

AGENDA
Hailey Planning and Zoning Commission
Monday, March 04, 2024
5:30 p.m.

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

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

[Click here to join the meeting](#)

Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

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Or call in (audio only)

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

Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- [CA 1](#) Motion to approve Meeting Minutes dated February 20, 2024. **ACTION ITEM**
- [CA 2](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Conditional Use Permit Application, submitted by Two Rivers Dentistry, for the approval of a Temporary Structure, to be located onsite at 116 W. Bullion Street (Croy Addition, Lots 1-2, Block 1, North 10' of alley adj to Lots, Hailey Townsite) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

Presentations

- [PP 1](#) Presentation by Jacobs Civil for update to Hailey Comprehensive Plan. No Documents. **ACTION ITEM**

Public Hearing

- [PH 1](#) Consideration of a Design Review Application submitted by Jacqueline and Michael Swan, represented by Architect Rebecca Bundy, PLLC, for the construction of a single-family house addition, as well as a new, detached garage with an accessory dwelling unit located above. This project will be located at 416 North 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

- [PH 2](#) Consideration of a Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. **THIS ITEM WILL NOT BE HEARD THIS EVENING. THIS ITEM WILL BE CONTINUED ON THE RECORD TO MARCH 18, 2024.**

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 3** Discussion: Next Planning and Zoning Meeting:
 - March 18, 2024:
 - PP: Butterfly LLC
 - DR: Orihuela
 - PP: Sunbeam Subdivision

Return to Agenda

AGENDA
Hailey Planning and Zoning Commission
Tuesday, February 20, 2024
5:30 p.m.

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

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Present

Commission: Jordan Fitzgerald, Janet Fugate, Dan Smith, Sage Sauerbrey

Staff: Robyn Davis, Ashely Dyer, Jessie Parker, Chris Simms, Christian Ervin

Absent: Owen Scanlon

5:30:56 PM Call to Order

- [5:31:09 PM](#) Public Comment for items not on the Agenda.

Consent Agenda

- [CA 1](#) Motion to approve Meeting Minutes dated February 5, 2024. **ACTION ITEM**
- [CA 2](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Conditional Use Permit Application submitted by Anne and Ben Young for the **approval denial** of a Temporary Fence located at 202 S. 4th Avenue-Lots 13-18 Block 104, Hailey Townsite within the Limited Residential (LR-1) and Townsite Overlay Zoning Districts.
ACTION ITEM

Davis requested to pull CA 2.

5:32:14 PM Smith motion to approve CA 1. Sauerbrey seconded. All in Favor.

Davis corrected CA 2 to amend motion to deny not approve.

5:33:04 PM Smith motioned to approve CA 2 as amended by staff. Sauerbrey seconded. All in Favor.

Public Hearing

- **PH 1 5:33:20 PM** Consideration of a Conditional Use Permit Application, submitted by Two Rivers Dentistry, for the approval of a Temporary Structure, to be located onsite at 116 W. Bullion Street (Croy Addition, Lots 1-2, Block 1, North 10' of alley adj to Lots, Hailey Townsite) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**

5:34:32 PM Dyer introduced application and turned floor to applicant team.

5:35:14 PM Dr. Shane Newton introduced himself as the applicant. Chair Fugate asked if he had facts to add or if ready for questions. Newton stated ready for questions.

5:35:57 PM Sauerbrey asked how long this has been onsite. Newton stated since spring summer of 2023. Sauerbrey asked staff if include history for temporary structures like this. Davis confirmed they do, that there are a few active similar to this and that commissioners re-review varies.

5:37:14 PM Chair Fugate asked if that would include any complaints that conflict with the ordinance. Davis confirmed.

5:37:40 PM Sauerbrey asked if the proposed location is where the structure is right now. Newton believes that is where it is, but that its hard tell from the drawing. Newton confirmed it could be closer to the alley. Sauerbrey requested if it does remain that it honors the required setbacks. Davis confirmed and noted can add that as a condition.

5:39:23 PM Smith asked the reasoning for the 5-year time frame. Newton explained that would like to add on to the existing facility and that wanted to ensure had enough time to implement the new facility. Smith asked if this is being used as office space and for storage. Newton confirmed for storage but does occasionally use for his office.

5:40:51 PM Fitzgerald asked what is being stored and if he can elaborate on the use. Newton explained general supplies. Fitzgerald asked if included sharp objects. Newton explained cotton rolls and normal things for day-to-day supplies. Fitzgerald asked why need the extra space. Newton explained the back log of patients and that offer additional services then the previous dentist. Fitzgerald asked if owns the property and facility. Newton confirmed.

5:42:49 PM Chair Fugate asked if space is heated. Newton stated he has a small space heater set up. Chair Fugate asked if were to go forward with this if he would be able to move the structure to comply with the setbacks. Newton confirmed if it is out of compliance.

5:44:07 PM Chair Fugate opened public comment.

5:44:30 PM Chair Fugate closed public comment.

5:44:41 PM Sauerbrey asked what the permanent plan is. Newton explained it would be a new build on the lot onto the building or an entirely new facility. Sauerbrey asked if had any complaints about the structure. Davis summarized complaints received. Sauerbrey stated this does not present any

more of an eye sore than the temporary structures nearby. Sauerbrey appreciates the timeline, that he is open to dialing in the date a bit more.

[5:47:39 PM](#) Smith suggested re-reviewing it in 3 years instead of 5 years.

[5:48:19 PM](#) Fitzgerald agrees with comments from the commissioners, and that think 3 years is more appropriate. Fitzgerald requested fires input on dual use of office and storage.

[5:49:30 PM](#) Chair Fugate agrees with comments made and agrees with the 3-year time line.

[5:50:41 PM](#) Sauerbrey motioned to approve the Conditional Use Permit Application submitted by Two Rivers Dentistry for the use of the Temporary Storage Trailer, located at 116 W. Bullion Street, Lots 19 and 20, Block 104, Hailey Townsite within the Transitional (TI), and the Townsite Overlay (TO) Zoning Districts, finding that the application meets each of the Criteria for Review, (a) through (h) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (e), as amended, are met. Smith seconded. All in Favor.

- **[PH 2](#) [5:51:38 PM](#)** Reconsideration of a Design Review Application by Rivian Automotive, LLC, for approval of an improved parking area consisting of electric vehicle charging stations. The Applicant is proposing to install a total of five (5) standard charging stalls, and one (1) pull-in trailer stall onsite, to be located on North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**

[5:52:06 PM](#) Davis summarized first hearing of this item and requests from the commissioners then. Davis turned the floor to the applicant team.

[5:53:14 PM](#) Cheryl Lee, representing Rivian, introduced herself and provided sample of the fencing.

[5:54:03 PM](#) Sauerbrey asked staff about underground utilities. Davis explained how the proposed power complies with code and then summarized the proposed work to be done. Sauerbrey asked about reduction of fencing to comply with code. Lee confirmed will reduce the fence, noting the equipment will be taller. Sauerbrey asked about vinyl wrap or artwork on protruding equipment. Lee confirmed can do vinyl if requested. Sauerbrey asked about the snow storage conflict. Davis confirmed snow storage does comply. Sauerbrey referenced public comment received, asked about the road access off the alley, if it's a safety issue. Davis confirmed. Sauerbrey asked if this will be available for all electric vehicles and if pricing will be the same. Lee confirmed and that unsure on pricing. Lee explained that currently all their sites are for Rivian only but that will see others opened to all vehicles. Sauerbrey stated would like to see some trees included and if has reviewed for irrigation. Lee stated had not planned on that but can discuss with landscape architect. Lee confirmed should not be an issue.

[6:00:06 PM](#) Smith asked what the plans are between the asphalt and the property line on the north side of the property. Lee explained will build a curb and fill in with crushed rock and gravel. Smith suggested coming up with some visual barrier. Smith stated would like to see trees and some other plantings to help minimize exposure of the sun. Smith thanked the applicant for

improving the one power line. Smith asked staff if approving with a condition for landscaping. Davis stated staff recommends commission continues the items.

[6:03:21 PM](#) Fitzgerald expressed concern for safety for the truck charging locations. Sauerbrey suggested installing bollards. Fitzgerald asked about the noise, if there was a sound study. Lee explained potential noise. Fitzgerald asked what happens when lease ends. Lee explained how that is determined. Fitzgerald requested a written statement from the applicant addressing potential concern of end of lease and equipment and how the site will be monitored. Fitzgerald feels she cannot approve this without irrigation, referring code requirements. Lee asked if it would be acceptable to have a contractor to manage the watering. Commission and staff agree will need an actual system. Fitzgerald asked if could have more charging stations or if could have public parking. Fitzgerald asked if could do snow melt to allow for usage year round. Davis confirmed can have snow hauled away and that staff would be open to snow melt option.

[6:10:24 PM](#) Chair Fugate asked if have a landscape architect available. Lee explained access to landscape architect. Chair Fugate asked if figured out the walkway goes into the planter. Davis stated requested applicant to verify and to correct if needed.

[6:11:55 PM](#) Chair Fugate opened public comment.

[6:12:11 PM](#) ryan Burke, drives Rivian pick up towing camper, he is looking forward to coming to visit and supporting local businesses while charging his vehicle.

[6:13:06 PM](#) Chelsie Williams, representing Rivian as well, confirmed will remove equipment at end of lease term. Complimented Lee on research done for drought tolerant plants and hopes can get approval with conditions for landscaping and irrigation.

[6:14:20 PM](#) Chair Fugate closed public comment.

[6:14:33 PM](#) Chair Fugate encourages applicant team to work with the landscape architect to help mitigate the aesthetics of this project. Chair Fugate believes with trees will need a permanent irrigation system. Chair Fugate believes the esthetics is the main stumbling block. Chair Fugate requests to see a comprehensive plan for landscaping, walk way, and something to protect the shed. Chair Fugate stated public would like to know pricing as well.

[6:17:22 PM](#) Sauerbrey is excited to see more EV charging infrastructure in town. Sauerbrey explained that parking lots do not need to look like parking lots, agrees with Chair Fugate's comments, that putting the extra time to create an appealing space is critical. Sauerbrey would like to see trees. Sauerbrey recommends a permanent irrigation system. Sauerbrey confirmed maxed out in charging spaces. Lee confirmed. Sauerbrey believes snow melt is unnecessary, as it takes up a lot of resources.

[6:20:39 PM](#) Smith thanked public for their comments. Smith recommends thinking more long term to make it a good reflection on their company and the city, that needs to take hard look at landscaping. Smith suggested if landscape architect needs help, staff has area specific information if needed. Smith hopes to see something with more visual break and better aesthetic.

[6:23:03 PM](#) Fitzgerald asked if spot 1a, ADA accessible. Lee stated it is not ADA, but did make it larger than the others. Fitzgerald asked if any spots were ADA. Lee stated no. Chair Fugate suggested adding signage for ADA. Lee confirmed understands. Fitzgerald acknowledged Williams requests for approval, and that not inclined to approve with conditions. Lee clarified they were asked for more diversity and feels like they did get revisions per those comments. Lee asked for approval today with conditions for landscaping.

[6:25:27 PM](#) Chair Fugate explained would like to see specifically the proposed landscape. Chair Fugate suggested dog walking area since limited in stations able to provide. Chair Fugate asked if anyone if anyone is inclined to pass with conditions.

[6:27:18 PM](#) Sauerbrey explained why he would like to see this continued, looking for a drastic enough landscaping plan and would like to see in public hearing. Smith agrees, and suggested evergreen trees that are year round. Sauerbrey noted there were some more fine point addressing the landscaping in the last meeting. Sauerbrey asked Lee if feels has a good understanding of what asking for. Lee believes so.

[6:29:18 PM](#) Chair Fugate summarized requesting a more comprehensive landscape plan with trees and irrigation, plan for walkway, and shed protection.

[6:29:25 PM](#) Fitzgerald noted a lot of unused asphalt for snow storage, asking if larger snow storage area needs to be asphalt. Lee will need to look into it more. Fitzgerald noted that snow storage does not need to be asphalt. Davis believes it was for phase 2. Discussion continued of potential use for excess of asphalt of snow storage area. Lee would look into as was understanding snow storage had to be asphalt. Sauerbrey noted to pay attention to salt resistant species. Smith suggested large boulders in place of a picnic table. Smith agrees a semi permeable surface allows for minimization of ice and potential safety concerns.

[6:33:48 PM](#) Davis suggested a covered structure for solar. Chair Fugate asked if Lee had any further questions. Lee has no further questions, will take comments received and resubmit. Discussion took place of when to continue, all in agreement for April 1st for hearing to be continued.

[6:35:43 PM](#) Sauerbrey motioned to continue to April 1, 2024. Smith seconded. All in favor.

- **PH 3** Consideration of a Preliminary Plat Subdivision Application of the Sunbeam Subdivision (Phase II), submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 62 lots (42 lots and 20 sublots), as well as Parcel B1, which includes the remaining park dedication of 3.34 acres as contemplated in the approved Planned Unit Development Agreement. **THIS ITEM WILL HEARD AT THE MARCH 4, 2024 PUBLIC MEETING.**

Davis confirmed item had been re-noticed, no motion needed.

[6:36:54 PM](#) **Administrative Reviews**

NO ACTION Required for Administrative Reviews.

- [AR 1](#) Design Review Exemption submitted by Martha Burke, represented by Architect Rebecca Bundy, for approval of a new 430 square foot addition to an existing structure and is located at 203 E. Bullion Street (Lots 19-24, Block 38, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts.
- [AR 2](#) Lot Line Adjustment, submitted by James Josel wherein the interior lot lines of Hailey Lots 13-4, Block 47, Hailey Townsite (220 N. 2nd Avenue) are eliminated. The reconfiguration of the lots would form one (1) lot, Lot 13A, comprising of 5,988 square feet. The Lot Line Adjustment is located within Section 9, T.2N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, in the Townsite Overlay and General Residential (GR) Zoning District.

[6:36:57 PM Staff Reports and Discussion](#)

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
 - March 4, 2024:
 - PP: Sunbeam Subdivision Phase 2
 - DR: Swan Residence

Davis summarized upcoming meeting.

[6:37:38 PM](#) **Sauerbrey motion to Adjourn. Smith seconded. All in Favor.**

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On February 20, 2024, the Hailey Planning and Zoning Commission considered and approved a Conditional Use Permit Application submitted by Two Rivers Dentistry to allow the use of Temporary Storage Trailer onsite at 116 W. Bullion Street (LOTS 1 and 2, Block 1, Hailey Townsite) within the Transitional (TI) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 1, 2024. The onsite notice was posted to the property on February 12, 2024. No public comment was received for this application.

Background and Project Overview: Two Rivers Dentistry submitted a Conditional Use Permit Application for the utilization of a Temporary Storage Trailer onsite, located at 116 W. Bullion Street. The proposed trailer is located toward the rear of the site, with adjoining properties being the parcel that houses the UPS Headquarters to the east, and the BCSD Office Building to the west. The Applicant requested CUP approval for the temporary trailer, with a timeline of five (5) years. After the five-year timeline, it is the Applicant's intent to, add onto and/or renovate the existing structure permanently.

The Commission discussed the requested timeline of five (5) years and agreed that the timeline was insufficient, they felt that timeline was too long for a temporary structure and approved the Conditional Use Permit for three (3) years in which at that time the applicant can either construct his proposed addition to replace the temporary structure or apply for another Conditional Use Permit.

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

Notably, the primary issue of concern with this application was the provision of bulk requirements related to the temporary structure, or the minimum setback requirements for the structure from the alley, as well as the minimum separation distance between the permanent structure and the proposed temporary structure. While of concern, a repositioning of the proposed temporary structure has been required and will comply with the standards of criteria noted herein, and ultimately, the standards and criteria for approval were found to be satisfied.

On February 20, 2024, the Hailey Planning and Zoning Commission unanimously approved the Applicant's proposal.

Procedural History: The Application was submitted on August 23, 2023, and certified complete on December 6, 2023. A Public Hearing before the Hailey Planning and Zoning Commission was held on February 20, 2024, in the Hailey City Council Chamber and virtually via GoTo Meeting, at which time the

Commission voted to unanimously approve the Conditional Use Permit Application submitted by Two Rivers Dentistry, to allow the use of a Temporary Storage Trailer located at 116 W. Bullion Street in Hailey.

Standards of Evaluation:

Chapter 17.11 of the Hailey Municipal Code establishes the criteria for applications for Zoning and Conditional Uses. For each applicable standard (in bold print), the Administrator makes the following Findings of Fact:


17.11.010 The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the commission. (Ord. 1191, 2015)

General Requirements for all Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.020	<p>Complete Application: 17.11.020 The application shall include at least the following information:</p> <ul style="list-style-type: none"> a. Name, address, and phone number of the applicant. b. Proof of interest in the subject property by the applicant, such as a deed, contract of sale, option to purchase, or lease agreement. c. Legal description of the subject property, including street address. d. Description of existing use. e. Zoning district of subject property. f. Description of proposed conditional use. g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIIIB of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable. h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property. i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district. j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan. k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered.

				<p>l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Article.</p> <p>m. A fee established in a separate ordinance approved by the Council.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: <i>No comments</i></p> <p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer:</p> <p>Building: <i>No comments</i></p> <p>Streets: <i>No comments</i></p> <p>Parks: <i>No comments</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			Staff Comments	<p><i>N/A. No signage is proposed.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <p>e. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <p>a. Overlighting;</p> <p>b. Energy waste;</p> <p>c. Glare;</p> <p>d. Light Trespass;</p> <p>e. Skyglow.</p> <p>f. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.</p> <p>h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.</p>
			Staff Comments	<p><i>N/A- No lighting is proposed for the use of the temporary structure.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p>
			Staff Comments	<p><i>The temporary structure/trailer does not require additional parking because the use is associated with storage only.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(B)	<p>B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas</p>

				adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.
			<i>Staff Comments</i>	<i>While the temporary structure/trailer will not be accessed or utilized by the public, the site has existing access from W. Bullion Street and the alleyway between adjoining properties.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(C)	C. If the site is not serviced by an alley, access shall be 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.
			<i>Staff Comments</i>	<i>While the temporary structure/trailer will not be accessed or utilized by the public, access to the structure can be achieved via the existing alley. The site has existing access from W. Bullion Street and the alleyway between adjoining properties.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(D)	D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			<i>Staff Comments</i>	<i>All access to the site currently exists off W. Bullion Street and the alleyway between adjoining properties. All existing site parking are in the ROW along Bullion Street and the alleyway. The proposed temporary structure is setback from the ROW so it will not impact the existing parking.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			<i>Staff Comments</i>	<i>N/A. No subdivision is proposed.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(F)	F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			<i>Staff Comments</i>	<i>N/A. No additional parking is being proposed with the storage trailer use.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			<i>Staff Comments</i>	<i>N/A. The proposed project does not include any residential uses.</i> <i>Findings: Compliance. This standard is either not applicable or has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chapter 17.05: Bulk Requirements	GR District: <ul style="list-style-type: none"> - Maximum Building Height: 35 feet - Minimum Setbacks: <ul style="list-style-type: none"> o Front Setback: 20 feet o Side and Rear Yard Setback: 8/side and 10/rear. - Maximum Lot Coverage: 40

			Staff Comments	<p><i>The structure has a front yard setback of 20', rear yard setback of 10', and side-alleyway setback of 10', all of which comply with the zoning district's requirements.</i></p> <p><i>Total lot coverage with the existing building and the proposed temporary storage trailer is approximately 1,160 square feet, which is well below the maximum coverage allowance.</i></p> <p><i>In their preliminary review, the Fire Department noted a minimum 10-foot building separation between the existing building and the temporary storage trailer. This has been made a Condition of Approval.</i></p> <p><i>Findings: Compliance. This standard is met with a condition of approval to ensure that the alleyway setback complies with the required 10' setback.</i></p>
Chapter 17.11 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	<p>Compliance with the Comprehensive Plan 17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>
			Staff Comments	<p><i>The Comprehensive Plan states that a successful Downtown is one component of a successful local economy and community. Jobs and business activity will provide the tax base to allow for community amenities and services. The following Goals support the Conditional Use Permit Application:</i></p> <p><i>Goal 5.1: Retain a compact city comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use Map</i></p> <p><i>Goal 6.1: Encourage a diversity of economic development opportunities within Hailey.</i></p> <p><i>The temporary storage trailer will help the dental practice continue to encourage economic vitality within Hailey, treat more patients while having the appropriate number of supplies needed on site, in an area containing the greatest concentration of commercial, cultural, and civic activity in Hailey.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(a)	<p>17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p>

				<p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			<p><i>Staff Comments</i></p>	<p><i>The city recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, use, and circulation. In order to protect the public welfare, and to further ensure that there's conformance with our Comprehensive Plan, a Conditional Use Permit has been submitted.</i></p> <p><i>Temporary structures in the Transitional (TN) District require a Conditional Use Permit. The proposed use of a temporary storage trailer meets the requirements for temporary structure which requires a Conditional Use Permit per city code 17.11.020.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.11.040.01(b)</p>	<p>b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;</p>
			<p><i>Staff Comments</i></p>	<p><i>Surrounding land uses include both commercial and residential uses. The adjoining parcel to the east currently houses the UPS headquarters. The parcel located along the western property boundary is the BCSD's office building. The parcels to the north and south are private residences. The exterior materials and placement of the trailer have been designed or positioned to be in uniform with the existing building and/or not detract from the various surrounding uses.</i></p> <p><i>Findings: Compliance. This standard is either not applicable or has been met.</i></p> 

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(c)	c. Will not be hazardous or disturbing to existing or future neighboring uses;
			<i>Staff Comments</i>	<i>The proposed storage use is similar to one of the surrounding property uses (UPS Headquarters). That said, storage structures are allowed in all residential and commercial areas with appropriate permitting and approvals. The temporary trailer will have minimal to no effect on adjacent properties. The proposed trailer is located toward the rear of the site, and the exterior and placement of the trailer complement the surrounding area and existing building design. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(d)	d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
			<i>Staff Comments</i>	<i>The site is currently serviced by essential public facilities and services. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(e)	e. Will not create excessive additional requirements at public cost for public facilities and services; and
			<i>Staff Comments</i>	<i>At this time, no additional cost will be incurred from any public agencies for the temporary use. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
			<i>Staff Comments</i>	<i>The Storage Trailer's intended purpose is to store additional supplies onsite for their dental practice. There are no noise, fumes or odor associated with the use. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			<i>Staff Comments</i>	<i>Vehicular approaches to the property are existing and accessed from W. Bullion Street and the alleyway. The storage trailer will not have traffic or public access. Findings: Compliance. This standard is either not applicable or has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(h)	h. Will not result in the destruction, loss or damage of a natural, scenic or historic feature.
			<i>Staff Comments</i>	<i>The proposed Storage Trailer is located adjacent to the developed Dentistry practice and will not have any effect on the lot's features. Findings: Compliance. This standard is either not applicable or has been met.</i>

Based upon the above, the Administrator makes the following Findings of Fact, Conclusions of Law and Decision:

- Signed this _____ day of _____, 2024.

Janet Fugate, Planning and Zoning Chair

Attest:

Jessica Parker, Community Development Building and Operations Manager

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STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of March 4, 2024

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

Overview: Consideration of a Design Review Application by Jacqueline and Michael Swan, represented by Architect Rebecca Bundy, for a 1,087 square foot addition to an existing single-family residence, as well as a new 975 square foot garage with an Accessory Dwelling Unit located above. This project is located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) Townsite Overlay (TO) and Limited Residential (LR1) Zoning Districts.

Hearing: March 4, 2024

Applicant: Jacqueline and Michael Swan
Location: Lots 16-18, Block 60
Zoning/Size: Townsite Overlay (TO) and Limited Residential (LR1); Total Lot Area: 8,994 square feet

Notice: Notice for the March 4, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 14, 2024.

Application: The Applicant is proposing the construction of a 1,087 square foot addition to the existing single-family residence, as well as a new 975 square foot garage with an Accessory Dwelling Unit located above. This project is located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite) Townsite Overlay (TO) and Limited Residential (LR-1) Zoning Districts.

The proposed remodel is for a new addition to the existing home. This addition will be located along the eastern wall plane of the existing structure, facing North Third Avenue. The Main Floor includes a new covered porch, entryway to an open layout to the dining and kitchen area, office room, and one (1) bathroom. The upper level consists of four (4) bedrooms, and three (3) bathrooms. The proposed addition also includes a 975 square foot detached two- car garage, which is located at the rear of the property, and includes an 837 square foot accessory dwelling unit located above the garage.

Background: The Applicant applied for and was approved by the Hailey Arts and Historic Preservation Commission (HAHPC) on February 13, 2024, to demolish the existing front portion of the home located at 416 N. 3rd Avenue. A Historic Demolition Permit was applied for and approved, as the existing structure does not currently meet State or City codes. The Applicant submitted a Design Review Application on February 8, 2024, pending the decision from the HAHPC to remodel the home to current standards.

The Applicant submitted a Lot Line Adjustment Application on February 14, 2024, which was noticed for public comment period ending on March 14, 2024. The reconfiguration of the lots would form one (1) lot, Lot 16A, comprising of 8,996 square feet. The Lot Line Adjustment is located within Section 9, T.2N.,

R.18 E., B.M., City of Hailey, Blaine County, Idaho, in the Townsite Overlay and Limited Residential (LR1) Zoning District.


Procedural History: The Application was submitted on February 8, 2024, and certified complete on February 21, 2024. A public hearing will be held on March 4, 2024, in the Council Chambers and virtually via Microsoft Teams.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer: <i>No new taps are allowed to the Sewer main; the Applicant must connect anything to their existing sewer service should anything change.</i> <i>If the meter vault is located in a drivable area, the Applicant will need to install a metal lid frame over the meter vault.</i>
				Building: <i>No comments</i>
				Streets: <i>No comments</i>
<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	<i>N/A, as signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 17.09.040 Single-Family Dwellings: two (2) spaces minimum, six (6) spaces maximum
			Staff Comments	<i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for single-family residential dwellings, and one (1) onsite parking space for Accessory Dwelling Units The proposed garage addition will include three (3) parking spaces to service the single-family residence and the new ADU.</i> <i>Parking requirements for the proposed residence are met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards a. All exterior lighting shall be designed, located and lamped in order to prevent: 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow.


				<p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			Staff Comments	<p>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Recessed lighting is proposed for all covered porch areas (6 exterior lights in total).</p> <ul style="list-style-type: none"> - Wall Sconces are proposed for around the porch areas, breezeway and the garage/ADU (10 exterior lights in total).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts:</p> <ul style="list-style-type: none"> - Maximum Building Height: 30 feet - Front Yard Setback: 12 feet* - Side Yard Setbacks: 10 feet* - Rear Yard Setback: 6 feet* - Lot Coverage: 40 % <p>* No townhouse units are proposed with this project.</p>
			Staff Comments	<p>Setbacks proposed by the Applicant are as follows and comply with the zoning districts.</p> <ul style="list-style-type: none"> - Maximum Building Height: 30 feet - Front Yard Setback: 12 feet - Side Yard Setbacks: 10 feet - Rear/ alley Setback: 6 feet - Lot Coverage: 29.9%= 2,686 square feet <p>All setback, building height, and lot coverage requirements have been met.</p>
<input 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>Pursuant 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. Though the proposed project is a renovation to an existing single-family residence, and a new garage and ADU addition, Planning Staff believes collecting a sidewalk in-lieu payment is appropriate given the size and scope of the project. This has been made a Condition of Approval; however, the Commission may wish to discuss whether this standard shall be met and/or waived.</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</p>


				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)
			<i>Staff Comments</i>	<i>The Applicant is proposing the construction of a new garage off the alleyway. Insulating the water service line and main line has been made a Condition of Approval.</i>

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

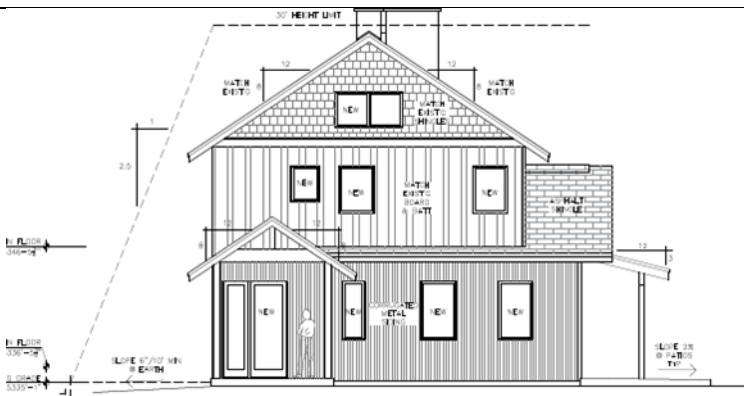
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	1) Site Planning Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions. <i>Staff Comments</i> The lot is existing and respects the Old Hailey Townsite grid pattern. A Lot Line Adjustment Application - removing the interior lot lines - has been submitted. Approval of the Lot Line Adjustment shall be made a Condition of Approval for this Design Review. The new house addition is proposed on an almost identical footprint to the original portion of the home to be demolished.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<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;

				<ul style="list-style-type: none"> • 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 front façade and entrance are clearly visible and will face Third Avenue, which includes a welcoming front porch on the street façade, as is typical in Old Hailey. • The south and west facades, which are the most visible from the street, have single story porches and kitchen pop-out to avoid a flat, 2 story wall on those facades. • The existing residence and new proposed garage/ADU building are accessed via the existing alley. • No recreational vehicle storage has been delineated onsite. • The proposed residence will span the entire lot. Ample yard and open space exist around the home, with a Bocce Ball court and vegetable garden. • No passive solar design or solar energy collection devices are proposed at this time. The client may rough in for photovoltaic panels, which would be installed almost flush with the south facing house roof. • Snow storage has been identified on the site plan and is sufficient for the site. • Utilities are existing and are located underground. Any and all new utilities to service the proposed residence will be located underground.
<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>The design intent of the proposed residence is to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed design has a covered entry, and several windows, of various sizes and shapes, are proposed throughout. Other energy-conserving design utilized are as follows:</p> <p>No passive solar design or solar energy collection devices are proposed at this time. The client may rough in for photovoltaic panels, which would be installed almost flush with the south facing house roof.</p> <p>City Staff have developed language and standards for Electric Vehicle infrastructure. At this time, Staff are proposing that all new developments of residential units, including single-family dwellings, townhomes, and Accessory Dwelling Units, and substantial remodels, consider installing the necessary infrastructure to comply</p>






				<p>with the EV Capable requirements. EV Capable requires that Developers install either a one hundred and twenty (120) volt twenty (20) ampere branch circuit or one two hundred and forty (240) volt forty (40) ampere branch circuit to be compliant with the EV Capable requirement.</p> <p>This will be further evaluated at the time of Building Permit submittal and prior to its issuance.</p>
☒	☐	☐	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>
			Staff Comments	<p>The south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to step down and avoid a flat, 2 story wall on those facades. A three-foot-deep shed roof protects the pedestrian entrance to the ADU and shelters the garage doors.</p> <p>Neither of the proposed buildings are very large. The house massing is broken up with a covered porch and single-story kitchen roofs. The garage massing is minimized with a dormer design, minimizing roof height, and with shed roofs over walkways and the garage entrances. A covered, open breezeway connects the garage to the rear of the main house.</p> 
☒	☐	☐	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>
			Staff Comments	<p>The architectural style of the proposed addition will match the existing structure. A covered entry porch and traditional exterior materials/colors nicely integrate into the surrounding area. The house addition utilizes the same roof pitch, upper floor siding treatments and brown clad windows as the existing. It trades board and batt siding on the lower level for a brown, corrugated metal siding that will better stand up to snow against the siding. The house addition trades a small, unwelcoming enclosed cold entry for</p>

				<p><i>a larger, open covered porch and also provides an ample covered outdoor porch along the south façade.</i></p> <p><i>The proposed garage/ADU utilizes some of the same siding treatments, main roof pitch and shed roof overhangs as the existing home, while introducing a dormer design to minimize building height.</i></p> 
☒	☐	☐	17.06.090(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			<i>Staff Comments</i>	<i>The house addition orients to the street in a similar manner to the original portion of the home. The proposed garage/ADU will be accessed from the alley, as is typical in Old Hailey. A covered porch along the front façade and over the front entry is proposed, which is prominent, visible, and inviting from Third Avenue.</i>
☒	☐	☐		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 along the front façade, and over the front entry is proposed, which is prominent and inviting from Third Avenue.</i>
☒	☐	☐	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>	<p><i>A covered front porch, and various-sized windows reduces the massing of the building and breaks up the roofline. The house is constructed of rectangular forms, with the short side facing the street and the longer side along the interior lot lines. The addition matches the existing rear portion of the home that will be retained.</i></p> <p><i>The proposed garage/ADU is rectangular in shape. It replaces two sheds with a similar total square footage.</i></p>

<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 south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to step down and avoid a flat, two-story wall on those facades. The proposed garage/ADU utilizes a dormer design to minimize building massing. A three-foot-deep shed roof protects the pedestrian entrance to the ADU and shelters the garage doors. The roof undulation and front entry porch 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 house utilizes a primary 8:12 pitch to match the existing home for enclosed portions of the home, as well as the front porch, with a 3:12 pitched, covered porch from the great room. The proposed dormer design utilizes 8:12 pitches at the gable ends to match the house and a 3:12 pitch at the dormers and lower shed roofs. The asphalt shingle roofing and low roof pitches will retain snow.</i> <i>The house and garage utilize 8:12 roof pitches to match existing and a 3:12 pitch at the dormers and lower shed roofs. The asphalt shingle roofing will retain snow.</i> <i>Ample covered porches and covered walkways are designed to protect key pedestrian routes.</i> <i>Only the east façade of the garage is located within 10' of a property line. The asphalt shingle roofing will retain snow, so it does not shed into the alley.</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>	The house utilizes a primary 8:12 pitch to match the existing home for enclosed portions of the home, as well as the front porch, with a 3:12 pitched, covered porch from the great room. The proposed dormer design utilizes 8:12 pitches at the gable ends to match the house and a 3:12 pitch at the dormers and lower shed roof.
<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>	The proposed roof pitch is 8:12, to match the existing home for enclosed portions of the home, which complements other roof pitches in the area.
<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>	The house addition orients to the street in a similar manner to the existing home, with its primary façade and front porch facing the street and approximately parallel to the front lot line.
<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>	The wall planes of the house are similar in size to neighboring homes, and the south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to mitigate those facades. The garage building is a smaller structure, and its facades are broken up with varying eave heights and shed roofs.
<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>	The south and west facades of the house, which are the most visible from the street, have single story porches and kitchen pop-out to step down and avoid a flat, 2 story wall on those facades. The entry porch breaks up the front of the north façade, and dense tree plantings for privacy will obscure most of the northern façade from the street. All building elevations are broken up horizontally with 2-3

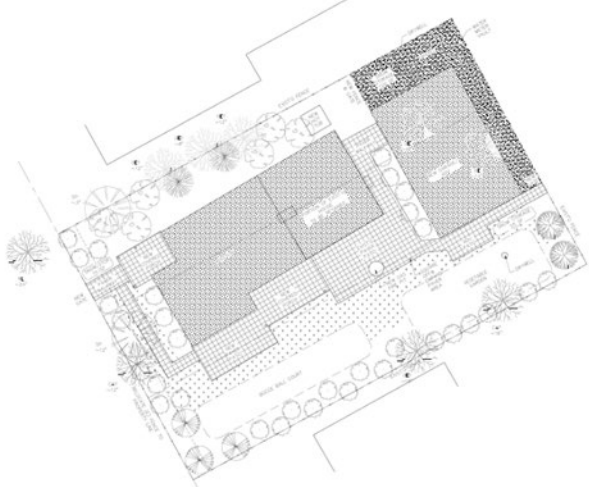
				<i>different levels of siding treatments, separated by bellybands: Vertical corrugated siding on the ground floor, wood board and batten on the upper level and wood shingle in the gables.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>The house windows are taller than wide and are of a similar size to the current windows on the original portion of the home, as well as on the 2010 addition. The garage/ADU windows do not face the street.</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>The house is located about 11' from the north property line, and the house to the north is located about 10' from the property line, so there is ample space for landscaping between the two properties. Evergreen trees, proposed directly outside of the north wall ground floor windows, Swedish aspens and an existing fence will provide privacy between the properties. The upper floor addition only has two small north facing windows. No other facades are adjacent to neighboring buildings.</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/balconies are proposed. Patios are proposed at grade.</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/balconies are proposed. Patios are proposed at grade.</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 project utilizes board and batten siding at the upper floor level, with wood shingles in the gables to match the existing house.</i> <i>Vertical corrugated metal siding is proposed at the ground floor level to minimize moisture damage from snow against the building. The siding changes are separated by belly bands that match the existing house. The color palette consists of brown tones with enough contrast to emphasize the different siding treatments.</i>

				<p>Swan Addition/Remodel Color Palette</p> <div> <div> <p>Metal Siding:</p>  <p>7/8" Corrugated - Mansard Brown</p> <p><small>7/8" corrugated metal roofing has deep wavy corrugations that look shining in your metal roof. Structurally strong, incredibly impact resistant. Made to your specific sizes.</small></p> <p>Western States Metal Roofing</p> </div> <div> <p>Timber Stain:</p>  <p>Cabinet Wood Toned Stain + Sealer</p> </div> </div> <div> <div> <p>Board and Batt Siding:</p>  <p>Sherwin Williams SW 9084 Cocoa Whip</p> </div> <div> <p>Window Cladding, Fascia & Trim:</p>  <p>Pella Pro 151 Brown</p> </div> </div> 
☒	☐	☐	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			<i>Staff Comments</i>	<i>The largest wall plane is broken up by a covered front entry, roof pitch and natural timber posts that reduce the mass of the building. The roof form and exterior colors encourage human scale and are complementary to the surrounding area. The Applicant is proposing Architectural Composite Shingles, Board and Batt Siding in Sherwin Williams Cocoa Whip, Pella Brown Fascia trim, Natural wood timbers and corrugated metal siding in western states Mansard Brown (see image for further details).</i>
☒	☐	☐	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
☒	☐	☐	<i>Staff Comments</i>	<i>Simple detailing is proposed: covered front entry and porch, with natural beams</i>
			17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
☒	☐	☐	<i>Staff Comments</i>	<i>The proposed residence aligns with the nature and character of Old Hailey. The south and west facades of the house, which are the most visible from the street, have single story front and side porches and kitchen pop-out. The porch roofs and protective shed roofs over walkways are supported with heavy timber framing. Ornamentation</i>

				<i>is minimal and matches the existing house, with the corrugated metal siding providing a functional, contemporary twist.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			<i>Staff Comments</i>	<i>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>Pedestrian access to the house will continue to be provided from the street in front of the house. The proposed garage will provide covered parking for three cars off of the alley. The area to the north of the garage may be used for parking or storage and will be screened from the property to the north by the existing fence. No recreational vehicle storage will be necessary.</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 and is located in the new garage addition off the alley. Pedestrian access is provided for the single-family home through a covered breezeway between the two buildings, and the ADU is accessed through the garage.</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 Applicant is proposing vehicular access through the alleyway for both the single-family residence and the ADU.</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 proposed to be accessed off the alleyway.</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 garage will have access from the existing 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 garage will have access from the existing alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>There is no seasonal, off-street parking for recreational vehicles being proposed.</i>
			17.06.090(C)5	5. Alleys

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		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 for access to onsite parking.</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 are located underground within the existing alley. Any additional utilities and/or building infrastructure will be located within the existing alley.</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 parcel is located within the Limited Residential (LR1) and Townsite Overlay (TO) Zoning Districts. The existing alley that services the residence is of a dust-free gravel, and if noxious weeds are present on the site, the Developer shall control according to State Law.</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>There are two (2) dwarf trees being proposed to be located near the alleyway inside the fence line.</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 detached garage/ADU is proposed subordinate to the primary residence. The proposed garage/ADU is located at the rear of the property. Its footprint is much smaller than that of the home, and it's about 5' shorter in building height. The same architectural detailing is utilized to break up the facades as is used on the house.</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 additional accessory buildings are proposed. The proposed new garage/ADU building will be located near the rear of the lot and located behind the proposed residence.</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>25% snow storage is proposed for all parking and building access routes. There is ample open space on the site for additional snow storage. The roofs are intended to hold snow, but the setbacks are</i>


				<i>also sufficient to allow it to shed without impact neighboring properties. All snow storage will be retained on site and will not impact adjacent properties. There is 160 square feet of onsite snow storage being proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<p>Guideline: A snow storage plan shall be developed for every project showing:</p> <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 garage/ADU building as well as a small surface area located near the front walkway. Snow storage areas do not restrict pedestrian access, and pedestrian access is unrestricted and visible from the public streets, Third Avenue.</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>There are several existing trees that are identified onsite that are proposed to be retained including large Deciduous and Conifer trees towards the front and rear of the home, as well as large Deciduous trees along the southern property line. The Applicant is proposing to remove several Deciduous and Conifer trees along the Northern property line. The plan is to replace those trees with Spruce and Aspen trees.</i>
<input 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>The Applicant is proposing the addition of miscellaneous shrubs and perennial flowers along the southern property line and along the front northerly western border to create a landscaped buffer. The Applicant is further proposing to keep the site how it is, which includes grass, and gravel surfaces. The Applicant shows paver patios along the home and through the breezeway. No other additional landscaping is proposed at this time.</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 wood fence is planned to be retained and repaired as necessary. The front section will be relocated to the front property line, and a portion of the rear fence will be removed to allow parking access. Any short additional fence additions will match the existing fence.</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	<i>While the client wished to retain the original, front portion of the existing home, its non- conforming code status and structural deficiencies preclude adding to it or remodeling. The sheds at the rear of the property also suffer from non-compliance with code and structural inadequacies and do not lend themselves to being</i>

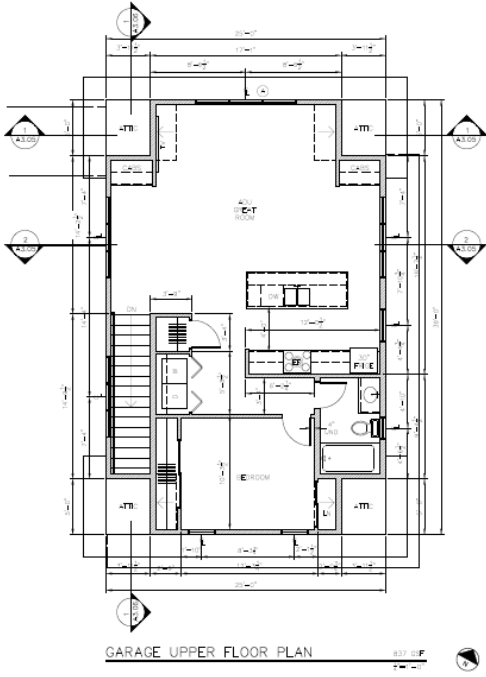
				<p><i>remodeled into the desired garage/ADU. As a result, the client has applied for a Historic Demolition Permit for removal of these structures.</i></p> <p><i>The Applicant applied for a Historic Demolition Application through the HAHPC, and on February 13, 2024, was approved to remove the original portion of the home to bring the structure up to city and state codes. The Applicant was also granted approval to remove two existing sheds located towards the rear of the property.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>	<p><i>The original portion of the existing structure and the two (2) sheds located towards the rear of the property are considered historic. The Applicant went through the City's process and applied for Historic Demolition Application with the Hailey Arts and History Committee, and on February 13, 2024 the Applicant received approval from the Commission.</i></p>

General Requirements for Accessory Dwelling Units

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"/>	17.08D.020	<p><u>Applicability.</u></p> <p>The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<p><u>General Provisions.</u></p> <p>A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.</p>
			Staff Comments	The proposed ADU is detached from the primary residence and is approximately 837 square feet in size.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		B Only one (1) Accessory Dwelling Unit is permitted on a lot.
			Staff Comments	Only one (1) ADU is proposed onsite.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>C Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.</p>
			Staff Comments	<p>The proposed ADU is in conjunction with an existing single-family residence, and both are located within the Limited Residential (LR1) and Townsite Overlay (TO) Zoning Districts.</p> 
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>A. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</p>
			Staff Comments	N/A – The proposed ADU is not located within the Special Flood Hazard Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory Dwelling Units Required	<p><u>All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</u></p>

			Staff Comments	<i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	1. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;																		
			Staff Comments	<i>The owners intend to utilize the ADU as a guesthouse for short-term guests. The owners will reside in the primary residence full-time. The Applicant meets this standard, in addition the standard has been made a Condition of Approval.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.																		
			Staff Comments	<i>The owner intends to utilize the ADU as a guesthouse for short-term visitors. The owner will reside in the primary residence full-time. The Applicant meets this standard, in addition the standard has been made a Condition of Approval.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.																		
			Staff Comments	<i>The gross floor area of the principal building is 2,062 square feet in size, with 66% of its size equaling 1,360.92 square feet. The Applicant meets this standard, the proposed ADU is 837 square feet in size.</i>																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<table><tr><td colspan="3">B. Maximum Floor Area:</td></tr><tr><td>Lot Size (square feet)</td><td>Minimum Gross Floor Area (square feet)¹</td><td>Maximum Gross Floor Area (square feet)¹.</td></tr><tr><td>Up to 7,000</td><td>300</td><td>900</td></tr><tr><td>7,001 – 8,000</td><td>300</td><td>950</td></tr><tr><td>Lots 8,001 and greater</td><td>300</td><td>1,000</td></tr><tr><td colspan="3">Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</td></tr></table>	B. Maximum Floor Area:			Lot Size (square feet)	Minimum Gross Floor Area (square feet)¹	Maximum Gross Floor Area (square feet)¹.	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000	Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.		
B. Maximum Floor Area:																						
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Up to 7,000	300	900																				
7,001 – 8,000	300	950																				
Lots 8,001 and greater	300	1,000																				
Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.																						

			Staff Comments	<p><i>The Applicant meets this standard—the lot size is approximately 8,994 square feet, and the proposed ADU is larger than 300 square feet but less than 1,000 square feet. Specifically, the lot is 8,994 square feet in size and the proposed ADU is 837 square feet in size.</i></p>  <p style="text-align: center;">GARAGE UPPER FLOOR PLAN</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.
			Staff Comments	<i>The proposed ADU has only one (1) bedroom, which is a studio with a kitchenette.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.070: Livability	A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.
			Staff Comments	<i>The Applicant designated a paver patio adjacent to the garage for the ADU use.</i>
Chapter 17.09: Parking and Loading				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.
			Staff Comments	<i>The proposed garage will provide covered parking for three cars off the alley. The area to the north of the garage may be used for parking or storage and will be screened from the property to the north by the existing fence. No recreational vehicle storage will be necessary.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
			<i>Staff Comments</i>	<i>The following elements of the proposed site plan mitigate light trespass from the proposed parking space on the southeast corner of the lot:</i> <ul style="list-style-type: none"> - <i>The proposed garage will provide covered parking for three cars off the alley.</i> - <i>ADU Access from the garage</i> - <i>the ADU is located directly above the garage</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
			<i>Staff Comments</i>	<i>The proposed garage will provide covered parking for three cars off the alley. The area to the north of the garage may be used for parking or storage and will be screened from the property to the north by the existing fence.</i>

17.06.060 Criteria.

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

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

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

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

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

The following Conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
 - i. Existing water and sewer services shall be utilized.
- d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- h) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- i) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- j) Any and all existing trees and mature landscaping, noted to be retained, shall be protected throughout the construction process.
- k) The Applicant shall pay a sidewalk in-lieu fee for the property frontage of Third Avenue. This payment shall be made prior to issuance of a Building Permit. All water main lines within the

alley that are less than six (6) feet deep, shall be insulated with material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

- l) Approval of the Design Review is contingent upon the approval of the submitted Lot Line Adjustment.
- m) When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental. T.

Motion Language:

Approval: Motion to approve the Design Review Application by Jacqueline and Michael Swan for a 1,087 square foot addition to an existing single-family residence, as well as a new 837 square foot Accessory Dwelling Unit located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite), within the Townsite Overlay (TO) and Limited Residential (LR1) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (m) are met.

Denial: Motion to deny the Design Review Application by Jacqueline and Michael Swan for a 1,087 square foot addition to an existing single-family residence, as well as a new 837 square foot Accessory Dwelling Unit located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite), within the Townsite Overlay (TO) and Limited Residential (LR1) Zoning Districts, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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



LOT COVERAGE 2,686 SF (29.9%)
1/8" = 1'-0"



DESIGN REVIEW
APPLICATION
NOT FOR
CONSTRUCTION

A1.01	COVER SHEET, SITE PLAN
L1.01	LANDSCAPE PLAN
A1.02	HOUSE MAIN FLOOR PLAN
A1.03	HOUSE UPPER FLOOR PLAN
A1.04	HOUSE ROOF PLAN
A1.05	GARAGE FLOOR PLANS
A1.06	GARAGE ROOF PLAN
A2.01	HOUSE ELEVATIONS
A2.02	HOUSE ELEVATIONS
A2.03	GARAGE ELEVATIONS
A9.01	PERSPECTIVE RENDERINGS
E1.01	EXTERIOR LIGHTING PLAN
GC1.01	CONSTRUCTION STAGING/CONTRACTOR PARKING PLAN
SURVEY	(UPDATED SURVEY IS UNDER DEVELOPMENT)

OWNER:
MICHAEL & JACQUELINE SWAN

PROJECT ADDRESS:
416 NORTH 3RD AVENUE
HAILEY, ID 83333

LEGAL DESCRIPTION:
HAILEY TOWNSITE, LOTS 16, 17 & 18, BLOCK 60

SITE AREA: 0.21 ACRE (8,994 SF) (PER SURVEY 562494)
ZONING: LIMITED RESIDENTIAL 1 (LR1), TOWNSHIP OVERLAY (TO)

BUILDING OCCUPANCY: R-3
BUILDING CONSTRUCTION TYPE: MB

LOT COVERAGE:	
RETAINED PORTION OF HOUSE	624 SF
HOUSE ADDITION	1,087 SF
NEW GARAGE	975 SF
TOTAL LOT COVERAGE	2,686 SF (29.9%)

OFF-STREET PARKING:
3 SPACES IN PROPOSED CARPORT

APPLICABLE CODES, AS ADOPTED & AMENDED BY THE CITY OF HAILEY:
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE, AS AMENDED BY
THE STATE OF IDAHO
2018 INTERNATIONAL FIRE CODE
CITY OF HAILEY BUILD BETTER AMENDMENTS
CITY OF HAILEY MUNICIPAL CODE, TITLE 17, ZONING REGULATIONS



VICINITY MAP

REBECCA F. BUNDY, ARCHITECT, PLLC

REBECCA F.
AIA NCARB
PO BOX 2313
KETCHUM, ID
(208) 720-1833
REBECCA@RFBUILDING.COM

COVER SHEET,
SITE PLAN

SWAN ADDITION/REMODEL
416 NORTH 3RD AVENUE
HAILEY, IDAHO 83333
ADDITION/REMODEL

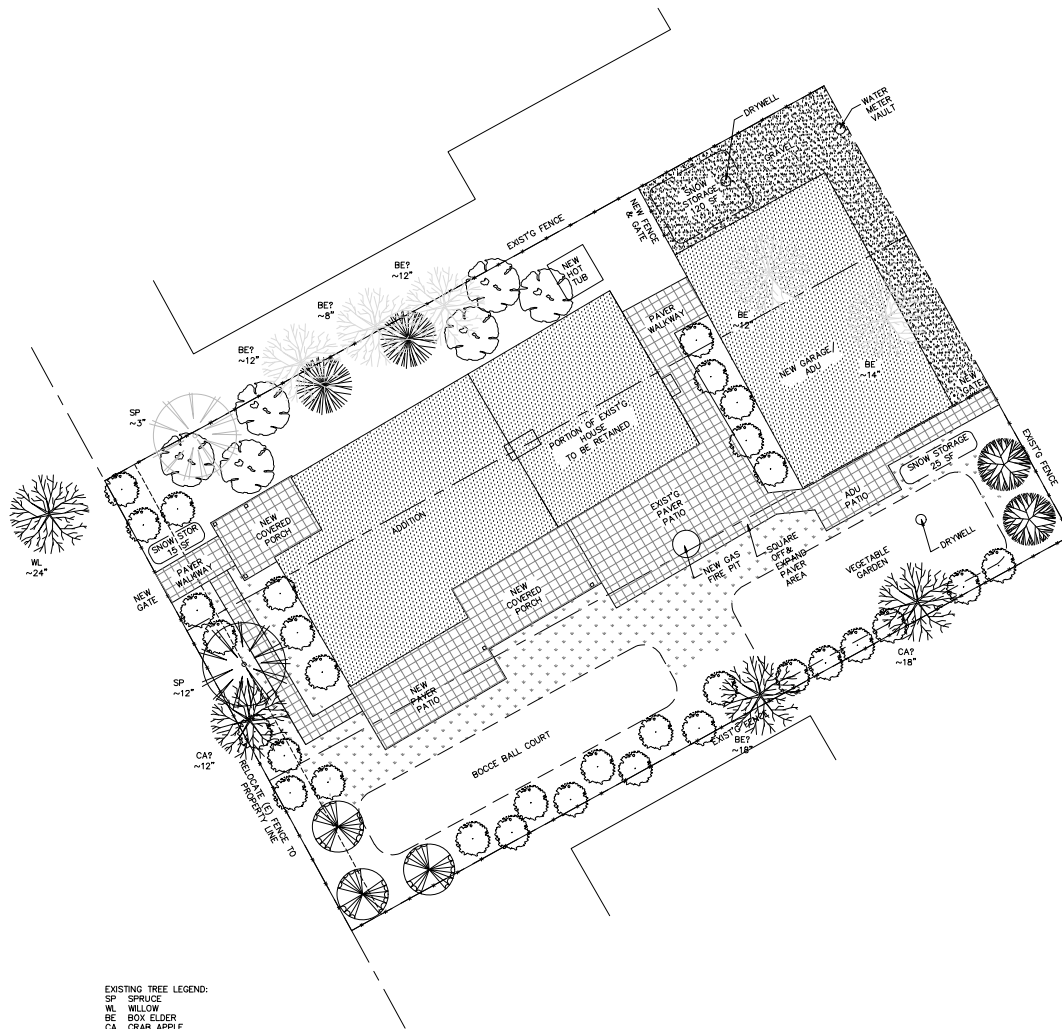
REVISION STATUS

SUBMIT DATE:	
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SCALE 1/8"=1'-0"

DATE 2/8/24
DRAWING NO.

A1.01



EXISTING TREE LEGEND:
 SP SPRUCE
 WL WILLOW
 BE BOX ELDER
 CA CRAB APPLE

LANDSCAPE PLAN

1/8" = 1'-0"



LEGEND

- BUILDING FOOTPRINT
- PAVERS
- GRAVEL
- GROUND COVER, NO TURF
- NORWAY SPRUCE
PICEA ABIES
MIN 8' TALL
- DWARF FRUIT TREES
VARIETY TBD
- CHOKECHERRY, SCHUBERT
PRUNUS VIRGINIANA 'SCHUBERT' (OR SIM)
MIN 8' TALL
- SWEDISH ASPEN
POPULUS TREMULA 'ERECTA'
MIN 8' TALL
- MISC SHRUBS (NINEBARK, CURRANT,
MOCK ORANGE, CHOKECHERRY) &
PERENNIAL FLOWERS
- EXIST'G CONIFER TO BE RETAINED
- EXIST'G DECIDUOUS TREE TO BE RETAINED
- EXIST'G CONIFER TO BE REMOVED
- EXIST'G DECIDUOUS TREE TO BE REMOVED

DESIGN REVIEW
 APPLICATION
 NOT FOR
 CONSTRUCTION

REBECCA F. BUNDY, ARCHITECT, PLLC
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 REBECCA@RFBUNDYDESIGN.COM

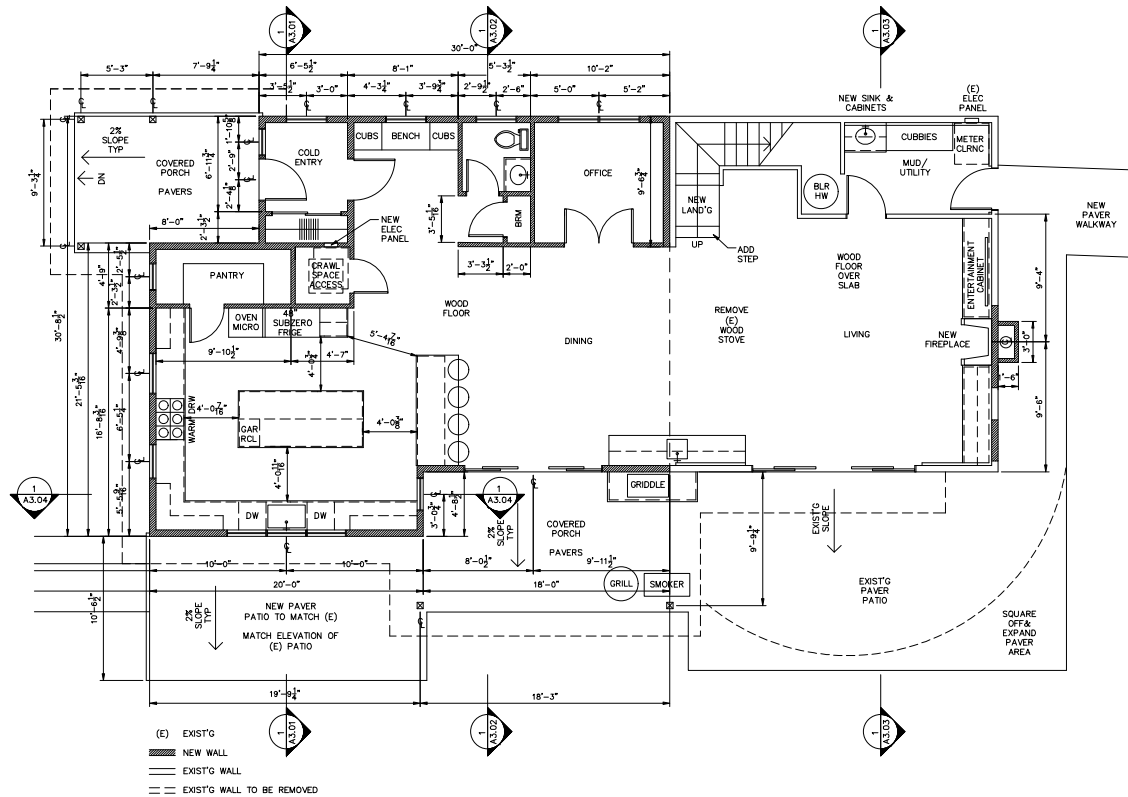
LANDSCAPE PLAN

SWAN ADDITION/REMODEL
 416 NORTH 3RD AVENUE
 HAILEY, IDAHO 83333
 ADDITION/REMODEL

REVISION STATUS
 SUBMIT DATE:

SCALE 1/8"=1'-0"
 DATE 2/8/24
 DRAWING NO.

L1.01



HOUSE MAIN FLOOR PLAN

LIVING: 1632 CSF
FOOTPRINT: 1711 CSF
3/8"=1'-0"

DESIGN REVIEW
APPLICATION
NOT FOR
CONSTRUCTION

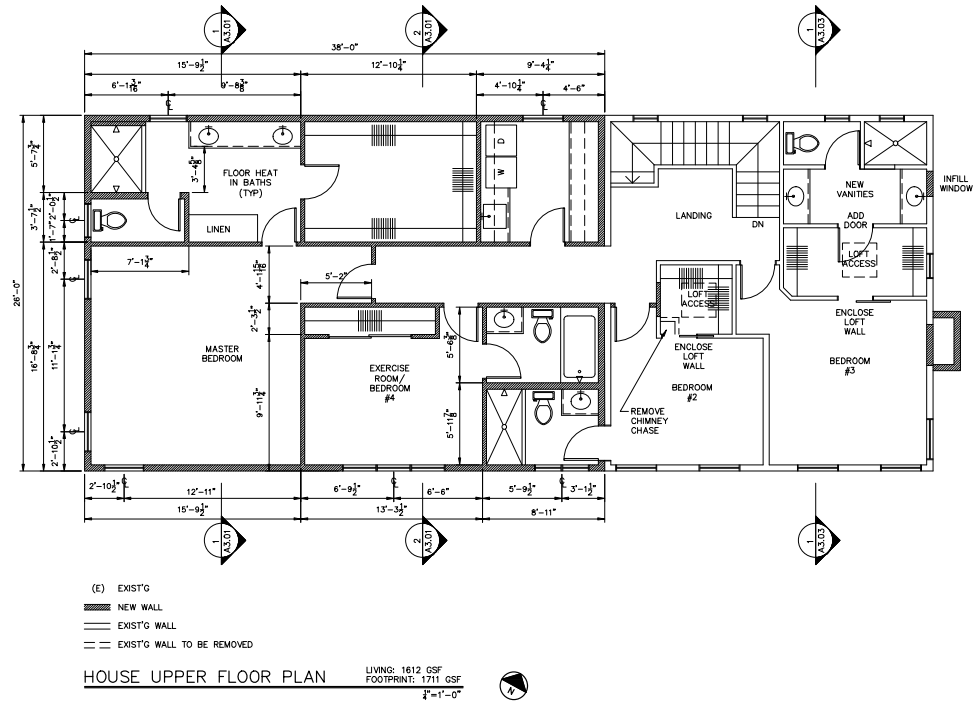
REBECCA F. BUNDY, ARCHITECT, PLLC
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HOUSE
MAIN FLOOR
PLAN

SWAN ADDITION/REMODEL
416 NORTH 3RD AVENUE
HAILEY, IDAHO 83333
ADDITION/REMODEL

REVISION	STATUS
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SCALE 1/4"=1'-0"
DATE 2/8/24
DRAWING NO.
A1.02

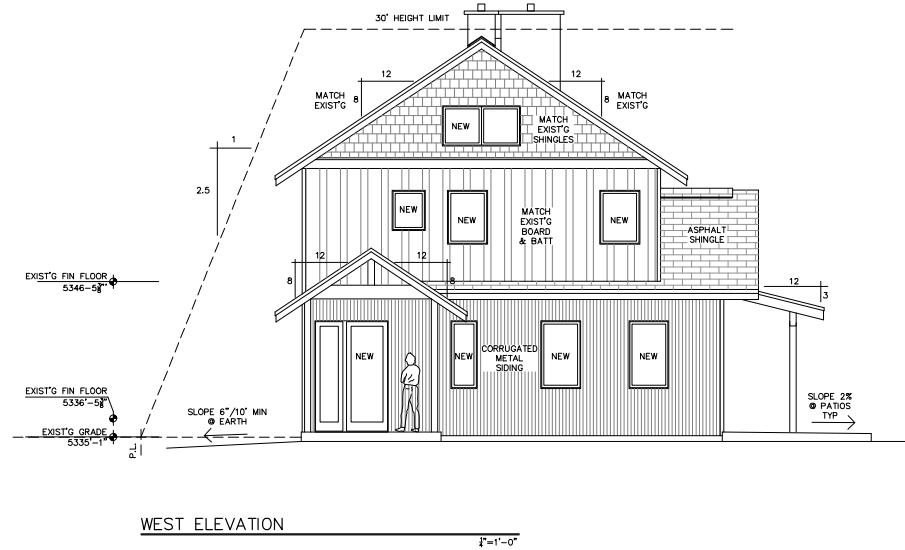


DESIGN REVIEW
 APPLICATION
 NOT FOR
 CONSTRUCTION

SWAN ADDITION/REMODEL 416 NORTH 3RD AVENUE HAILEY, IDAHO 83333 ADDITION/REMODEL	HOUSE UPPER FLOOR PLAN	REBECCA F. BUNDY, ARCHITECT, PLLC AIA NCARB PO BOX 2313 KETCHUM, ID 83340 (208) 720-1832 REBECCA@RFBUNDYDESIGN.COM
REVISION STATUS SUBMIT DATE:		
SCALE 1/4"=1'-0"		
DATE 2/8/24		
DRAWING NO.		A1.03



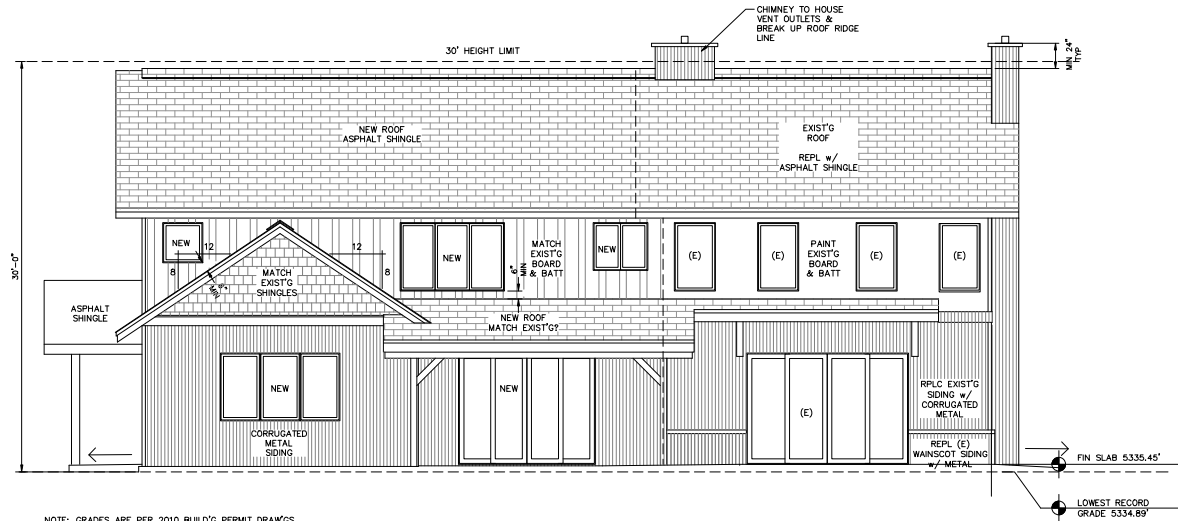
PERSPECTIVE VIEW FROM SOUTHWEST



WEST ELEVATION

LEGEND

- ASPHALT SHINGLE ROOF TBQ
- BOARD & BATT SIDING SHERWIN WILLIAMS SW 8084 COCOA WHIP
- CORRUGATED METAL SIDING WESTERN STATES MANSARD BROWN
- FASCIA/TRIM MATCH PELLA BROWN
- WINDOWS/SLIDING DOORS PELLA BROWN (OR MATCH)
- WOOD TIMBERS NATURAL



NOTE: GRADES ARE PER 2010 BUILD'G PERMIT DRAW'GS

SOUTH ELEVATION

DESIGN REVIEW
APPLICATION
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CONSTRUCTION

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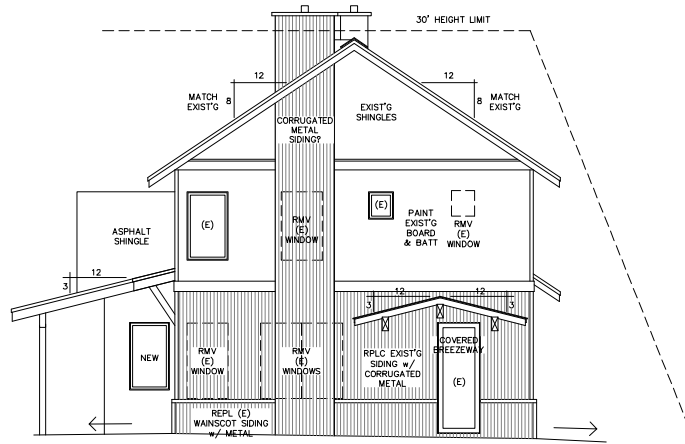
HOUSE ELEVATIONS,
PERSPECTIVE
RENDERING

SWAN ADDITION/REMODEL
416 NORTH 3RD AVENUE
HAILEY, IDAHO 83333
ADDITION/REMODEL

REVISION STATUS
SUBMIT DATE:

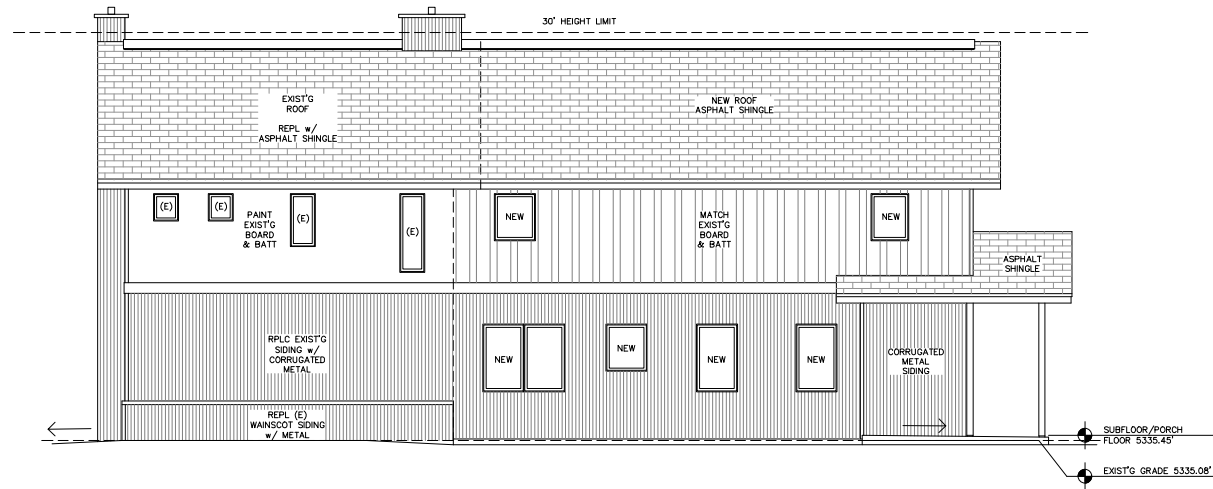
SCALE 1/4"=1'-0"
DATE 2/8/24
DRAWING NO.

A2.01



EAST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

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HOUSE
ELEVATIONS

SWAN ADDITION/REMODEL
416 NORTH 3RD AVENUE
HAILEY, IDAHO 83333
ADDITION/REMODEL

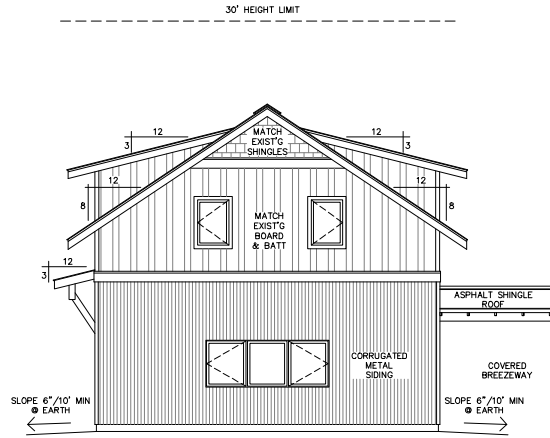
REVISION STATUS
SUBMIT DATE:

SCALE 1/4"=1'-0"

DATE 2/8/24

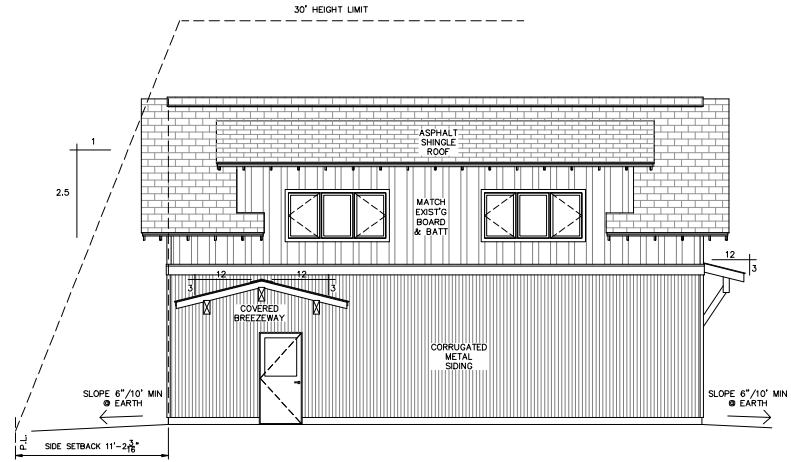
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A2.02



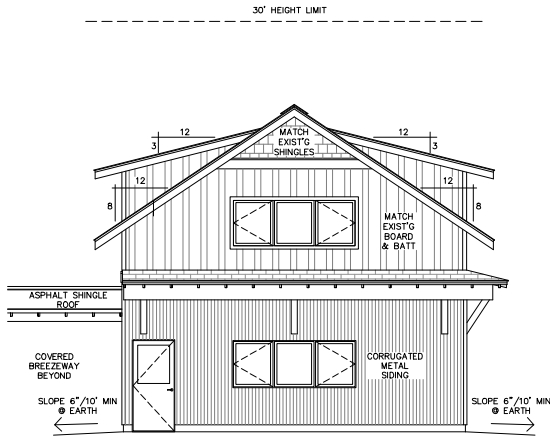
SEE SHEET A2.01 FOR FINISH SELECTIONS
SOUTH ELEVATION — GARAGE

1"=1'-0"



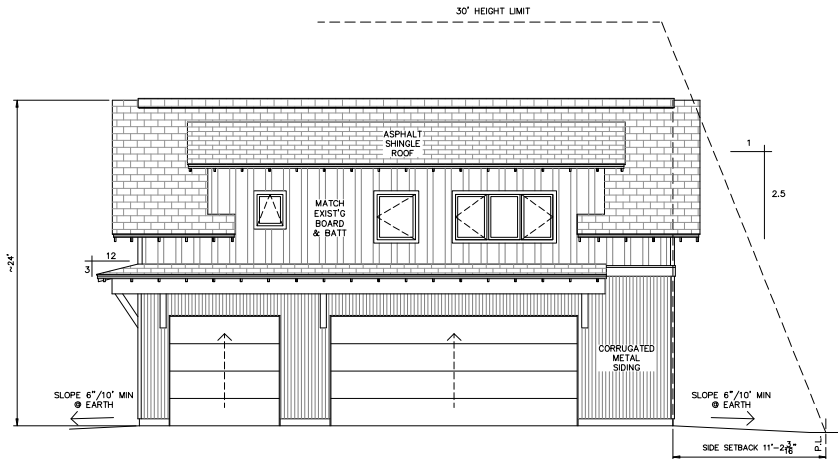
WEST ELEVATION — GARAGE

1"=1'-0"



NORTH ELEVATION — GARAGE

1"=1'-0"



EAST ELEVATION — GARAGE

1"=1'-0"

DESIGN REVIEW
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GARAGE
ELEVATIONS

SWAN ADDITION/REMODEL
416 NORTH 3RD AVENUE
HAILEY, IDAHO 83333
ADDITION/REMODEL

REVISION STATUS
SUBMIT DATE:

SCALE 1/4"=1'-0"
DATE 2/8/24
DRAWING NO.

A2.03



PERSPECTIVE VIEW FROM NORTHWEST



PERSPECTIVE VIEW FROM SOUTHWEST



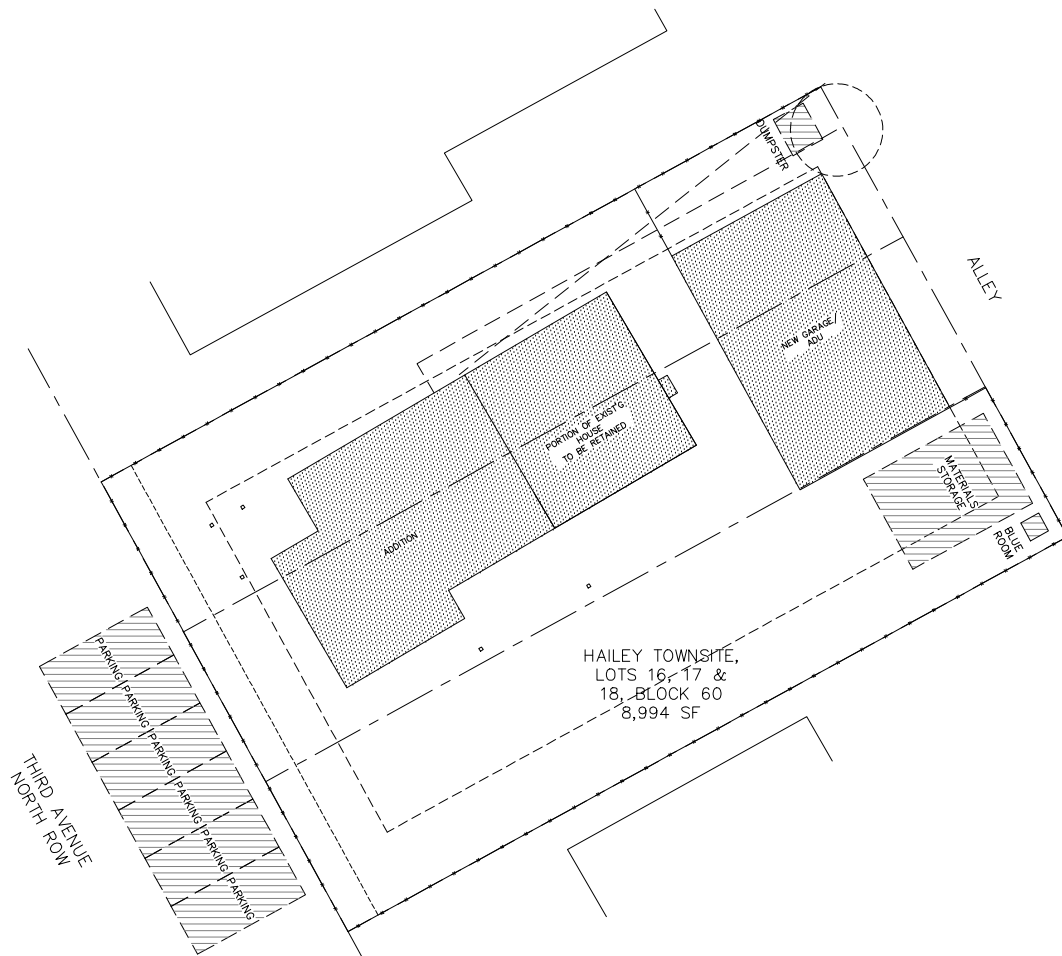
PERSPECTIVE VIEW FROM NORTHEAST



PERSPECTIVE VIEW FROM SOUTHEAST

DESIGN REVIEW
APPLICATION
NOT FOR
CONSTRUCTION

REBECCA F. BUNDY, ARCHITECT, PLLC AIA NCARB PO BOX 2313 KETCHUM, ID 83340 (208) 720-1832 REBECCA@RFBUNDYDESIGN.COM	PERSPECTIVE RENDERINGS	SWAN ADDITION/REMODEL 416 NORTH 3RD AVENUE HAILEY, IDAHO 83333 ADDITION/REMODEL
REVISION STATUS SUBMIT DATE:		
SCALE NONE		
DATE 2/8/24		
DRAWING NO.		
A9.01		



PRELIMINARY, SUBJECT TO REVIEW BY GENERAL CONTRACTOR WHEN SELECTED

CONSTRUCTION STAGING/CONTRACTOR PARKING PLAN

1/8" = 1'-0"

DESIGN REVIEW
APPLICATION
NOT FOR
CONSTRUCTION

REBECCA F. BUNDY, ARCHITECT, PLLC	
AIA NCARB	
PO BOX 2313 83340	
KETCHUM, ID 83340	
(208) 720-1832	
REBECCA@RFBUNDYDESIGN.COM	
CONSTRUCTION STAGING PLAN	
SWAN ADDITION/REMODEL	
416 NORTH 3RD AVENUE	
HAILEY, IDAHO 83333	
ADDITION/REMODEL	
REVISION STATUS	
SUBMIT DATE:	
SCALE 1/8"=1'-0"	
DATE 2/8/24	
DRAWING NO.	
GC1.01	

Grid North

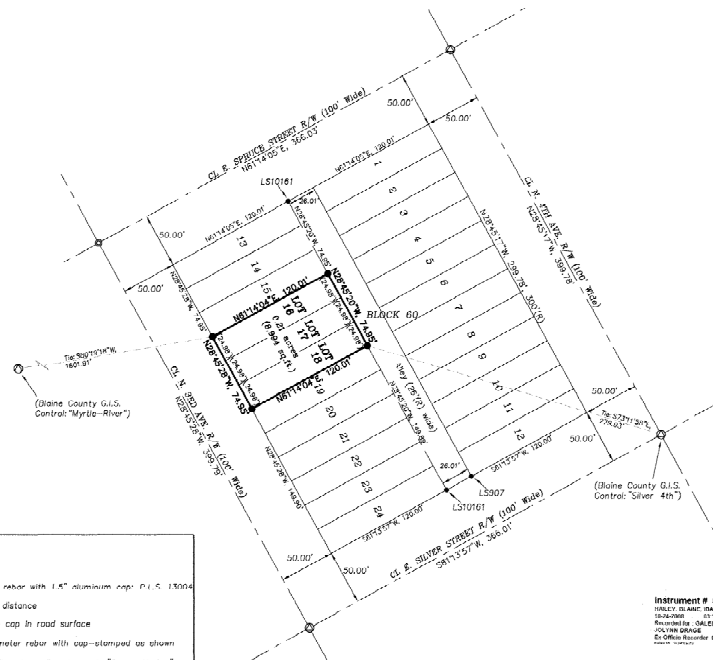
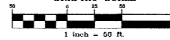


Base of Bearings: N 28°16'28" W.
Between the R/W centerline intersections of
F. Spruce St. & N. 3rd Ave. and F. Silver
St. & N. 3rd Ave., transmitted as shown
hereon.

RECORD OF SURVEY FOR
LOTS 16,17,18, BLOCK 60, MAP OF HAILEY
LOCATED WITHIN
NE1/4 SECTION 9, T.2 N., R.18 E., B.M., BLAINE COUNTY, IDAHO

OCTOBER 2008

GRAPHIC SCALE



LEGEND

- Set 5/8" x 10" rebar with 1.5" aluminum cap P.L.S. 13004
- (R) Denotes Record distance
- Ⓢ Found aluminum cap in road surface
- Ⓚ Found 1/2" diameter rebar with cap-stamped as shown
- Ⓚ Found 1-1/2" diameter spike stamped "Survey Marker"

LEGAL DESCRIPTION

A parcel of land located in the NE1/4 Section 9, Township 2 North, Range 18 East, Boise Meridian and being more particularly described as follows:

Lot 16, Lot 17, and Lot 18, Block 60, as shown on the Map of Hailey, (dated 1936 and on file in the Office of the Blaine County, Idaho, Clerk and Recorder), and as described in the deed recorded in the Office of the Blaine County, Idaho, Clerk and Recorder under instrument number 509/84.

Contains 0.27 acres (0.994 sq.ft.) more or less.

SURVEYOR'S NOTES

A current title policy was not provided by the client. There may be recorded instruments, such as easements, which could encumber or affect the use of this property.

Encroachments and evidence of usage were not addressed during the course of this survey. Possessory and prescriptive rights may be occurring.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.

Instrument # 502454
HAILEY, IDAHO: 10/15/08
Reviewed by: GALENA ENGINEERING, INC.
JULIAN GROVE, P.E.
Blaine County Recorder Deputy, Title 1-108



GREGORY L. HAMBLESON, P.L.S. 13004

RECORD OF SURVEY FOR
CHARLES MACGURRE
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 1 OF 1
Job No. 8654



Front of Original House – West Facade



SW View of Original House & 2010 Addition (to be retained)



Rear of House – NE Corner



South Side of Original House



North Shed - South Gable



North Shed - West Side



South Shed - South Gable



South Shed - East Side

Swan Addition/Remodel Color Palette

Metal Siding:

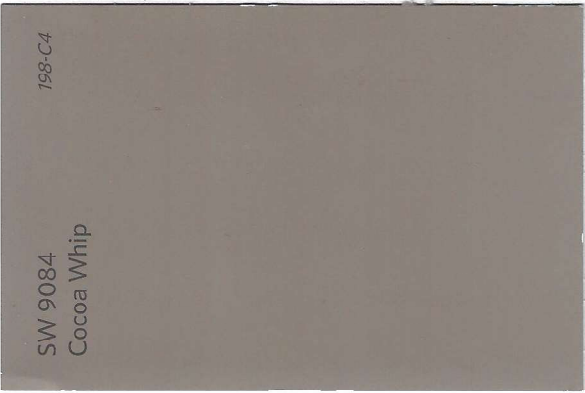


7/8" Corrugated - Mansard Brown

7/8" corrugated metal roofing has deep wavy corrugations that look stunning on your metal roof. Structurally strong, incredibly impact resistant. Made to your specific sizes.

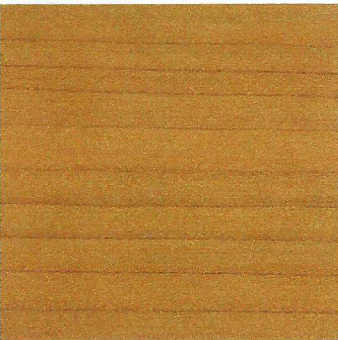
Western States Metal Roofing

Board and Batt Siding:



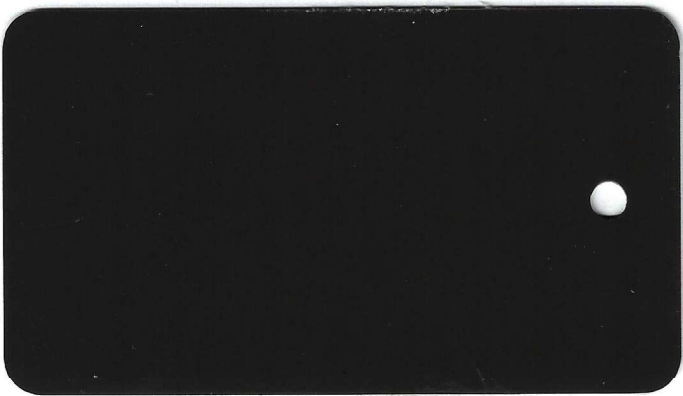
Sherwin Williams SW 9084 Cocoa Whip

Timber Stain:



Cabot Wood Toned Stain + Sealer

Window Cladding, Fascia & Trim:



Pella Pro 151 Brown



Jacqueline Swan
416 North Third
Hailey, Idaho

Tree Assessment Observations

February 13, 2024

Alpine Tree Service has been asked to evaluate the health, condition, and asset of select trees at the Swan residence, 416 North Third in Hailey. I have examined the trees on a number of occasions, and Alpine conducted some roof clearance and safety pruning work on the trees in 2023. The included photos were taken February 12, 2024.

The trees in question are four Box Elder (*Acer negundo*) trees on the north property line of the Swan property. The trees are most likely co-owned by the Swans and the neighbor to the north. The trees are within three feet or so of the north wall of the Swan residence, and within a few feet of a deck belonging to the property owner to the north.

Box Elder trees can get up to fifty to sixty feet tall and have a fairly long life span. While Box Elders tolerate the environmental conditions of the Valley well, they are fast growing, often adding six feet or more in a season, and newer wood breaks easily. They will self-propagate in areas with adequate irrigation. The trees are considered messy and need diligent maintenance to keep good structure and appearance. They are also a host to Box Elder bugs, which are generally considered a nuisance.



Box Elder trees sucker profusely. Epicormic growth (new shoots) are produced in abundance from the root flair, and the resulting thicket of shoots is an additional maintenance issue. The root flare frequently expands to the point where it can cause issues for fences, foundations, and other structures.



The trees in question exhibit all of these poor qualities. The trees have grown through and over a wire fence, and there is significant concern that the trees are putting pressure on, and perhaps damaging, the foundation of the Swan residence. That residence is quite old and, while I did not examine the foundation (and am not qualified to do so) most older residences in Hailey have foundations that can be damaged by roots.

These trees should not be considered an asset to either the Swan property or the property to the north. They are poorly structured, are causing maintenance issues, and have the potential to detrimentally overgrow the space they are in. It is my recommendation that these trees be removed. The planting location is tight, and upright shrubs, such as honeysuckle and juniper, may be a more appropriate planting choice.

Thank you for your time and attention, please let me know if you have any questions or concerns.

Carl Hjelm, ASCA
Arborist
Alpine Tree Service
208.788.4441

Return to Agenda