration of the existing building, both onsite and the interior layout, it is impractical to reorient and relocate the proposed bale storage to the rear of the property, as well as store cardboard within the building. Staff finds the location of the proposed bale storage adequate.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>N/A, as no new walls or fences are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>N/A, as no new walls or fences are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	<i>The existing roof-mounted equipment is currently screened from ground level view. No additional roof-mounted equipment is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	<i>All existing ground-mounted equipment has been screened from ground-level view by the use of walls and/or landscaping. No additional ground-mounted equipment is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	<i>All service lines are underground. Any additional service lines shall be installed underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	<i>No appurtenances are 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	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.
			<i>Staff Comments</i>	<i>All existing plant material is drought tolerant. No additional landscaping is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>Plant materials are appropriate for the environment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>An automatic drip irrigation system is existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	<i>N/A, as landscaping is existing and no additional landscaping is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>N/A, as landscaping is existing and no additional landscaping is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>Storm water is managed via a drywell system. Due to the large amount of existing hardscape, retrofitting to irrigate plant material is not practical.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>The Applicant will be responsible for maintaining plant material in healthy condition.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>All proposed site retaining walls are no taller than 4'-0" tall and clad in a stone veneer matching the proposed stone veneer on the addition and existing building. No additional retaining walls are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)4i for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.080(A)4i for further details.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>N/A, as no additional retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>N/A, as not retaining walls over 24" in height are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, as no additional retaining walls are proposed.</i>

Additional Design Review Requirements for Non-Residential Buildings Located within B, LB, or TN				
1. Site Planning: 17.06.080(B)1, items (a) thru (b)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	<i>Pedestrian circulation is existing and was improved and approved during the Design Review in 2015. Sidewalks are existing on all building frontages.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.
			<i>Staff Comments</i>	<i>Sidewalks are existing and widths vary along all frontages. That said, Staff finds the existing sidewalk widths to be adequate.</i>
2. Building Design: 17.06.080(B)2, items (a) thru (c)				
Compliant			Standards and Staff Comments	

Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p>
			<i>Staff Comments</i>	<p><i>The entrance to the existing building is oriented toward Main Street. Design features of the existing building include covered walkways/outdoor merchandise display areas, architectural elements such as steel shade canopies, and a recessed main entry with soffit above, and a variety of material changes. The space outside of the main entry will incorporate heated concrete pavers, benches, and landscaping to create a vibrant, pleasant space for store related activities and events.</i></p> <p><i>The proposed bale storage is located in front of the primary building and in the southwest corner, where it's screened from view to the south by existing landscaping. The door of the baler will face the private drive. The exterior elements of the bale storage will complement that of the existing King's building.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p>
			<i>Staff Comments</i>	<i>N/A, as this is not a multiunit structure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p>
			<i>Staff Comments</i>	<p><i>Design features of the existing building include covered walkways/outdoor merchandise display areas, architectural elements such as steel shade canopies, and a recessed main entry with soffit above, and a variety of material changes. The space outside of the main entry will incorporate heated concrete pavers, benches, and landscaping to create a vibrant, pleasant space for store related activities and events.</i></p> <p><i>The proposed bale storage will be utilized for cardboard storage, and has been designed to be practical and useful, rather than aesthetic. That said, the exterior elements of the bale storage will complement that of the existing King's building.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2d	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth</p>

				combined with detailing of parapets, cornices, roof, and other architectural elements.
			<i>Staff Comments</i>	<i>N/A, as the existing building and proposed addition do not exceed 30' in height.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			<i>Staff Comments</i>	<i>N/A, as the building is existing and the proposed addition is 590 square feet in size, and meant to be utilized for cardboard storage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
			<i>Staff Comments</i>	<i>The existing building is within 150' of the street and is fully sprinklered.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			<i>Staff Comments</i>	<i>N/A, as the primary building is existing and the proposed addition is 590 square feet in size, and meant to be utilized for cardboard storage.</i>
3. Landscaping: 17.06.080(B)3, item (a)				
Compliant			Standards and Staff Comments	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)3a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	<i>N/A, as all surrounding properties are zoned Business (B).</i>

17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning 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 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.
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning &

Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

- h) A Sign Permit Application for new signage shall be reviewed and approved prior to installation.
- i) A letter from Clear Creek Disposal shall be provided stating that the location and design of the cardboard bale storage is adequate for pickup.

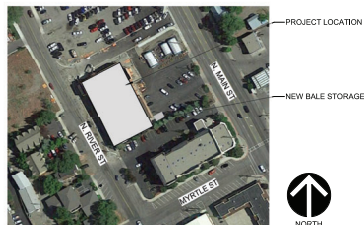
Motion Language

Approval: Motion to approve the Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 590 square feet bale storage. This project is located at 615 North Main Street, 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 Title 17, Title 18, and City Standards, provided conditions (a) through (i) are met.

Denial: Motion to deny the Design Review Application by Grocery Outlet Bargain Market, represented by BRR Architecture, for a new 590 square feet bale storage. This project is located at 615 North Main Street, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

615 N. MAIN STREET
HAILEY, ID 83333

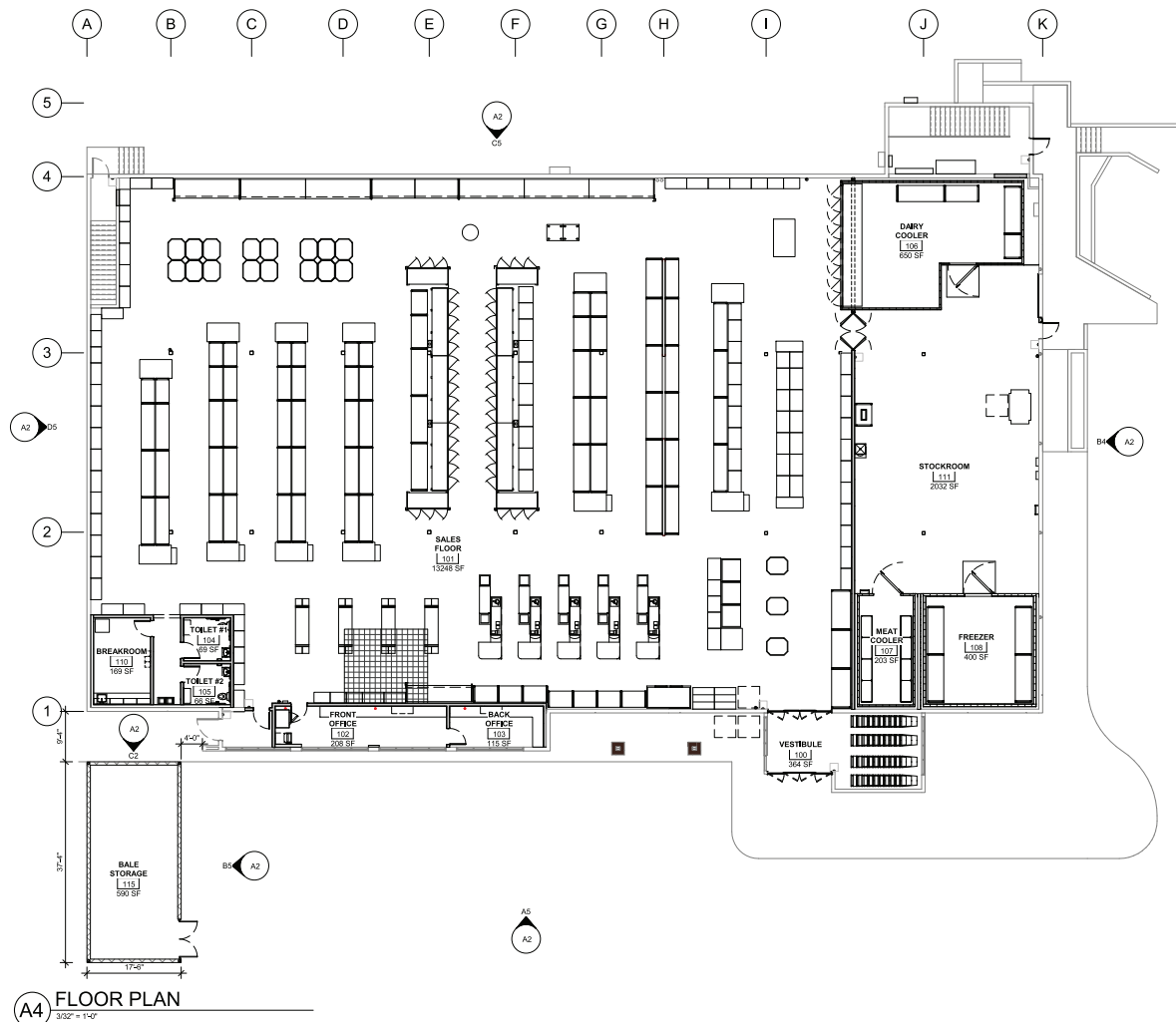


USE GROUP:	M-MERCANTILE
USE GROUP:	S1-STORAGE
TOTAL GROSS SQUARE FOOTAGE:	18,365 SF
TOTAL GROSS SQUARE FOOTAGE OF BASEMENT (NIC):	11,994 SF
TOTAL GROSS SQUARE FOOTAGE OF BALE STORAGE:	590 SF

CONSTRUCTION TYPE: V-B
FULLY SPRINKLERED

GENERAL	
G1	COVER SHEET AND FLOOR PLAN
SITE	
SP1	SITE PLAN
C-2.0	UTILITIES AND DRAINAGE
L101	LANDSCAPING PLAN
E1	EXTERIOR LIGHTING PLAN
AS104	STAGING AND CONTRACTOR PARKING

ARCHITECTURAL
A2 EXTERIOR ELEVATIONS
SHEET TOTALS: 7



11/24/2020 2:50:14 PM



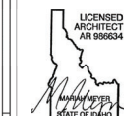
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com TEL: 913-262-6009

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CONSULTANT

GROCERY OUTLET

NO.	DATE	DESCRIPTION
-----	------	-------------

[illegible]

DATE: 11/24/2020

DRAWN BY: EAB

CHECKED BY: AF

JOB #	62900607
-------	----------

SHEET TITLE

COVER SHEET AND FLOOR PLAN

SHEET NO.

G1



A **2010 Colfax** listed on **www.colfax.com**

ADJACENT PROPERTY OWNERS WITHIN 300'

- 603 N MAIN
 - ROAD RUNNER HOSPITALITY L L C
 - BOX 7120, KETCHUM ID 83340-0000
- 600 & 610 N MAIN
 - DAVID M WENDLAND
 - BOX 790, HAILEY ID 83333-0000
- 620 & 622 N MAIN
 - WENDLAND DUSTAN
 - 600 N MAIN ST, HAILEY ID 83333-0000
- 710 N MAIN
 - SQUIRE RE2 LLC COLORADO LIMITED LIABILITY COMPANY
 - 12612 W ALAMEDA PKWY, LAKEWOOD CO 80228-0000
- 711 N MAIN
 - BURLEY ID 83318-0000
 - 3640 S YELLOWSTONE HWY, IDAHO FALLS ID 83402-0000
- 603 N RIVER
 - KNAPP ANTHONY
 - 603 N RIVER ST, HAILEY ID 83333-0000
- 613 N RIVER
 - WHITCOMB OLIVER
 - BOX 3476, HAILEY ID 83333-0000
- 615 N RIVER
 - MC MURDO DELBERT R & MC MURDO ANITA
 - 711 DEERFIELD DR, HAILEY ID 83333-0000
- 700 N RIVER
 - SUN VALLEY LAND COMPANY
 - 1032 IDAHO AVE, BURLEY ID 83318-0000
- 701, 711, 721 N RIVER
 - SEVEN S LLC
 - 1106 CLUB PL, BATON ROUGE LA 70810-0000

LEGEND

--- ACCESSIBLE PATH OF TRAVEL

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com TEL: 913-362-9095

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CONSULTANT

GROCERY OUTLET
Bargain Market
612 N. MAIN STREET
HAILEY, ID 83333

NO.	DATE	DESCRIPTION
1	11/24/2020	1. SHEET

FOR REFERENCE ONLY

DATE: 11/24/2020

DRAWN BY: EAB

CHECKED BY: AE

JOB # 62900607

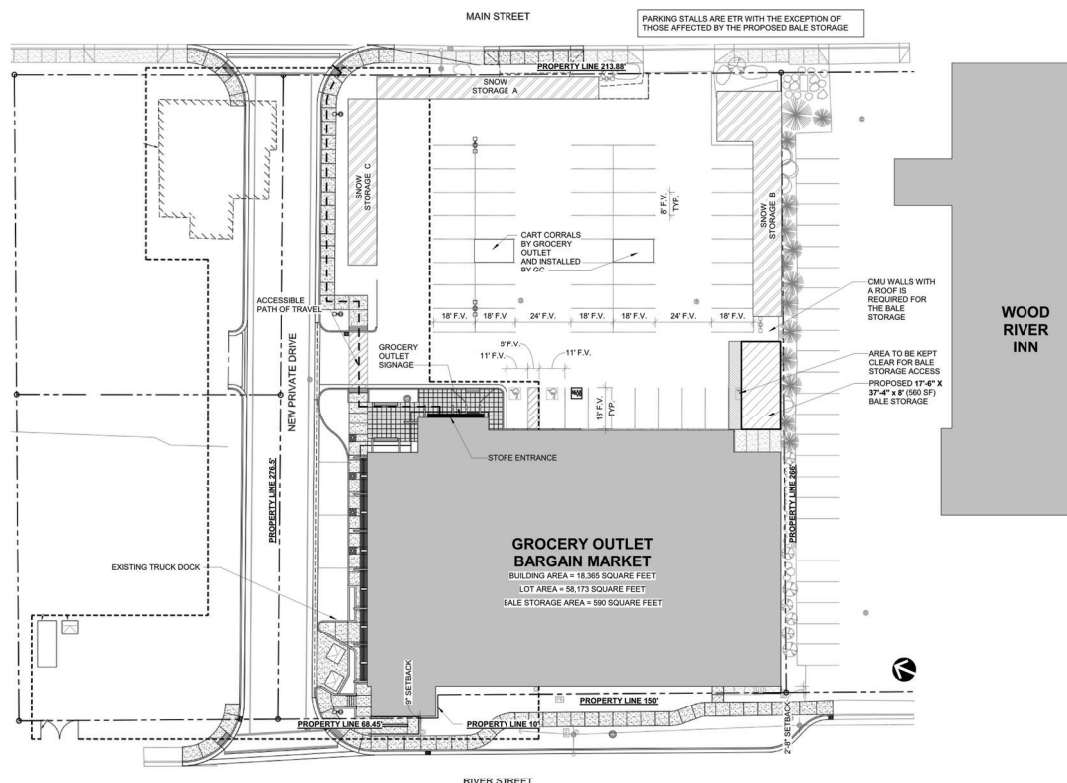
SHEET TITLE

SITE PLAN

SHEET NO.

SP1

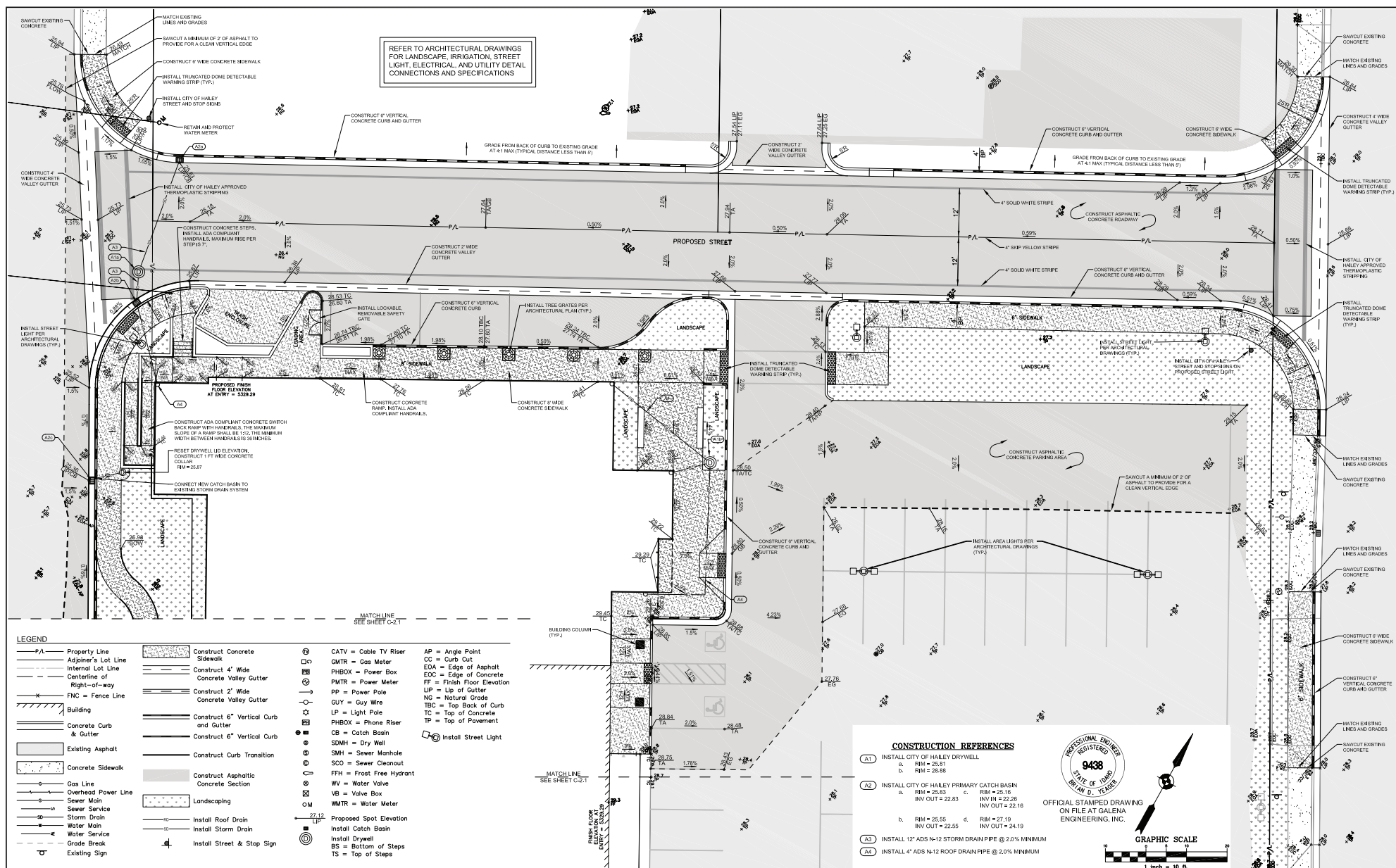
BRR Original printed on recycled paper

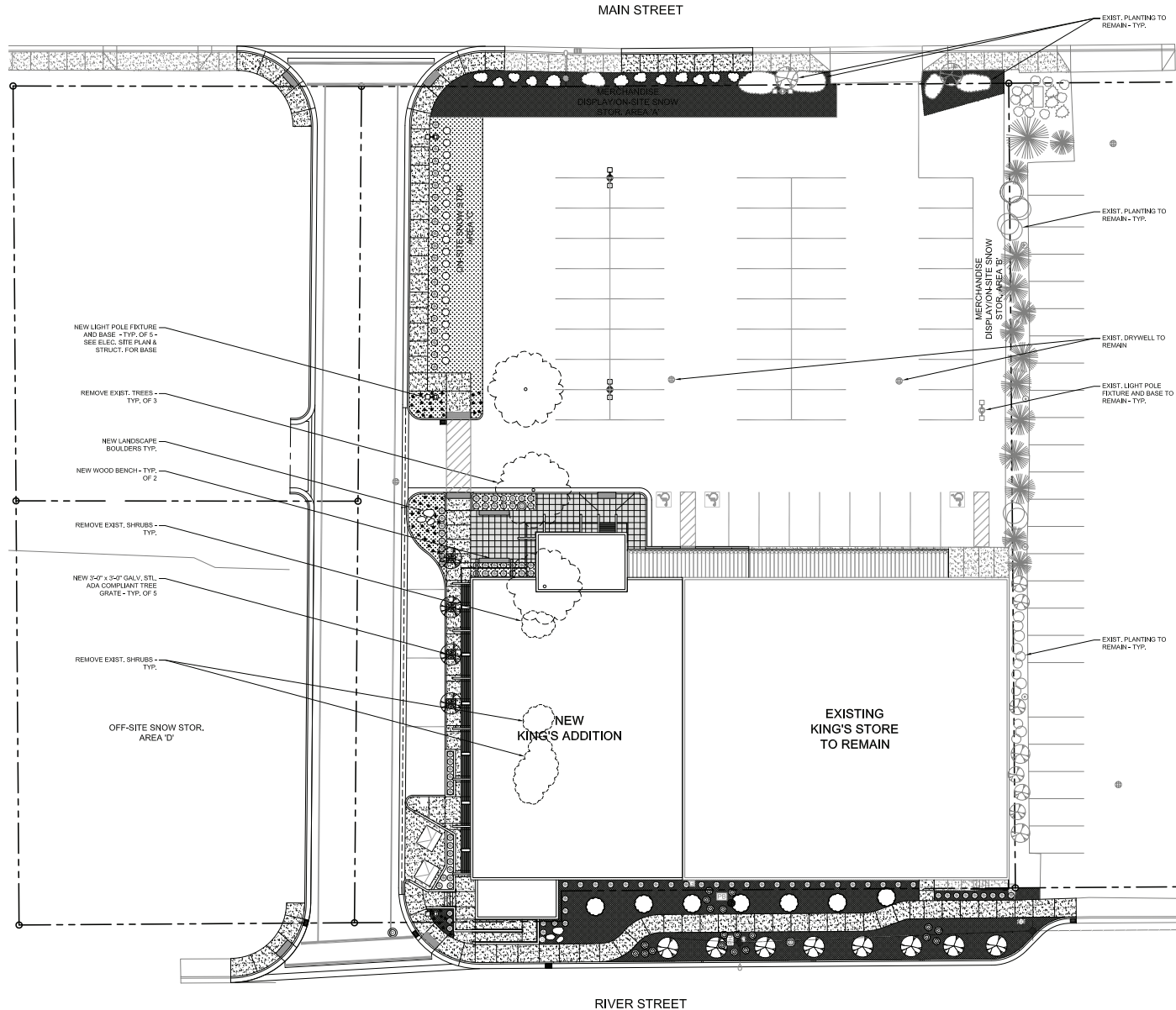


SHEET INCLUDED FOR INFORMATION ONLY
NOTE: THIS SHEET IS A COPY OF THE AVAILABLE SITE PLAN FOR THE PROJECT. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED CONDITIONS AT THE PROJECT SITE. ALL SITE RENOVATIONS ARE THE RESPONSIBILITY OF THE LANDLORD, AND ARE NOT INCLUDED UNDER THIS PERMIT. THE ARCHITECT OF RECORD HAS NOT MADE MODIFICATIONS TO THE SHEET OR INFORMATION BEYOND THE AREA OF PROPOSED WORK (NEW CART CORRALS, FAMILY AND VETERANS PARKING) AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED.

A5 OWNER PROVIDED SITE PLAN - FOR REFERENCE ONLY
NTS

11/24/2020 2:50:15 PM





GENERAL NOTES

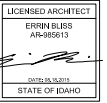
1. ALL SPECIFIED TREES, PLANTS, SHRUBS, & GRASSES TO BE DROUGHT TOLERANT U.N.O.
2. ALL SPECIFIED TREES, PLANTS, SHRUBS, & GRASSES TO BE A USDA ZONE HARDNESS 4 OR LESS.
3. ALL DROUGHT TOLERANT GRASS AREAS TO HAVE A TEMPORARY IRRIGATION SYSTEM FOR SEE GERMINATION
4. TEMPORARY IRRIGATION SYSTEM DESIGN BY LANDSCAPE CONTRACTOR U.N.O.
5. CONTRACTOR/OWNER TO VERIFY EXISTING CONDITIONS AS REQUIRED TO PERFORM THE SCOPE OF WORK OUTLINED WITHIN THE DRAWINGS. CONTRACTOR/OWNER TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
6. SITE UTILITY DESIGN & ENGINEERING BY CONTRACTOR/OWNER U.N.O.

HARDSCAPE & GROUND COVER LEGEND

- NEW NON-KNOW, DROUGHT TOLERANT, FESCUE MIX GRASSES
- NEW BARK GROUND COVER TO MATCH EXIST.
- NEW BROOM FINISH CONC. SIDEWALK - SEE CIVIL
- EXIST. CONC. SIDEWALK TO REMAIN
- NEW CONC. PAVERS W/ICE MELT SYSTEM - MUTUAL MATERIALS' 24"x24" VANCOUVER BAY ARCHITECTURAL SLAB OVER 1" BEDDING SAND OVER 4" COMPACTED AGGREGATE BASE

LANDSCAPE LEGEND

- FEATHER REED GRASS: CALAMAGROSTIS X ACUTIFLORA
QUANTITY: 31
SIZE: 1 GAL.
NOTES: DROUGHT TOLERANT
- BLUE OAT GRASS: HELICTOTRICHON SEMPERVIRENS
QUANTITY: 17
SIZE: 1 GAL.
NOTES: DROUGHT TOLERANT
- MUGO SLOWGROW PINE: PINUS MUGO
QUANTITY: 12
SIZE: 1 GAL.
NOTES: DROUGHT TOLERANT
- BLUE FESCUE: FESTUCA GLAUCA
QUANTITY: 20
SIZE: FLATS
NOTES: DROUGHT TOLERANT
- BIGTOOTH MAPLE: ACER GRANDIDENTATUM
QUANTITY: 12
SIZE: 2" & 2 1/2" CALIPER
NOTES: DROUGHT TOLERANT
- CANADA CHOKECHERRY:
QUANTITY: 7
SIZE: 2" CALIPER
NOTES: DROUGHT TOLERANT
- BLACK LACE ELDERBERRY: SAMBUCUS NIGRA
QUANTITY: 20
SIZE: 1 GAL.
NOTES: DROUGHT TOLERANT
- LANDSCAPE BOULDERS: NORTHERN STONE SUPPLY - ROCKY MOUNTAIN GRANITE
QUANTITY: 6
SIZE: 2,000 LBS - 3,000 LBS
NOTES: IDAHO NATIVE STONE



KING'S VARIETY STORE
KING'S OF HAILEY ADDITION
615 NORTH MAIN STREET | HAILEY IDAHO
BLISSARCHITECTURE

PROJECT NO. | 201505

DRAWN BY | EMB
CHECKED BY | EMB

PERMIT SET
DATE | 08 18 2015

LANDSCAPE PLAN

L101

LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

1

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Ordering information									
Model	Label	Qty	Category	Label	Qty	Category	Label	Qty	Category
1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
2	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
3	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
4	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"

Block configurations are offered for shorter and wider									
Model	Label	Qty	Category	Label	Qty	Category	Label	Qty	Category
1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
2	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
3	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
4	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"

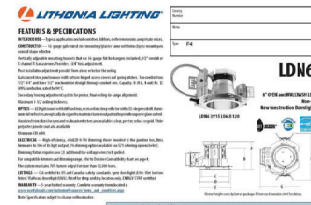
LITHONIA LIGHTING Co., Inc. 1000 E. Main Street, Suite 100, New York, NY 10002-1000



Ordering information									
Model	Label	Qty	Category	Label	Qty	Category	Label	Qty	Category
1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
2	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
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4	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"

Energy Battery Operation									
Model	Label	Qty	Category	Label	Qty	Category	Label	Qty	Category
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2	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
3	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"
4	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"

LITHONIA LIGHTING Co., Inc. 1000 E. Main Street, Suite 100, New York, NY 10002-1000



Ordering information									
Model	Label	Qty	Category	Label	Qty	Category	Label	Qty	Category
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Ordering information									
Model	Label	Qty	Category	Label	Qty	Category	Label	Qty	Category
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4	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"	1	18.5" x 18.5"

LITHONIA LIGHTING Co., Inc. 1000 E. Main Street, Suite 100, New York, NY 10002-1000

ANTIQUE Street Lamps

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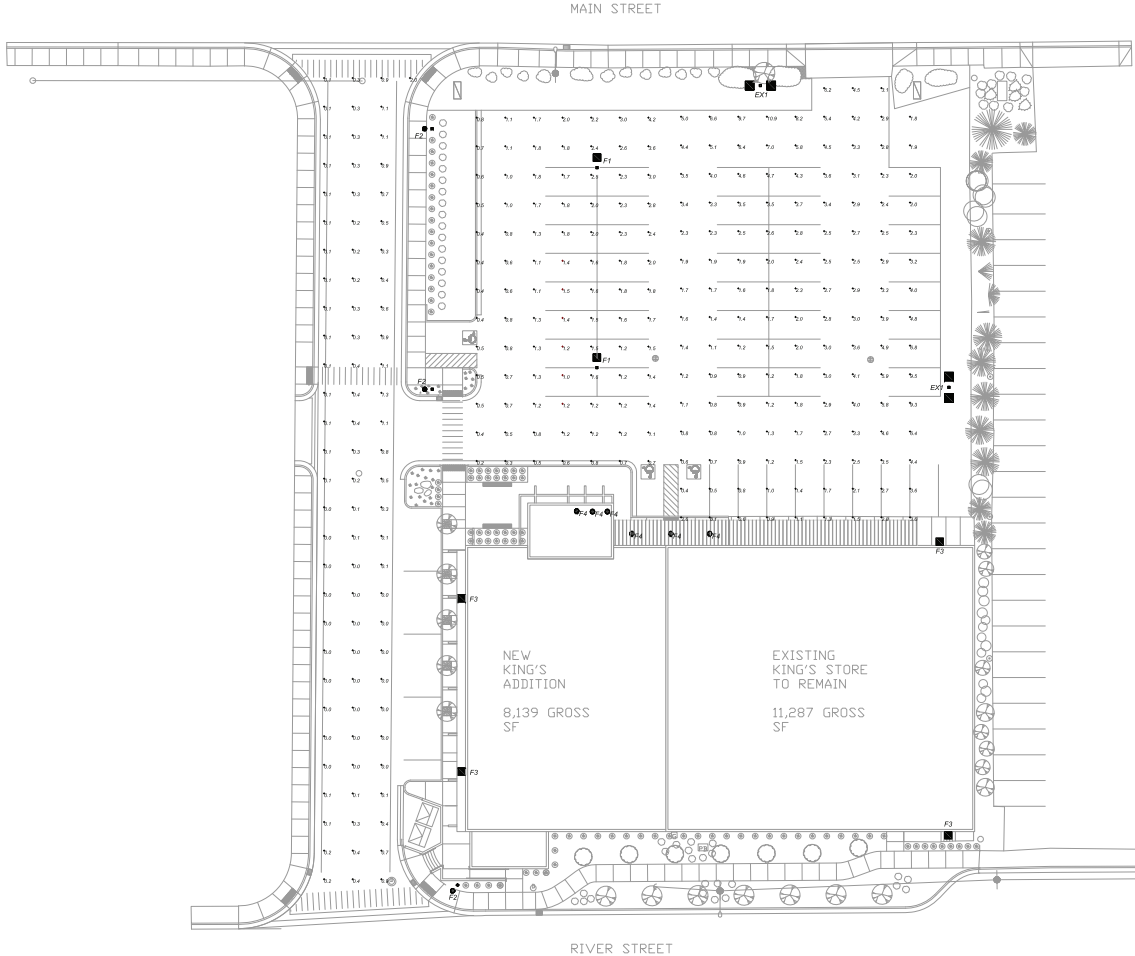
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LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Category	Description	Lamp	Mounting & Height
EX1	2	65MXX400VPS	XX-65-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE 1	400 WATT CLEAR 6-10 HIGH PRESSURE SODIUM	Pole Mounted 30'
F1	2	KAD LED 1	40035040K SPS	KAD LED WITH HLM MODULE, 40 LED, 700MA DRIVER, 4000K COLOR TEMPERATURE, TYPE 1 LENS	ONE 50 WATT LED, DOWNLIGHT POS.	Pole Mounted 17'
F2	3	40W3004A/S00K	TYPE3SMALL	WITH CLEAR PLASTIC DIRECTIONAL LENSES OVER LEDS	THIRTY FIVE LEDS, LUMINAIRE OUTPUT: 3771 Lms	Pole Mounted 14'
F3	4	WST LED 1	16X7040K SPS	WST LED WITH 1 MODULE, 10 LED, 700MA DRIVER, 4000K COLOR TEMPERATURE, TYPE 1 LENS	Outdoor Wall Pack LUMINAIRE IS E8 DA70, 80, LUMINAIRE OUTPUT: 2001 Lms	Building Mounted 8'
F4	6	LDN6 3515 LOGAR		1500LM 1000 3500K 6" LED COMMERCIAL DOWNLIGHT	LED	Recessed in Ceiling

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXISTING PARKING LOT	+	3.0 f	10.9 f	0.4 f	27.3 f	7.5 f
NEW PARKING LOT	+	1.4 f	4.3 f	0.2 f	21.0 f	7.0 f
NEW PRIVATE DRIVE	+	0.3 f	2.0 f	0.0 f	N/A	N/A



SITE PHOTOMETRICS FOR:

KING'S STORE
HAILEY, ID

Designer

SAM

Date

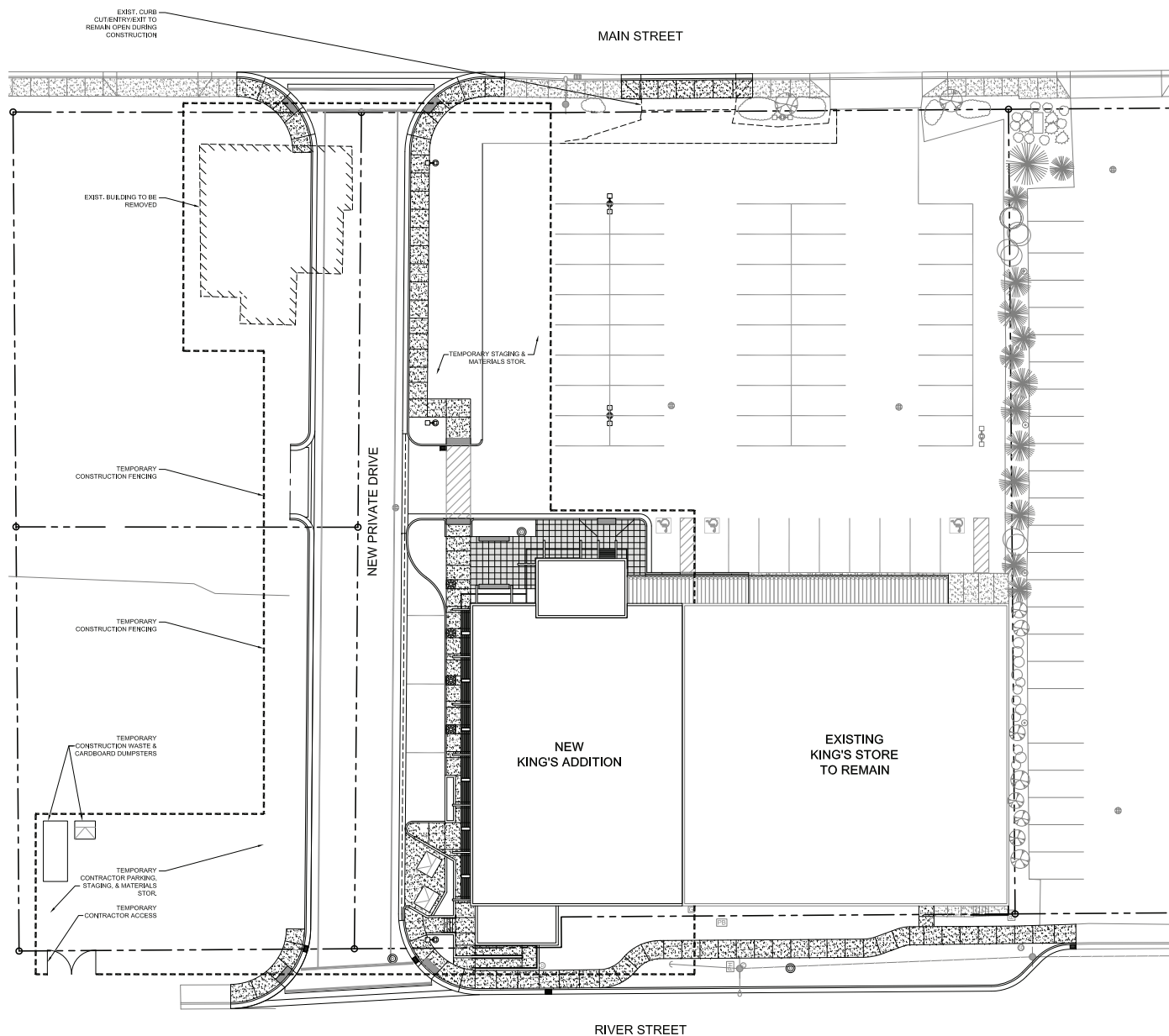
Jun 25 2015

Scale

Drawing No.

E1

1 of 1



STAGING & CONTRACTOR PARKING PLAN - FOR REFERENCE ONLY
SCALE: 1/16" = 1'-0"

1

FOR
REFERENCE
ONLY

KING'S VARIETY STORE
KING'S OF HAILEY ADDITION
615 NORTH MAIN STREET | HAILEY IDAHO

BLISSARCHITECTURE
O | 408 SOUTH MAIN STREET | SUITE 3 | HAILEY IDAHO 83333
P | 208-721-7424 W | BLISSARCHITECTURE.COM

PROJECT NO. | 201505

DRAWN BY | EMB
CHECKED BY | EMB

PERMIT SET
DATE | 08 18 2015

STAGING & CONTRACTOR
PARKING PLAN

AS104

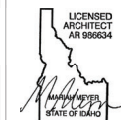
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CONSULTANT

GROCERY OUTLET
— Home in Market —

515 N MAIN STREET

[illegible]

DATE: 11/24/2020

DRAWN BY: EAB

CHECKED BY: AE

JOB #	62900607
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A2

CS	DRystack STONE VENEER - 'SUNSET GOLD' - STYLE: 1", 2", 3" PATTERN WITH RANDOM ENDS
P5	BENJAMIN MOORE GRAYSTONE 1475
P6	BENJAMIN MOORE KENDALL CHARCOAL HC166
P7	BENJAMIN MOORE SHORELINE 1471

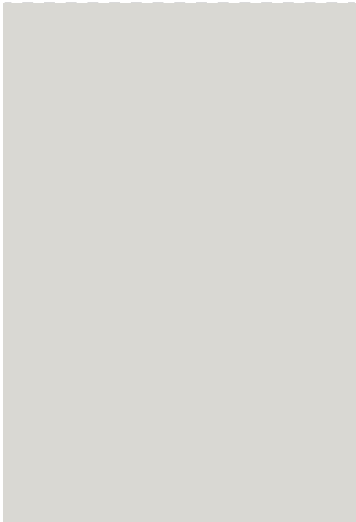


EXISTING STRUCTURE ON SITE

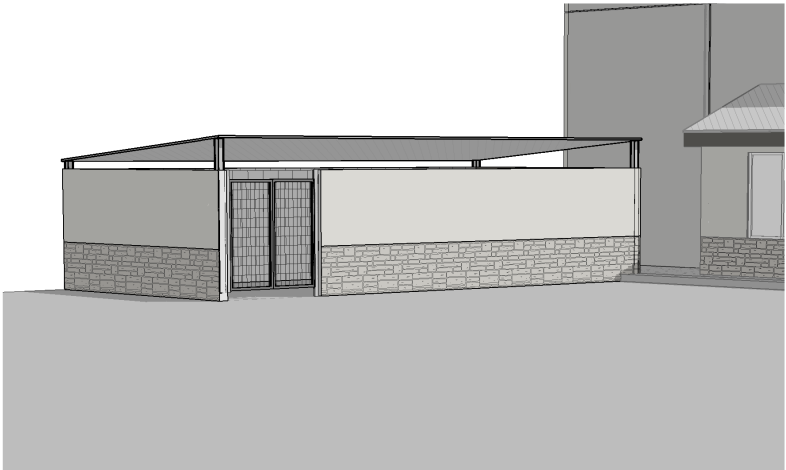
Paint Colors



SUNSET GOLD
MDS 1", 2", 3"
PATTERN
NORTHERN STONE
SUPPLY



P6 - SHORELINE
BM 1471



Grocery Outlet

615 N. MAIN STREET
HAILEY, ID



Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of March 15, 2021

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Design Review Application by Terrence and Kimberly Hayes, represented by Chip Maguire of M.O.D.E. LLC, for a new 3,459 square foot single-family residence. This project is located at 313 South 2nd Avenue (Lot 5A, Block 22, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

Hearing: March 15, 2021

Applicant: Terrance and Kimberly Hayes

Request: 3,459 square foot single-family residence

Location: Lot 5A, Block 22, Hailey Townsite (313 South 2nd Avenue)

Zoning: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts


Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 24, 2021, and mailed to property owners within 300 feet on February 23, 2021.

Application: The Applicants are proposing to construct a new 3,459 square foot single-family residence on Lot 5A. A single-family residence exists onsite (built in 1934); however, will be demolished to accommodate for the new residence. A detached garage/ADU, constructed in 2019, will remain onsite and utilized as the Owners primary residence throughout the construction process. Current access for the proposed residence is located on Second Avenue and the existing alley.


A Lot Line Adjustment Application to reconfigure the previous lots, Lots 5-9, Block 22, into two (2) lots, was completed and approved on July 30, 2019.

Procedural History: The Design Review Application was submitted on February 16, 2021 and certified complete on February 17, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on March 15, 2021, virtually and in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: No comments
				Life/Safety: No comments
				Water and Sewer: The Water and Wastewater Departments recommend that the Applicant utilize the existing services to each lot.
				Building: No comments
				Streets: No comments
				City Arborist: The City Arborist recommends that the Applicants make every effort to protect the existing trees from damage and compaction during the construction process. This has been made a Condition of Approval.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	N/A, as signage is prohibited in residential zones.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 17.09.040 Single-Family Dwellings: minimum of two (2) spaces, maximum of six (6) spaces
			Staff Comments	The Hailey Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling. A detached garage/ADU are existing. It appears that three (3) parking spaces are available inside the garage and one (1) additional space is available to the north of the garage, and has been dedicated for use by the tenant of the ADU. Additionally, it appears that the public right-of-way (Second Avenue) can accommodate for a total of two (2) parking spaces. Parking requirements for the proposed residence are met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.



				<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> <p><i>Staff Comments</i> The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO) Maximum Height: 30' Setbacks:</p> <ul style="list-style-type: none"> • Street R.O.W. Adjacent: 12'; 20' to Garage Door • Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min. • 1' for every 2.5' of building height • Alley: 6' minimum <p>Lot Coverage: 30%</p>
			<p><i>Staff Comments</i></p>	<p>Maximum Building Height: 30' Proposed Building Height: 28'-8"</p> <p>Proposed Setbacks:</p> <ul style="list-style-type: none"> ○ Front Yard (East): 19'-7" ○ Side Yard (South): 15'-5 ½" ○ Side Yard (North): 19'-6 ½" ○ Rear Yard (West): 11' <p>Proposed Lot Coverage:</p> <ul style="list-style-type: none"> ○ 2,689 square feet (proposed house is 1,489 and the existing garage is 1,200) / 9,002 square foot lot = 29.8% <p>All setback, building height, and lot coverage requirements have been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070(A)1 Street Improvements Required</p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			<p><i>Staff Comments</i></p>	<p>No sidewalks exist in the area. Sidewalks and/or a sidewalk in-lieu payment shall be made for the frontage of Second Avenue. It is recommended that a payment for the sidewalk in-lieu fee, as outlined by the Hailey Municipal Code, be made prior to issuance of a Certificate of Occupancy. This has been listed as a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.070(B) Required Water System Improvements</p>	<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</p>

				and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	1) Site Planning Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions. <i>Staff Comments</i> The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed addition will preserve the grid pattern, keeping visual access to Second Avenue and vehicular access via the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • The scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood. The proposed residence will also be taller in height than that of the existing ADU, which will bring the ADU into scale and feel more proportional to the site. • The lot is existing and respects the Old Hailey Townsite grid pattern. The front entry of the home faces Second Avenue and will be accessible either via Second Avenue or the existing alley. • The proposed residence will span the entire lot. Ample yard and open space exist on all sides of the home. • Snow storage has been identified on the site plan and is sufficient for the site. • Utilities are existing. Water, sewer and gas are located underground. Any additional utilities shall be located underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			<i>Staff Comments</i>	<i>The design intent of the proposed residence was to complement that of the surrounding area, while retaining the character of Old Hailey. The style utilizes</i>

				<p><i>step-roof pitches and a dormered roof structure. A covered front entry, siding breaks, and double gables reduce the overall scale of the proposed residence. The proposed design takes advantage of the southwestern exposure: a patio, several entries and a variety of windows are located at the southwest elevation.</i></p> <p><i>The size and shape of the proposed windows are also in scale with the building character of Old Hailey. No solar collectors are proposed at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p> <p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p> <p><i>Staff Comments</i> <i>The use of double gables, a covered entry porch, and large windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</i></p> <p><i>Additionally, the scale of the proposed residence is consistent with the scale and massing of buildings in the surrounding neighborhood. The proposed residence will also be taller in height than that of the existing ADU, which will bring the ADU into scale and feel more proportional to the site.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p>3. Architectural Character</p>
			17.06.090(C)3a	<p>a. General</p> <p>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.</p> <p><i>Staff Comments</i> <i>The architectural style of the proposed residence uses gables, covered front entry and traditional exterior materials/colors to integrate into the surrounding area.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p>b. Building Orientation</p> <p>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p><i>Staff Comments</i> <i>The front entry of the proposed residence is located facing Second Avenue. A covered porch along the front façade and over the front entry is proposed, which is visible and inviting from the street.</i></p>  <p>Perspective Front-Color</p>


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			<i>Staff Comments</i>	<i>The lot is existing and respects the Old Hailey Townsite grid pattern. A covered porch over the front entry is proposed, which is prominent and inviting from Second Avenue (see image above).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			<i>Staff Comments</i>	<i>The use of gables, a covered front porch, and large windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</i> <i>The proposed residence will complement that of the surrounding neighborhood. The proposed siding will include a variety of materials: Circle Swan Siding in Aquafir Charcoal, Cement Shingles in Light Grey (to match existing ADU), and a Craft Cannery Brick in Ghosted. The covered front entry and breezeway roof will be corrugated metal roofing in Galvalume and the remaining residence will be asphalt shingles in Black.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			<i>Staff Comments</i>	<i>The gables and covered front entry will minimize the perceived mass of the residence. The covered porch will also help define the entry to the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<i>The roof pitch proposed is 8:12. Corrugated metal will be utilized over the front entry and breezeway. Shingles will be utilized on the remaining residence. It doesn't appear that snow retention devices are proposed. Snow storage calculations can be found on the site plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.
			<i>Staff Comments</i>	<i>The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The proposed roof pitches of the home and front entry are consistent with the surrounding neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<i>The proposed residence's primary wall plane is parallel to the lot line where the entrance is located.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			<i>Staff Comments</i>	<i>The residence is proportional to the site in that the site's longest side is parallel with the residence's longest side. Material variation and front entry porch will also reduce the scale of the building to match the surrounding neighborhood.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<i>The covered entry and exterior windows/entrances create wall plane variation on the east facade to break up the long wall planes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<i>Minimal windows are proposed facing the alley. Windows are also framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<i>No decks and/or balconies are proposed on the second story. A covered front porch is proposed over the front entry. Paver patios are proposed at the north and south elevations, which are in scale and complement the surrounding neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			<i>Staff Comments</i>	<i>No decks and/or balconies are proposed on the second story. A covered front porch is proposed over the front entry. Paver patios are proposed at the north and south elevations, which are in scale and complement the surrounding neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			<i>Staff Comments</i>	<i>The proposed residence will complement that of the surrounding neighborhood. The proposed siding will include a variety of materials: Circle Swan Siding in Aquafir Charcoal, Cement Shingles in Light Grey (to match existing ADU), and a Craft Cannery Brick in Ghosted. The covered front entry and breezeway roof will be corrugated metal roofing in Galvalume and the remaining residence will be asphalt shingles in Black (see image below for further detail).</i>

				 <p>Perspective Front-Color</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</p> <p><i>Staff Comments</i> The home is compact in size. The largest wall planes, which include the breezeway, are the north and south elevations. These planes are broken up by a variety of window sizes, building undulations, exterior patios, and exterior doors. Vertical, shingles and brick siding will help reduce the mass of said wall planes (see image below for further detail).</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>i. Ornamentation and Architectural Detailing</p> <p>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</p> <p><i>Staff Comments</i> Simple detailing is proposed: covered front entry and porch, beams, vertical, shingles and brick siding.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>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.</p> <p><i>Staff Comments</i> Simple detailing is proposed: covered front entry and porch, beams, vertical, shingles and brick siding.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)3i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			<i>Staff Comments</i>	<i>Adequate parking has been provided. Pedestrian access is provided with the proposed pathway to the front entry of the residence. Snow storage areas are located to the rear of the building, which does not restrict pedestrian access.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<i>Adequate parking has been provided. Pedestrian access is provided with the walkway to the front entry of the proposed residence. Snow storage onsite does not impede pedestrian travel. See site plan for snow storage and parking requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Staff Comments</i>	<i>The detached garage is existing and is accessed via the alley. The parking area off of Second Avenue can accommodate approximately two (2) vehicles. The existing garage can accommodate three (3) vehicles.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>The detached garage is existing and is accessed via the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<i>N/A, as the existing garage is existing and is accessed via the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Staff Comments</i>	<i>N/A, as the existing garage is existing and is accessed via the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>Seasonal, off-street parking for recreational vehicles could occur off of the alley; however, no parking for recreational vehicles have been delineated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>The alley is existing and will be utilized as parking/access to and from the existing garage/ADU and proposed residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<i>Utilities shall be located underground. No accessory building is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>The existing alley is gravel. 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)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>The landscaping to be maintained is turf.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>N/A, as no accessory buildings are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	<i>N/A, as no accessory buildings are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<i>The site plan proposes approximately 3,044 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (761 square feet) is required for snow storage. 830 square feet of snow storage is shown.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<i>Snow storage areas are located to the rear of the proposed residence. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>Existing trees are identified onsite and are proposed to be retained. No additional trees or landscaping are proposed to be removed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			<i>Staff Comments</i>	<i>Two (2) existing Spruce Trees has been identified onsite and are proposed to be retained. The City Arborist recommends that the Applicant make every effort to protect the existing tree from damage and compaction during the construction process. This has been made a Condition of Approval.</i> <i>No other significant landscape features will be removed or appear to be impacted by the proposed residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>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	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	<i>The existing fence will remain. Any fencing that needs repaired and/or reconstructed will match that of the existing fence in shape, color and height.</i>
			17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Staff Comments</i>	<i>N/A, as none are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<p>10. Historic Structures</p> <p>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</p> <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure. <p><i>Staff Comments</i></p> <p><i>There is an existing residence onsite (see image below for further details). The single-family residence was built in 1934. It will be demolished to accommodate for the new single-family residence. Due to its structural instability, it was determined to replace the existing house with a new one. The proposed demolition was reviewed and approved by the Hailey Arts and Historic Preservation Commission in 2019.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street;

				~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>Please refer to Section 17.06.090(C)10 for further information.</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.
 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

The following conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's 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. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The Applicant shall utilize the existing water and wastewater services to each lot.
- 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) The Applicant shall pay a sidewalk in-lieu fee for the property frontage of Second Avenue, as outlined in the Hailey Municipal Code. Payment shall be made prior to issuance of a Certificate of Occupancy.
- g) The Applicant shall protect the existing Spruce Trees from damage and compaction throughout the construction process by the utilization of fencing and other protective materials around each tree.
- h) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- i) 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.
- j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- k) All utilities shall be located underground, consistent with 17.06.080(A)3h.

Motion Language:

Approval: Motion to approve the Design Review Application by Terrence and Kimberly Hayes, represented by Chip Maguire of M.O.D.E. LLC, for a new 3,459 square foot single-family residence. This project is located at 313 South 2nd Avenue (Lot 5A, Block 22, Hailey Townsite), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, and City Standards, provided conditions (a) through (k) are met.

Denial: Motion to deny the Design Review Application by Terrence and Kimberly Hayes, represented by Chip Maguire of M.O.D.E. LLC, for a new 3,459 square foot single-family residence. This project is located at 313 South 2nd Avenue (Lot 5A, Block 22, Hailey Townsite), 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].



4 Existing Conditions | House to be Removed & Garage:ADU



2 Existing Conditions | House To Be Removed & Neighboring House



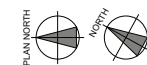
3 Existing Conditions | Neighbors House, House To Be Removed & Garage:ADU



1 Existing Conditions | House to be removed

M.O.D.E. LLC
 Chip Maguire
 p.208.720.7996 chip@mode-llc.com

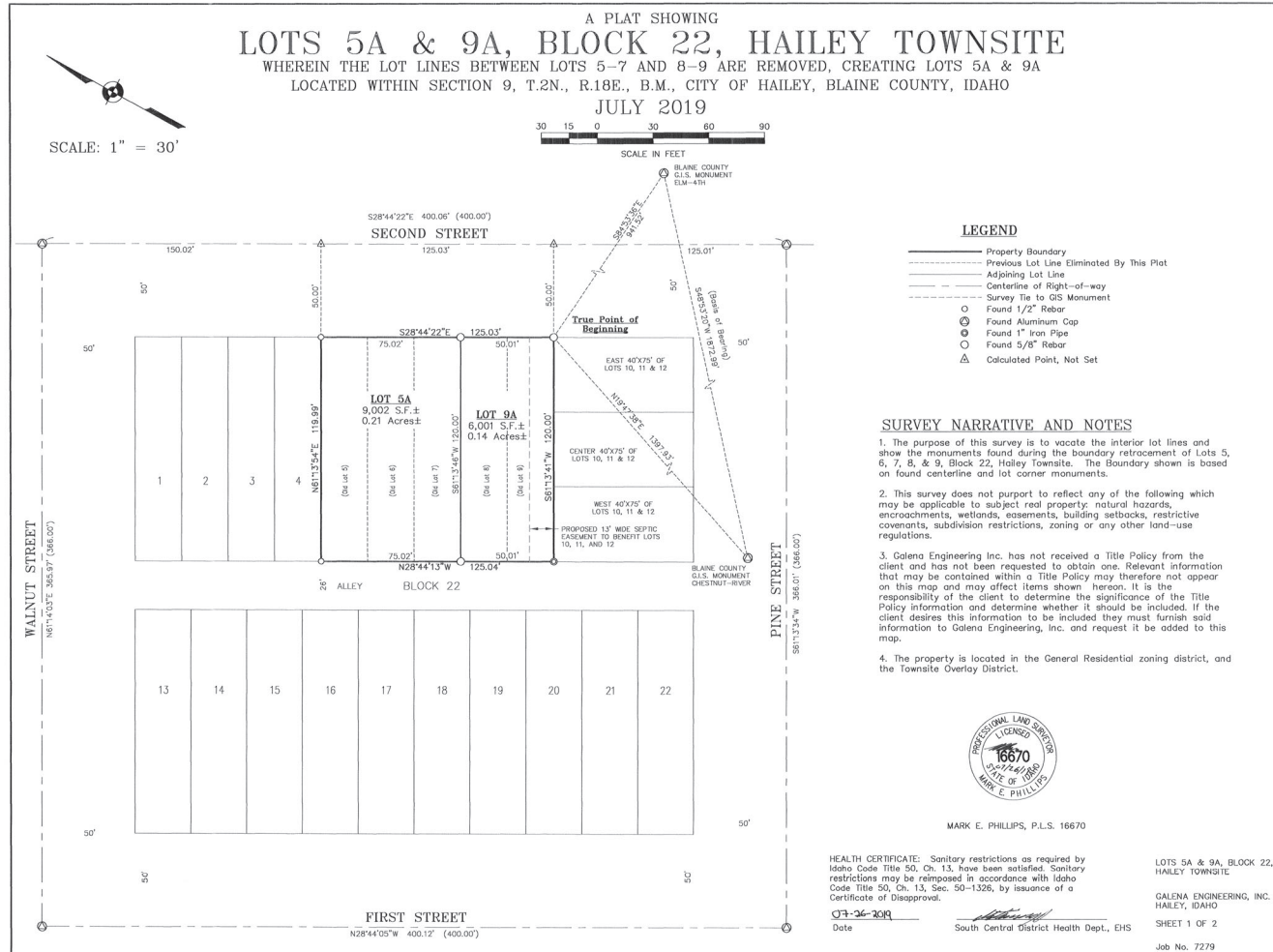
SCALE:
 DATE: February 16 2021



313 South

HAILEY Second Ave. IDAHO

Design Review | Existing Photos



M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

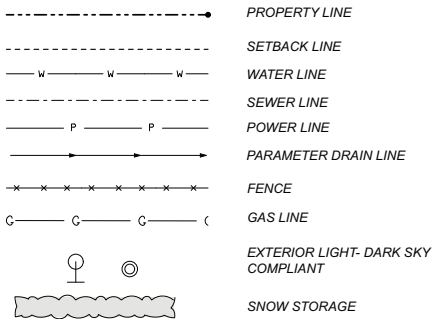
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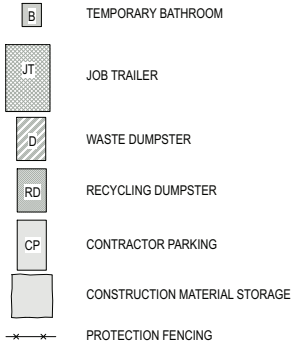
313 South

HAILEY Second Ave. IDAHO
Design Review | Plat Map 3

LEGEND



CONSTRUCTION ACTIVITY LEGEND



SNOW STORAGE TABULATION:

HAILEY ZONING ORDINANCE 532: AMENDED BY ORDINANCE 1097

6A.8 DESIGN STANDARDS:

1. SNOW STORAGE AREAS SHALL NOT BE LESS THAN 25% OF IMPROVED PARKING AND VEHICLE AND PEDESTRIAN CIRCULATION AREAS.

PARKING, PEDESTRIAN CIRCULATION:
PARKING = 2,430 SQ. FT.
PEDESTRIAN CIRCULATION = 814 SQ. FT.
= 3,044 X 25% = 761 SQ. FT.

TOTAL = 761 SQ. FT. REQUIRED
PROVIDED = 830 SQ. FT.

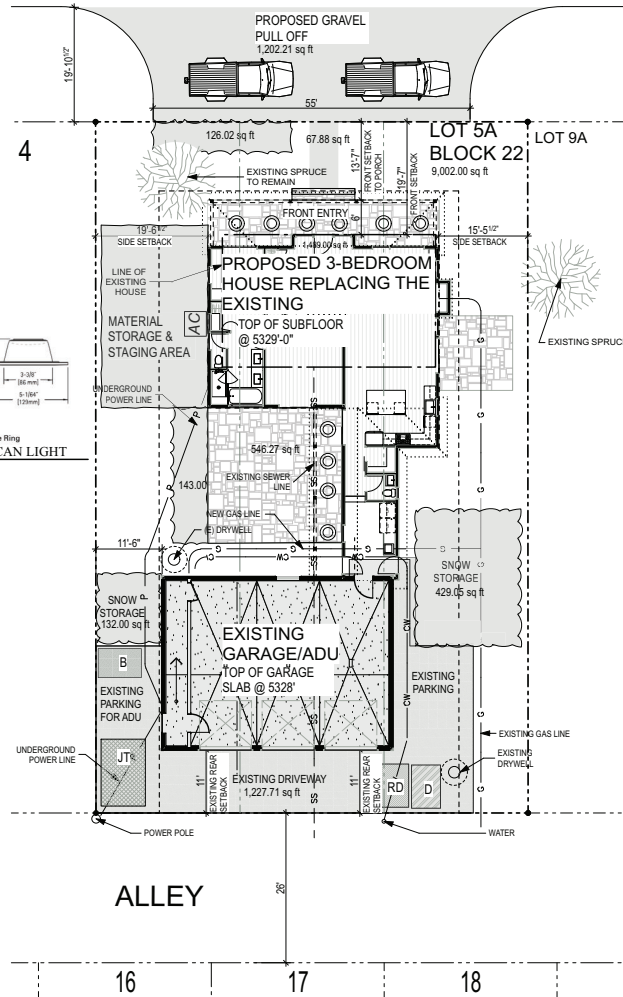
NOTES:

1. ALL UTILITIES ARE LOCATED IN THE ALLEY.
2. ALL SERVICES ARE TO BE RUN UNDERGROUND.
3. ALL PLUMBING, MECH VENTS TO BE ON BACK SIDE(AWAY FROM STREET VIEW) OF ROOFS IF POSSIBLE.
4. ALL FINISH GRADE TO BE 6" BELOW TOP OF STEM WALLS AND SHALL SLOPE AWAY FROM HOUSE PER CODE.
5. SITE IS PREDOMINATELY FLAT

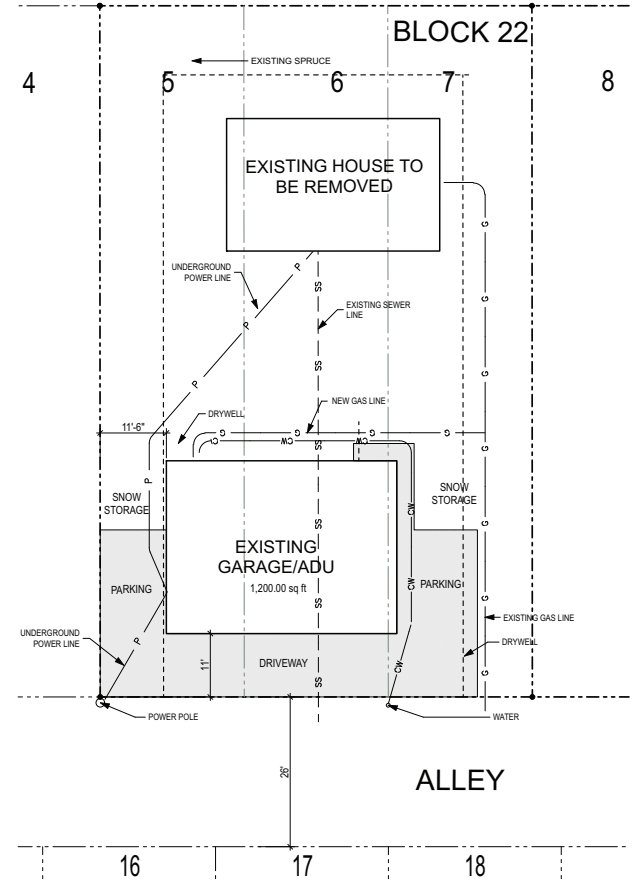


2 PROPOSED SITE PLAN

SECOND AVE



SECOND AVE



1 EXISTING SITE PLAN

M.O.D.E. LLC

Chip Maguire

p. 208.720.7996 chip@mode-llc.com

SCALE: 1"=10'-0"

DATE: February 16 2021



313 South

HAILEY Second Ave. IDAHO

Design Review | Site Plans: Existing Proposed

2 FIRST FLOOR

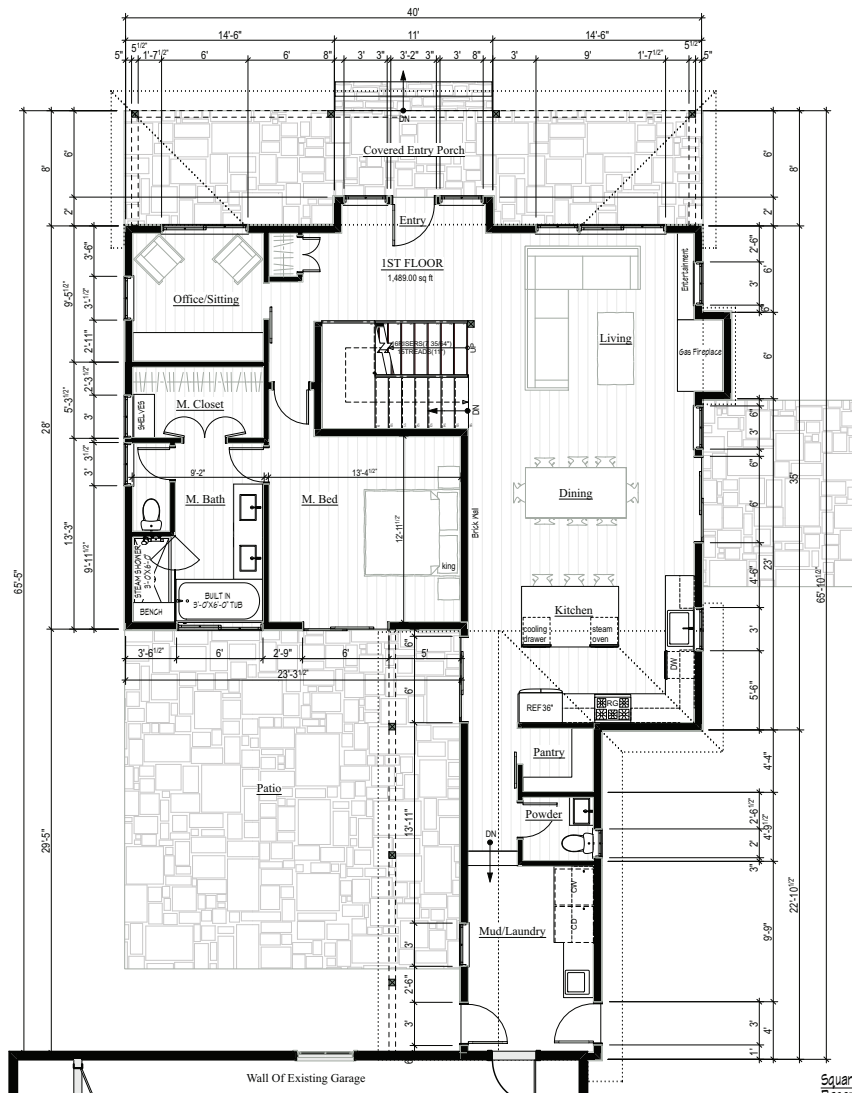
M.O.D.E. LLC

Chip Maguire

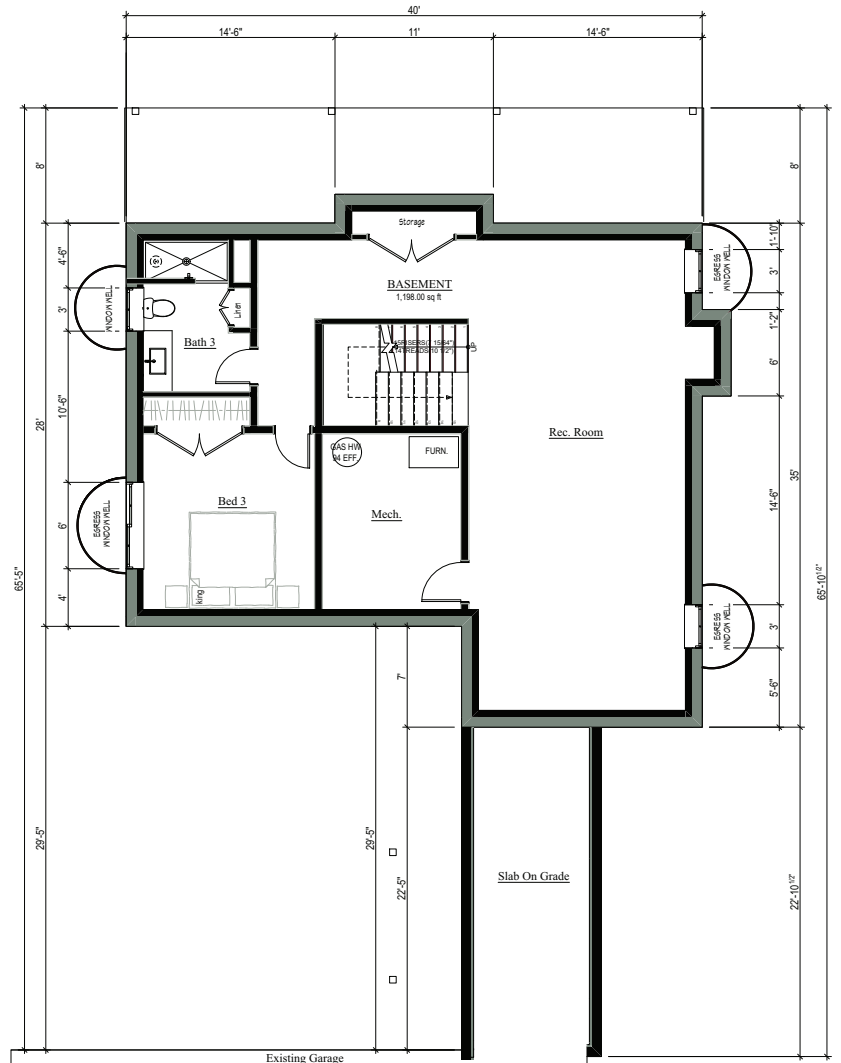
p.208.720.7996 chip@mode-llc.com

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

DATE: February 16 2021



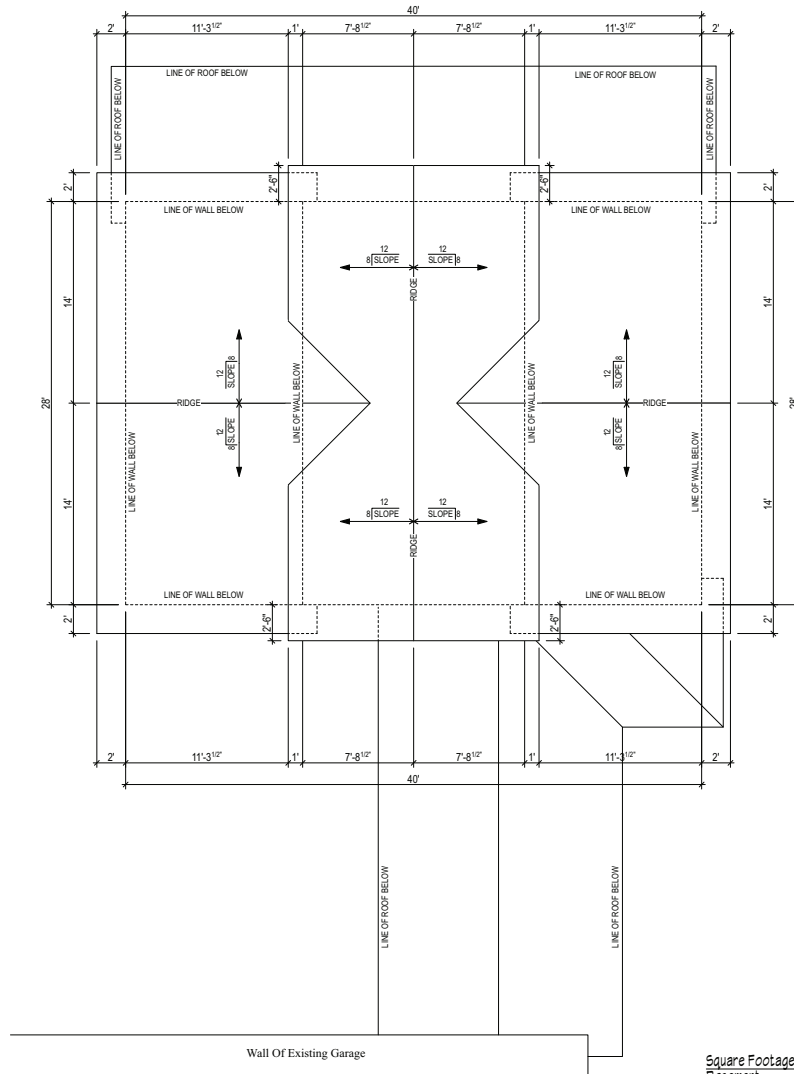
1 BASEMENT PLAN



313 South

HAILEY Second Ave. IDAHO

Design Review | Basement & 1st Floor Plans



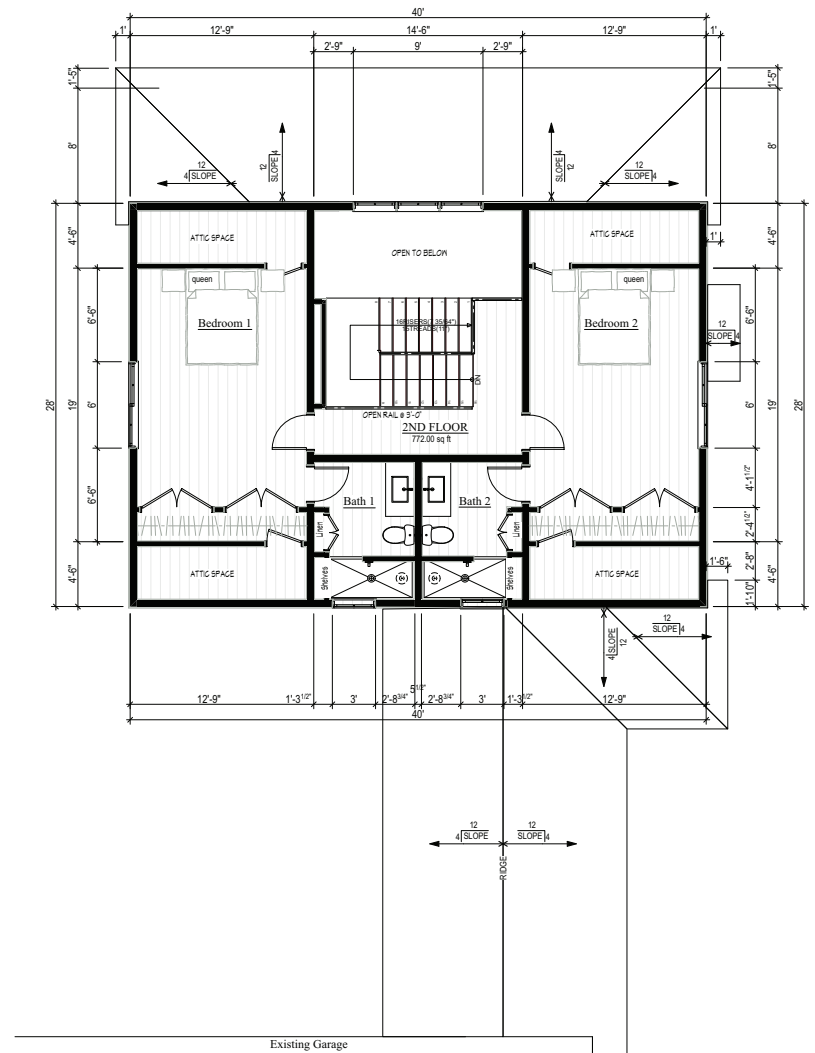
2 ROOF PLAN

M.O.D.E. LLC
Chip Maguire
p.208.720.7996 chip@mode-llc.com

SCALE: 1/4"=1'-0"
DATE: February 16 2021

Square Footage Tabulation	
Basement =	1,198 S.F.
First Floor =	1,489 S.F.
Second Floor =	772 S.F.
Sub-Total =	3,459 S.F.

Existing ADU =	900 S.F.
Existing Garage =	1,200 S.F.
Total =	5,559 S.F.



1 SECOND FLOOR



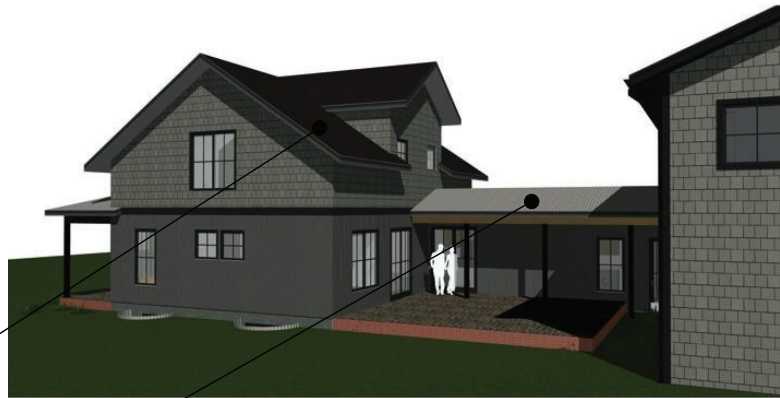
313 South

HAILEY Second Ave. IDAHO

Design Review | 2nd Floor Plan/ Lower Roof & Upper Roof Plan



Comp Roofing | Black



2 Perspective | North West Side-Color



Craft Cannery Brick, Ghosted | By Creative Mines



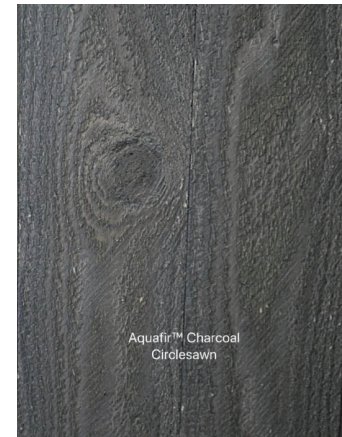
Corrugated Metal Roofing | Galvalum



1 Perspective | Front-Color



Fiber Cement Shingles | Light Grey To Match Existing Garage:ADU



Aquafir™ Charcoal
Circlesawn

Aquafir Charcoal | Circlesawn

M.O.D.E. LLC

Chip Maguire

p.208.720.7996 chip@mode-llc.com

SCALE:

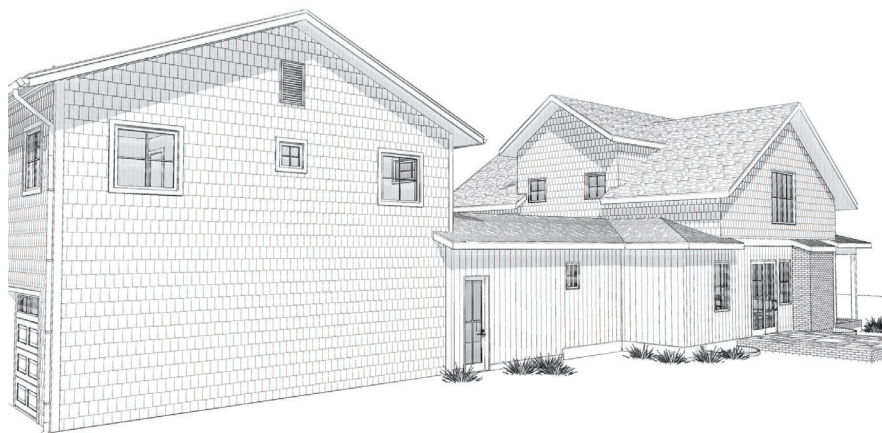
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313 South

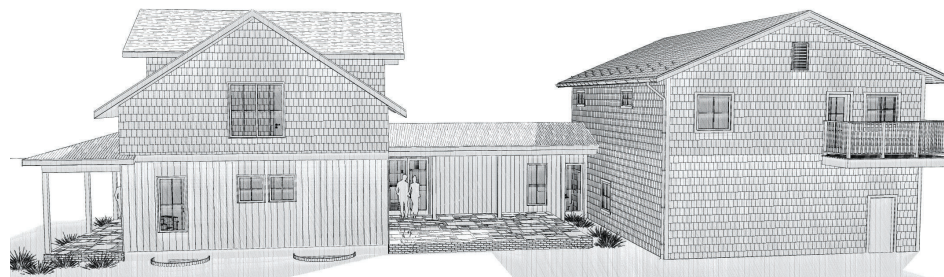
HAILEY Second Ave. IDAHO

Design Review | Material Board

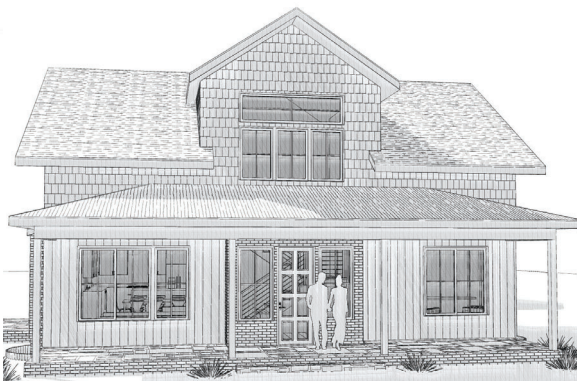
9



5 South/West Perspective | Side Door



2 North Perspective | Courtyard



3 East Perspective | Entry



4 North/West Perspective | Courtyard



1 South/East Perspective | Entry

M.O.D.E. LLC

Chip Maguire

p. 208.720.7996 chip@mode-llc.com

SCALE:

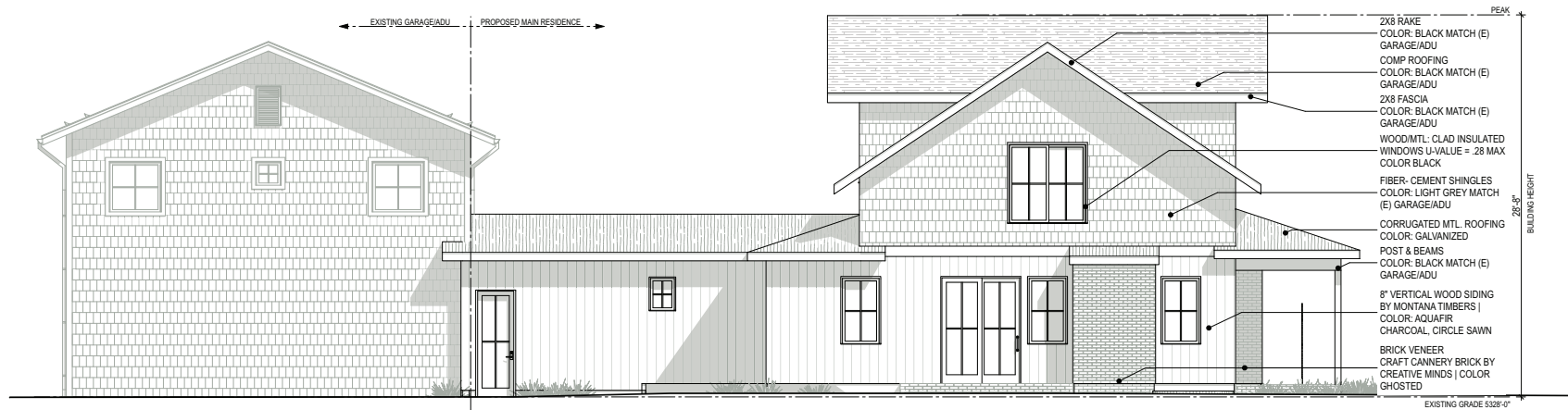
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313 South

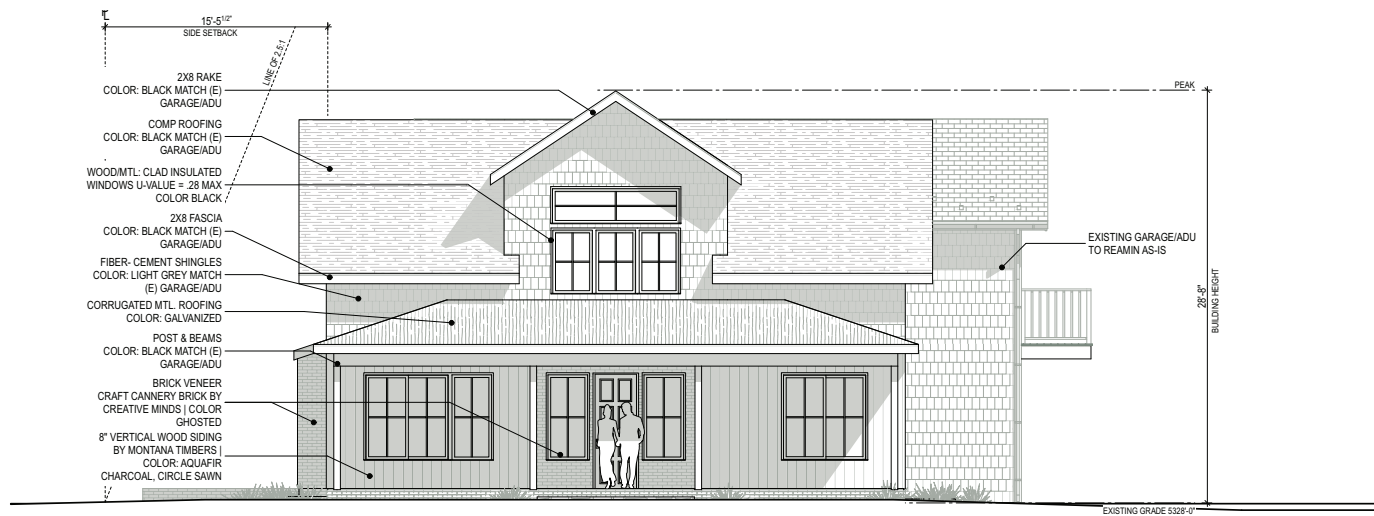
HAILEY Second Ave. IDAHO

Design Review | Exterior Perspectives

10



2 SOUTH ELEVATION



1 EAST ELEVATION

M.O.D.E. LLC

Chip Maguire

p.208.720.7996 chip@mode-llc.com

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

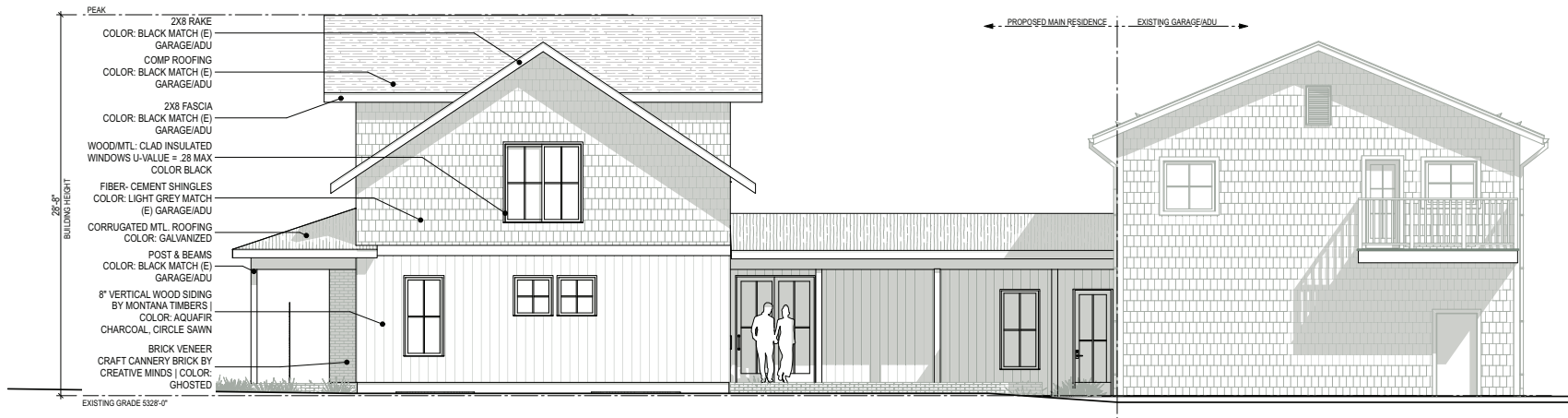
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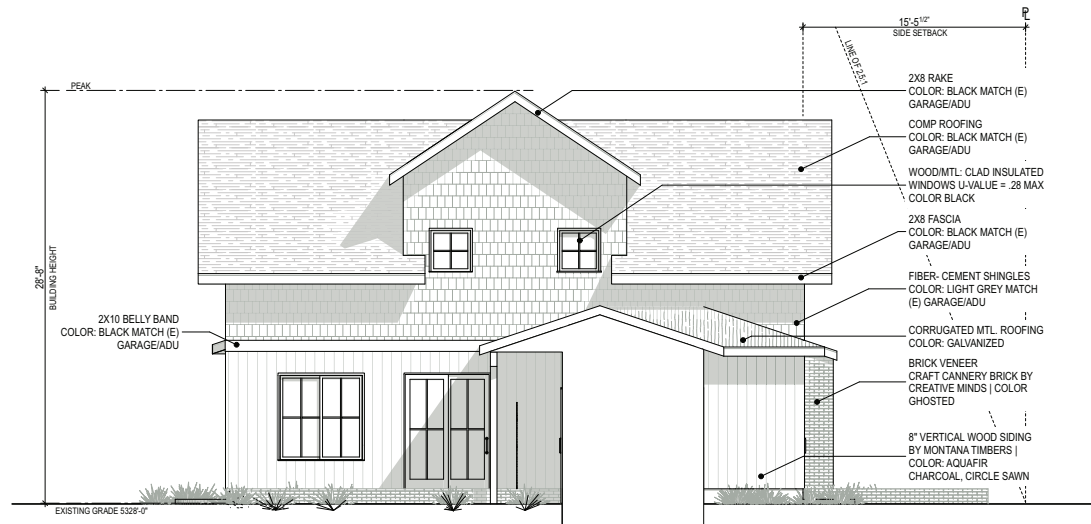
HAILEY Second Ave. IDAHO

Design Review | Exterior Elevations

7



2 NORTH ELEVATION



1 WEST ELEVATION

M.O.D.E. LLC

Chip Maguire

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

DATE: February 16 2021

313 South

HAILEY Second Ave. IDAHO

Design Review | Exterior Elevations

8

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of March 15, 2021

To: Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Proposal: Consideration of a Design Review Pre-Application by Summit View Land Company, LLC, for the construction of two new multi-family buildings, Building A1 and Building A2. Building A1 will consist of 16 units and Building A2 will consist of eight (8) units. All units will range in size from 374 square feet to 488 square feet. This project is located at 750/760 North 2nd Avenue (FR NE NW TL 8360 SEC 9 2N 18E and FR NE NW TL 8361 SEC 9 2N 18E) within the General Residential (GR) Zoning District.

Hearing: March 15, 2021

Applicant: Summit View Land Company, LLC

Location: 750/760 North 2nd Avenue (FR NE NW TL 8360 SEC 9 2N 18E and FR NE NW TL 8361 SEC 9 2N 18E)

Zoning: General Residential (GR) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 24, 2021 and mailed to property owners on March 1, 2021.

Background and Project Overview. The project, Valley View Apartments, has been an affordable housing option for Hailey residents since 1977. The original complex consisted of seven (7) buildings and totaled 60 units. A fire destroyed one of the buildings in 2006, leaving the complex with its current configuration of six (6) buildings and 52 units. With a total land area of 3.55 acres (154,638 square feet), the density of the complex is approximately 14.65 units per acre, which is in excess of the current maximum density for the zone district (GR) of ten (10) units per acre.

The Applicant is proposing to retain and increase the unit count by constructing two (2) additional multifamily buildings onsite, Building A1 and Building A2. Building A1 will consist of 16 units and Building A2 will consist of eight (8) units, for a total of 24 additional units. All new units will range in size from 374 square feet to 488 square feet, and will be configured as one-bedroom or studio apartment units. The addition of the 24 units would increase the total unit count to 76 units on 3.55 acres for a total density of 21.4 units per acre, also in excess of the maximum density for the zone district. The Applicant is prepared to submit a Planned Unit Development (PUD) Application and supporting documentation,

but would like to garner feedback from the Commission prior to this submittal. Further details are described herein.

The Applicant has submitted a Site Plan, Floor Plans and Renderings, as required by the Pre-Application Design Review submittal requirements. Additionally, the Applicant has submitted a preliminary Landscape Plan and Civil Survey of the parcel.

Chapter 17.06: Design Review. Section 17.06.050: Application:

C. Design Review Pre-Application:

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

The proposed Site Plan shows two new buildings with 28 additional onsite parking spaces. A preliminary Landscape Plan has been provided, which includes various trees and landscaping. The Site Plan also incorporates public right-of-way improvements, interior and perimeter sidewalk additions and/or repairs, the addition of common outdoor amenities, such as seating areas, and new trash enclosures.

Items for Discussion and/or Other Items of Note:

- 1. Building Design, Materials and Colors:** The Commission may wish to discuss the overall building design, which contains a long wall along Second Avenue (Building A1). Undulation is created by a slight staggering of Building A1. Exterior staircases and small alcoves to each unit are also proposed. The buildings see gable ends that match the existing buildings onsite. The proposed siding and colors will match that of the existing buildings.



2. **Water, Sewer and Fire:** This is a Pre-Application Design Review. Final drawings that show connection details will be required for Design Review (to be determined).
3. **Streets, Right-of-Ways, Sidewalks, Parking:** Planning Staff suggests that the Applicant provide irrigation to all landscaping, including street trees, and new vegetation between the existing pathway and Second Avenue.

The Public Works Department recommends that drainage details of the new sidewalk be included at final design. Interior and perimeter sidewalks shall also be maintained (i.e., snow removal, repairs, etc.) by the Applicant. Additionally, no on-street parking is permitted along Second Avenue.

4. **Landscaping and Street Trees:** The Commission may wish to discuss the preliminary Landscape Plan and offer suggestions regarding planting type, size and location.

The Hailey Tree Committee will review the proposed street tree locations, species and sizes at the next available hearing, tentatively scheduled for April 8, 2021. Additionally, the City Arborist recommends that the Applicant provide an Arborist Review for all trees onsite that are proposed for removal.

5. **Useable Open/Park Space.** The Applicant is proposing to incorporate dedicated outdoor common areas with shade structures for seating, tables, and barbeques onsite. There is an existing play area onsite that appears to be in need of repairing. The play area could also use additional play equipment for families and children. Planning Staff recommends that playground equipment be replaced and/or repaired to ensure the safety of its users.
6. **Recycling for Residents.** Planning Staff suggests that the Applicant consider adding onsite recycling to all units. The Commission should discuss this further and make any recommendations, as needed.
7. **Planned Unit Development (PUD) Amenities (Section 17.10.030.I):** PUD Applications shall provide one (1) or more of the following amenities, commensurate with the size and density of the development, and commensurate with the modifications requested by the Applicant, to ensure public benefit. The Applicant is proposing the following amenities:

- a. **Community Housing:** For residential PUDs, the provision of at least thirty percent (30%) of the approved number of dwelling units or lots as community housing units affordable to households earning between fifty percent (50%) and one hundred twenty percent (120%) of the area median income, or the provision of at least twenty percent (20%) as community housing units affordable to households earning less than fifty percent (50%) of the area median income. All, or at least 20%, of the proposed one-bedroom and studio apartments will provide housing for households earning less than 50% of the area median income.

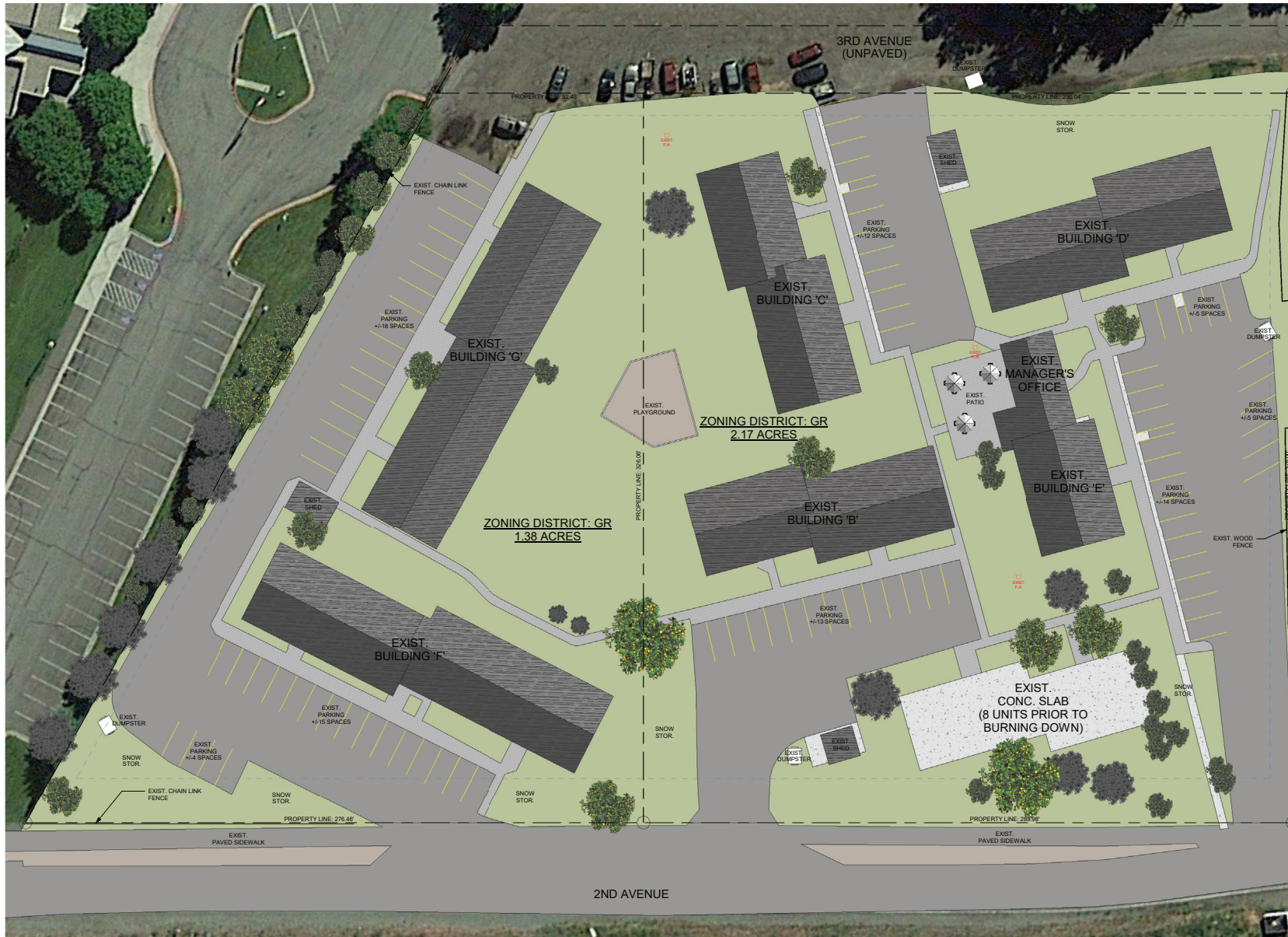
If only 20% of the proposed units are available to households earning less than 50% of the area median income, this equates to approximately five (5) apartments units proposed as deed restricted housing.

- b. **Other Amenities:** Other project amenities and/or benefits to the community that are found, by recommendation of the Commission and approval of the Council, to promote the purpose of this chapter and the goals and objectives of the **Comprehensive Plan**. The Applicant is proposing the following additional amenities, which may not meet specific criteria of Section 17.10.030.I (2)-(11); however, the Commission may wish to further discuss and determine if applicable.
 - i. New dedicated outdoor commons space with shade structure for seating, tables, barbeques, and additional landscaping
 - ii. New five-foot wide sidewalks along the west side of Third Avenue and spanning the length of the subject property, and updated curb cut at the east entrance to complex (all improvements to meet City Standards and receive approval by Public Works Department)
 - iii. New street/shade trees and landscaping are being proposed along the entire length of the subject property, including new landscaping between the existing pathway and Second Avenue.
 - iv. New trash enclosures are being proposed for new and existing buildings
 - v. The following energy conservation practices will be employed: Low-flow toilets and shower heads, low-emissivity and dual pane windows, and Energy Star appliances.

The Commission may wish to discuss further and/or offer other suggestions for the Applicant to consider.

Action: No formal action is required as this is a Pre-Application Design Review. The Commission should give feedback on the above items, and any other that may arise, so that the Applicant can incorporate said feedback into their Design Review submittal.





SITE & ZONING DATA

SITE ADDRESS:
700 & 700 NORTH 2ND AVENUE
HAILEY, IDAHO 83333

PROPERTY OWNER:
SUMMIT VIEW LAND COMPANY, LLC
PO BOX 4952
HAILEY, IDAHO 83333

PARCEL NUMBERS:
RPHCN18009050
RPHCN18009060

ZONING DISTRICT:
GR - GENERAL RESIDENTIAL

LOT AREA:
60,141 S.F. (1.38 ACRES)
94,551 S.F. (2.17 ACRES)

MIN. FRONT YARD SETBACK:
REQUIRED: 20'-0"
PROVIDED/EXISTING: VARIES; 20'-0" MIN. PROVIDED

MIN. REAR YARD SETBACK:
REQUIRED: 10'-0"
PROVIDED/EXISTING: VARIES; 10'-0" MIN. PROVIDED

MIN. SIDE YARD SETBACKS:
REQUIRED: 10'-0"
PROVIDED/EXISTING: VARIES; 10'-0" MIN. PROVIDED

MAX. BUILDING HEIGHT:
REQUIRED: 30'-0" FROM RECORD GRADE
PROVIDED/EXISTING: +/-30'-0"

LOT COVERAGE:
MAX. ALLOWED: 40%
PROVIDED/EXISTING: 25,804 S.F./154,892 S.F. = 17%

DENSITY:
MAX. ALLOWED: 10 UNITS PER ACRE
PROVIDED/EXISTING: 52 UNITS/3.55 ACRES = 14.65 UNITS PER ACRE

ON-SITE PARKING:
EXISTING REQUIRED: 1.5 SPACES/52 UNITS = 78 SPACES
EXISTING PROVIDED: +/-88 SPACES



SITE & ZONING DATA	
SITE ADDRESS: 770 & 790 NORTH 2ND AVENUE HAILEY, IDAHO 83333	
PROPERTY OWNER: SUMMIT VIEW LAND COMPANY, LLC PO BOX 4952 HAILEY, IDAHO 83333	
PARCEL NUMBERS: RPHCN180090650 RPHCN180090660	
ZONING DISTRICT: EXISTING: GR - GENERAL RESIDENTIAL PROPOSED: GENERAL RESIDENTIAL AS A PLANNED UNIT DEVELOPMENT	
LOT AREA: 64,141 S.F. (1.38 ACRES) 64,561 S.F. (2.17 ACRES)	
MIN. FRONT YARD SETBACK: REQUIRED: 20'-0" PROVIDED/EXISTING: VARIES; 20'-0" MIN. PROVIDED	
MIN. REAR YARD SETBACK: REQUIRED: 10'-0" PROVIDED/EXISTING: VARIES; 10'-0" MIN. PROVIDED	
MIN. SIDE YARD SETBACKS: REQUIRED: 10'-0" PROVIDED/EXISTING: VARIES; 10'-0" MIN. PROVIDED	
MAX. BUILDING HEIGHT: REQUIRED: 30'-0" FROM RECORD GRADE PROVIDED/EXISTING: +1-20'-0" PROPOSED: 20'-0"	
LOT COVERAGE: MAX. ALLOWED: 40% PROVIDED/EXISTING: 32.064 S.F./154,692 S.F. = 17% PROPOSED: 31,951 S.F./154,692 S.F. = 21%	
DENSITY: MAX. ALLOWED: 10 UNITS PER ACRE PROVIDED/EXISTING: 32 UNITS/3.58 ACRES = 14.65 UNITS PER ACRE PROPOSED: 76 UNITS/3.55 ACRES = 21.4 UNITS PER ACRE	
ON-SITE PARKING: EXISTING REQUIRED: 1.5 SPACES/2 UNITS = 78 SPACES EXISTING PROVIDED: +148 SPACES PROPOSED REQUIRED: 15 SPACES/24 NEW UNITS = 36 SPACES PROPOSED PROVIDED: 28 SPACES	
TOTAL REQUIRED: 114 SPACES TOTAL PROVIDED: 114 SPACES	



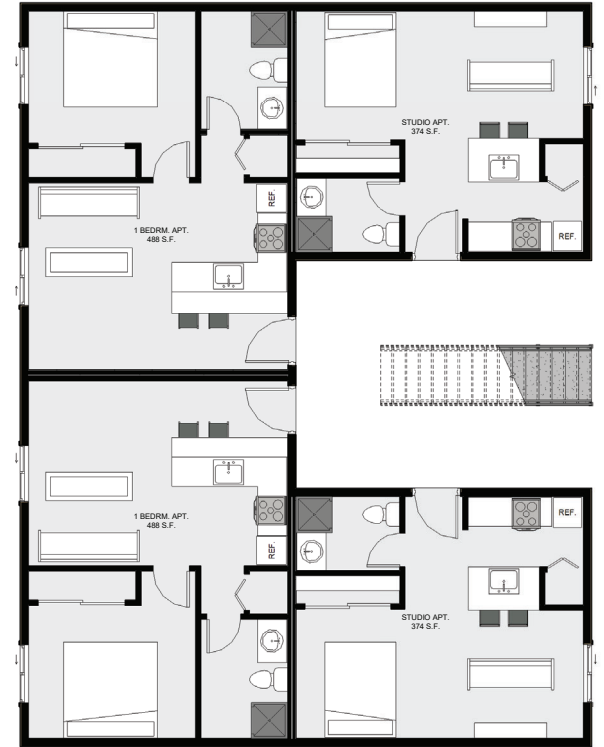
N
 P.N. / BUILDING A1 - FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



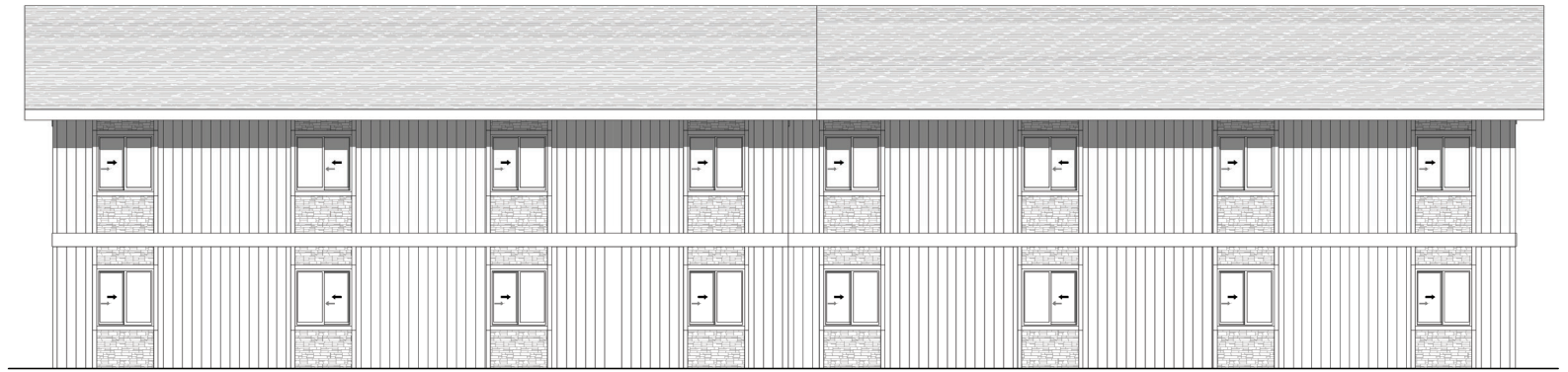
N
P.N. / BUILDING A1 - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



N
 P.N. / BUILDING A2 - SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



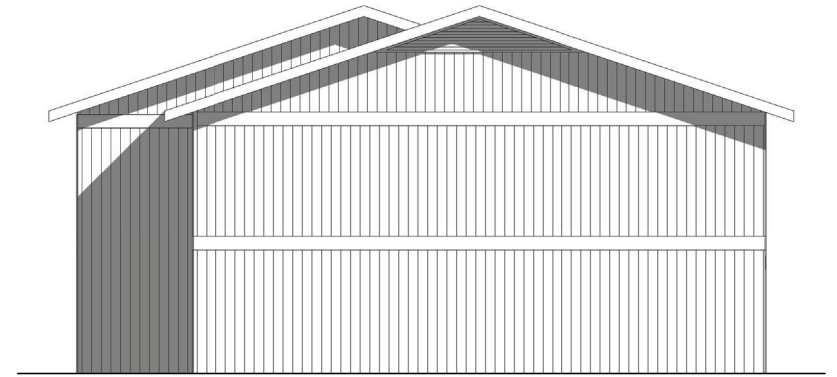
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 P.N. / BUILDING A2 - FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



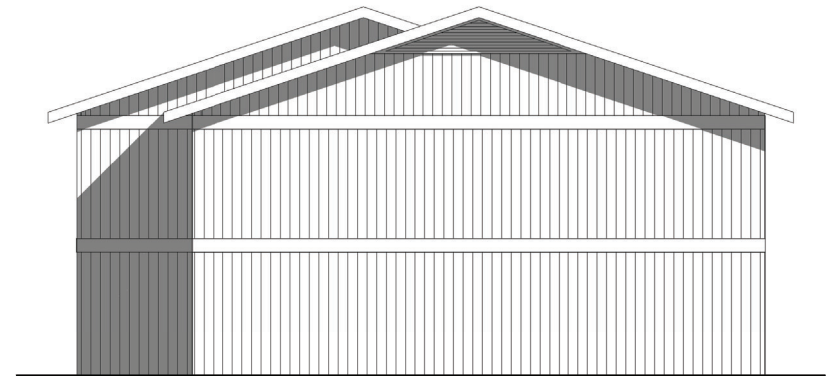
BUILDING A1 - WEST ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING A1 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



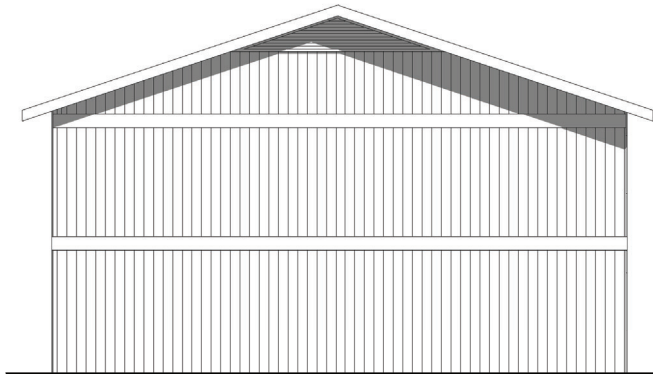
BUILDING A1 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING A1 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



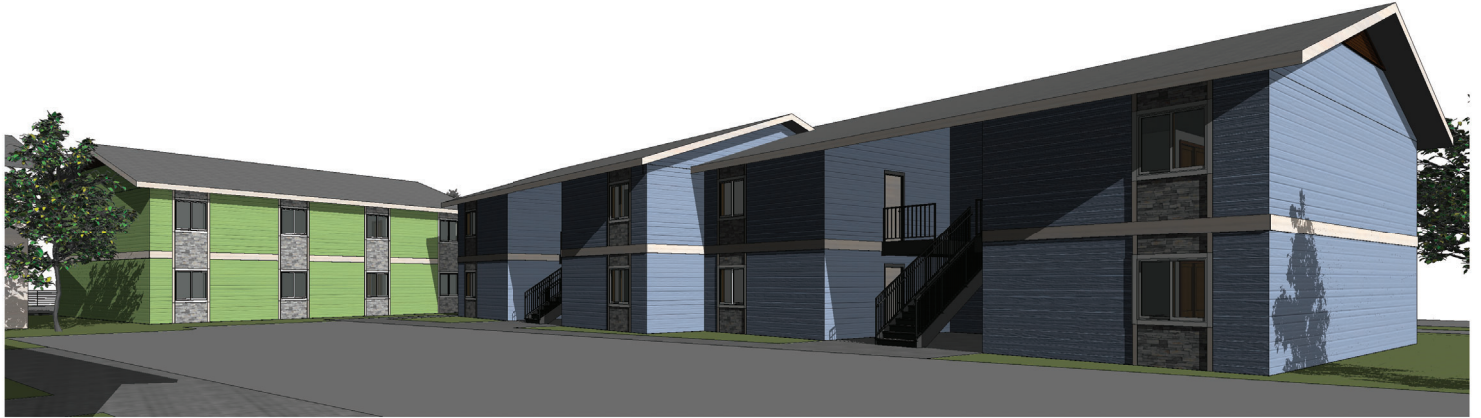
BUILDING A2 - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING A2 - EAST/WEST ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING A2 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



VIEW TOWARD BUILDING A1 LOOKING SOUTH
SCALE: N.T.S.



VIEW FROM 2ND AVENUE LOOKING NORTH
SCALE: N.T.S.

LEGEND

- Property Line
- Adjoiner's Lot Line
- 1" Contour Line
- 5" Contour Line
- Asphalt
- Concrete Walk
- Paver Walk
- Building/Structure Line
- Curb & Gutter
- Fence Line
- Edge of Lawn
- 6" Water Main
- 10" Sewer Main
- Vegetation Deline
- Found 5/8" Rebar
- Found 1/2" Rebar
- Survey Control
- Power Meter
- Power Box
- Telephone Riser
- Cable Television Riser
- Water Manhole
- Valve Box
- Fire Hydrant
- Frost Free Hydrant
- Catch Basin / Drywell
- Sign
- Deciduous Tree
- Coniferous Tree
- Sewer Cleanout
- Sewer Manhole
- [] Record Bearing & Distance
- Instrument Number 623998

NOTES

- 1) The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date 04/26/2018.
- 2) This map was prepared for the express use of the client and is not transferable to others without written consent.
- 3) Boundary information is based on found monumentation and the recorded Record of Survey for Tax Lots 4916 & 4932, Instrument Number 623988, records of Blaine County.
- 4) Utility locations are based on visual evidence and record information. Sub-surface utility locations are approximate and incomplete. Locations should be verified before any excavation.
- 5) Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included, if the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
- 6) Elevations are based on NAVD 1988 datum. Benchmark is the top nut of the fire hydrant near the Northeast corner of Tax Lot 8360, Elevation = 5287.90.



NO	DATE	BY	REVISIONS

**Galena
Engineering
Inc.**

Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
(208) 786-1705
(208) 786-4612 fax
email galena@galena-engineering.com

REUSE OF DRAWINGS
These drawings, or any portion thereof, shall not be used on any Project or extension of this Project except by agreement in writing with Galena Engineering, Inc.

FIELD BOOK
DESIGNED BY
DATE
DRAWN BY
DATE
CHECKED BY

A TOPOGRAPHIC SURVEY SHOWING TAX LOTS 8361 AND 8360 WITHIN SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO PREPARED FOR SUMMIT VIEW LAND COMPANY LLC	
PROJECT INFORMATION P:\sds\pro\7543\dwg\Topo\7543topo.dwg 5/4/2018 1:20:45 PM MDT	SHT 1 OF 1

A TOPOGRAPHIC SURVEY SHOWING
TAX LOTS 8361 AND 8360
WITHIN SECTION 9, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR SUMMIT VIEW LAND COMPANY LLC

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