AGENDA
Hailey Planning and Zoning Commission
Monday, May 1, 2023
5:30 p.m. (Begins after DIF Advisory Committee Hearing)

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:

From your computer, tablet, or smartphone: [https://meet.goto.com/CityofHaileyPZ](https://meet.goto.com/CityofHaileyPZ)
Via One-touch dial in by phone: tel:+15713173122,,506287589#

Call to Order
- Public Comment for items not on the Agenda.

Consent Agenda
- **CA 1** Adoption of Meeting Minutes dated April 17, 2023. **ACTION ITEM.**

- **CA 2** Adoption of Findings of Fact, Conclusion of Law of an Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year inflationary increases in the cost of providing services. **ACTION ITEM.**

- **CA 3** Adoption of Findings of Fact, Conclusion of Law of a Text Amendment Application submitted by F & G Idaho, LLC, to amend Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay, Section 17.04M.060(C): Maximum Building Height to remove the General Residential (GR) Zoning District from the maximum building height of thirty feet (30’) outlined within the Townsite Overlay (TO) Zoning District.

- **CA 4** Adoption of Findings of Fact, Conclusion of Law of a City-Initiated Text Amendment to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the preliminary plat. This amendment would revise item D. to read as follows:

Public Hearing
- **PH 1** Consideration of a Rezone Application, in conjunction with a Development Agreement, submitted by Wood River Land Trust to rezone Lots 5 & 6, Block 39, Townsite
(119 N 2nd Ave) from General Residential (GR) to Transitional (TN) Zoning Districts. 
**ACTION ITEM.**

- **PH 2** Continuation of Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments. The proposed project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, and the Downtown Residential Overlay (DRO). The proposal also includes: eighteen (18) parking spaces, thirteen (13), two-bedroom units and five (5) studio units. **ACTION ITEM.**

- **PH 3** Consideration of a Design Review Application submitted by Lido Equities Group Idaho, LLC c/o Edward Smith for seven (7) condominium buildings with three to five (3-5) units each, for a total of thirty-one (31) units, ranging in size from 778 square feet to 1,278 square feet. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6 within the Limited Business (LB) Zoning District. This project is known as Copper Ranch Phase 6 and subject to the Copper Ranch Planned Unit Development Agreement. **ACTION ITEM.**

**Staff Reports and Discussion**

- **SR 1** Discussion of current building activity, upcoming projects, and zoning code changes. *(To be presented as time permits)*
  - 2022 Annual Report
  - GGLO Presentation

- **SR 2** Discussion of the next Planning and Zoning Meeting: **May 15, 2023 starts at 4:30 PM**
  - TA: Cottage Housing
  - DR: City Water Shop
  - PP: Starlight Lane
Meeting Minutes
Hailey Planning and Zoning Commission
Monday, April 17, 2023
5:30 p.m. (Begins after DIF Advisory Committee Hearing)

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Present
Commission: Janet Fugate, Dan Smith, Owen Scanlon, Dustin Stone
Staff: Robyn Davis, Emily Rodrigue, Cece Osborn, Lisa Horowitz, Brian Yeager, Jessie Parker
Absent: Sage Sauerbrey

5:32:17 PM Call to Order

- **5:32:25 PM** Public Comment for items not on the Agenda. No comment.

5:32:54 PM Consent Agenda

- **CA 1**  Adoption of Meeting Minutes dated April 3, 2023. **ACTION ITEM.**

- **CA 2**  Adoption of Design Review Application, submitted by Blaine County School District c/o ARCH Community Housing Trust, Inc. for one (1), two-story multi-family unit consisting of four (4) attached residential units and a one (1), one-story detached studio unit, to be located at 128 W. Bullion (Lot 10A, Parkview Estates) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

- **CA 3**  Adoption of City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix, to include amendments and additions to modernize the matrix requirements. **ACTION ITEM.**

Scanlon abstained from consent agenda.

5:33:06 PM Stone motion to approve CA 1 – CA 3. Smith seconded. All in favor.

Public Hearing
Consideration of Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year inflationary increases in the cost of providing services. ACTION ITEM.

Lisa Horowitz, City Administrator, explained the municipal cost index and how a lot of cities update their development impact fees are adjusted each year. Horowitz stated presenting tonight to adjust impact fees each year.

Smith asked if council has ability to go above or below the index. Horowitz believes it does.

Stone is concerned about the wording that only speaks to increases, suggesting amended language to include if deflation fees decreases. Staff and commission discussed language, all agreed could remove word automatic, increase and inflation leaving to just say changes.

Chair Fugate opened public comment.

Chair Fugate closed public comment.

Stone motioned to recommend approval by the Hailey City Council Ordinance No., an Ordinance amending the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year changes in the cost of providing services, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote public health, safety and general welfare. Scanlon seconded. All in Favor.

Consideration of a Text Amendment Application submitted by F & G Idaho, LLC, to amend Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay, Section 17.04M.060(C): Maximum Building Height to remove the General Residential (GR) Zoning District from the maximum building height of thirty feet (30’) outlined within the Townsite Overlay (TO) Zoning District. This amendment would revise items C. 2. and C. 3. to read as follows:

- C. 2. Limited Business, General Residential Districts: Thirty-five feet (35’)
- C. 3. Transitional, General Residential, Limited Residential-1 Districts: Thirty feet (30’)

ACTION ITEM.

Scanlon recused himself as a commissioner for this project.

Rodrigue introduced application and applicants’ intent with the application. Rodrigue explained staff recommendation. Rodrigue turned floor to applicant.

Scanlon explained applicant intent for the amendment to allow applicant to maximize development.
5:46:19 PM Stone asked where this would apply. Davis pointed out area that would be affected if amended as proposed by staff. Davis explained staff reasoning for proposing change in DRO instead of Townsite.

5:47:41 PM Chair Fugate opened public comment.

5:48:01 PM Robert Richardson, lives directly north of this parcel. Concerned about overall height. Struggling to understand reasoning behind a building that exceeds the current rule instead of requiring the developer to change their design now going to change the zone to accommodate this building. If you actually look through there have been numerous other projects referenced all been 3 stories, The River Street Apartments, 3-story building at Pine and River, 3-story building for the advocates building at River and Croy and large 3-story complex across the street. All of those buildings reside in the underlying business district. Couldn’t find a single reference of an existing building 3-stories or taller that lies within the general residential townsite overlay. Seems to him very very specific that we are changing the zoning regulations that have been established for a while simply to accommodate this one building. It makes sense to him that the other buildings were approved because they fall under different parameters in the business district, business district is allowed to be 35-40 ft and this one is not and has been established for quite some time. One of the original, or very very first line in townsite overlay justification is that the purpose of the townsite overlay was to modify the bulk requirements of the certain underlying zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite. If we start to look through the details of the existing TO bulk requirements, they are very clearly separated between the business district, and different residential districts between transitional, general residential, and limited residential. They were all specifically separated with different requirements. In this case, now removing, recommending to move general residential to the same requirements as the business district. That doesn’t seem to be consistent with any of the other requirements that are defined within the TO as well. There were a few comments in the actual written up proposal from the developer around the justifications. All of which are around adding height to the building. Would like to repeat some of those to better understand some of the justifications. One of those was to create sufficient flexibility to allow desirable development, the developer specifically added comments here that development is a constant and thriving community it is no exception. Variation of height between different components in one building or in contract to a neighboring building can create a more interesting view. He takes issue with that, and quite confident any neighbor would agree that simply building a taller building does not create a more interesting view. Another comment was to conserve building resources, building taller buildings eliminates the need for more excavation, allowing for more room for landscaping, natural vegetation, building taller minimizes the expense of the roof and roof structure. He can completely agree, it is much more cost effective to build a multi-story building. The other bulk requirements in TO are around the ration of building to lot space, and requirements of open space, none of those are being recommended to change. Also it doesn’t seem to him that the point of this should be to minimize the building cost, it should be to provide benefit to the surrounding neighborhood, and to the original point, take into special consideration for the townsite overlay.

5:52:56 PM Paula O’Meara, lives on River Street, don’t believe should build higher than the regulations allow. Totally understand it being good for the developer, but it is a residential neighborhood and its kind of confusing because DL Evans is right there but as soon as you look forward its all of their homes, there’s not business to the side their homes. A lot of times we come
here asking about things that are upsetting we’re like oh gosh we don’t want to do that and we are always told the code says its ok, zoning says its ok. So guess if we can stick with that, we are ok.

5:54:30 PM Chair Fugate closed public comment.

5:54:42 PM Davis stated all general residential parcels within city limits are allowed to build to 35 ft except for those in Townsite overlay. Davis asked Scanlon to clarify that it would not be the full building just a portion. Stone does not believe that is needed, believes it was well covered at the last hearing. Commission discussed moving forward for amendment to DRO. Stone stated he is conflicted, that doesn’t like writing code around a project but looking at the map it does seem to make sense.

5:57:33 PM Smith stated as city mentioned can go 35 ft everywhere else in GR and that there is not a lot of development in the proposed project area. Smith believes it would set a precedent to match with rest of city. Smith discussed intent for DRO. Smith explained that not amending for one project but for future development. Smith believes impact of DRO is much greater than the proposed height increase. Smith stated he is somewhat conflicted but when he looks at the DRO and what it was established.

6:02:28 PM Chair Fugate re-opened public comment.

6:02:36 PM Robert Richardson’s, bigger issue at hand is because it also falls under DRO and understand that are current verbiage in DRO for higher density, why was it never considered to make some of the adjustment for building height and lot specifications. Because today DRO is pretty broad in relying on the underlining zoning district. While understand the DRO allows for much higher density, it does not take into effect a lot of the things that fall under the underlying bulk requirements.

6:03:25 PM Chair Fugate closed public comment.

6:03:34 PM Davis explained while DRO is not specific on bulk requirements, DRO is broad as it provides flexibility of those bulk requirements.

6:04:20 PM Smith does not believe it was of importance at time because it is such a small portion of the DRO. Smith asked the applicant about stepping the building. Scanlon confirmed that he could step on the building, explaining how he would need to do that. Scanlon addressed Richardson’s comments. Scanlon stated cannot go further east because of parking. Discussion with applicant, staff and commission ensued regarding proposed amendment.

6:09:04 PM Smith clarified if this is not allowed, would lose 2 two bedrooms by reducing those units to studio units. Scanlon confirmed.

6:10:05 PM Davis explained that zoning is not stagnant, that its important to consider the ebb and flow and what meets the needs of the community.

6:11:00 PM Commission discussed areas of potential future development, estimating no more than 5-6 situations where may see someone take advantage of height change. Chair Fugate asked if understanding applicant is asking 10 inches on their project. Scanlon stated as it sits its approximately 9 inches but if could raise it up to allow for grade to slow away it would be 18 inches.
6:13:55 PM Stone believes this is a waiver issue not a code issue. Stone stated needs to be a waiver or change size of building.

6:14:59 PM Smith stated net loss is 2-beds if not approved. Smith stated there is a significant drop as you go east to west on those properties, stating the topography is what caused this situation. Smith asked applicant why chose not to go route of PUD. Scanlon confirmed did not want to go through the re-application process.

6:17:24 PM Stone does not believe general impact would be that big, its code that he is hung up on.

6:17:53 PM Chair Fugate believes the benefit down the road, that it makes sense to do change to the DRO. Commission continued to discuss proposed change to height with in DRO.

6:21:31 PM Stone asked how often individual projects spur rezones. Davis clarified this would be a text amendment. Davis stated all rezones in recent past have all been applicant driven. Commission and Staff discussed previous amendments such as DRO and SRO and those were applicant driven and had city benefits. All commissioners are in agreement to move forward with the amendment.

6:29:15 PM Smith motion to recommend approval by the Hailey City Council Ordinance No. , an Ordinance amending the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay (DRO), Section 17.04R.040: Use and Bulk Requirements, to allow for a maximum building height of thirty five feet (35\') within the General Residential (GR) and Downtown Residential Overlay (DRO) Zoning Districts, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Stone seconded. All in Favor.

- 6:31:13 PM PH 3 Consideration of a City-Initiated Text Amendment to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the preliminary plat. This amendment would revise item D. to read as follows:
  - Records Maintained; Time Limit of Approval: one copy of the approved preliminary plat will be kept on file for public examination at the office of the city engineer and one copy at the office of the administrator in the Community Development Department. The approval of the preliminary plat shall be valid for a period of two (2) calendar years unless an extension of time is applied for and granted administratively by the council the Administrator and City Engineer, or unless otherwise allowed for within a phasing agreement. **ACTION ITEM.**

6:32:07 PM Osborn summarized that developers commonly ask for extensions on preliminary plats due to delays of construction of infrastructure. Osborn explained staff is requesting to amend the extensions to be able to be done administratively.
6:33:56 PM Stone asked how many times an applicant can extend. Davis explained the extension process. Commission discussed how it makes sense that people want to get their work done.

6:35:23 PM Chair Fugate opened public comment.

6:35:43 PM Chair Fugate closed public comment.

6:35:57 PM Scanlon motion to recommend approval by the Hailey City Council the proposed ordinance, Ordinance No. , a City-initiated Text Amendment amending Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D. of the Hailey Municipal Code, to allow for the Administrator and the City Engineer to administratively approve and grant an extension of the preliminary plat, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare. Smith seconded.

Staff Reports and Discussion

- **SR 1** Discussion of current building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion of the next Planning and Zoning Meeting: **May 1, 2023**
  - **DR:** Copper Ranch
  - **Rezone:** WRLT
  - **DR:** Maple Street Apartments

Davis summarized upcoming projects.

6:40:59 PM Smith motion to adjourn. Scanlon seconded. All in Favor.
Return to Agenda
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-Initiated Amendment to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year inflationary increases in the cost of providing services.

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 29, 2023 and mailed to public agencies on March 29, 2023.

Background: The intent of the request was to amend Hailey’s Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to allow for annual inflationary increases to the Development Impact Fee Schedule.

Procedural History: Idaho Code §67-8201 et seq. allows Idaho municipal corporations to enact ordinances allowing cities to collect development impact fees. In 2007, Hailey adopted its first development impact fee (DIF) ordinance which is codified as Chapter 15.16 of the Hailey Municipal Code. As a basis for Hailey’s development impact fee ordinance, the city engaged a consultant to develop a Development Impact Fee Study, which was updated in 2012, 2016, and 2021. The Hailey Development Impact Fee Advisory Committee meets annually to review the Capital Improvement Plan, and projects eligible for DIF funding.

Hailey, like many other cities, has found that inflationary costs have affected Hailey’s cost to provide parks, fire, recreation, and street facilities. Many cities (such as the City of Twin falls) follow the municipal cost index as a measurable way to track rising inflationary costs related to providing municipal services. From October 2021 to October 2022, the municipal cost index showed a year-over-year increase of 8.01% and a 6.6% year-over-year increase January 2022 to January 2023 (https://www.americancityandcounty.com/municipal-cost-index/) -- 

The Municipal Cost Index (MCI), developed exclusively by American City & County, is designed to show the effects of inflation on the cost of providing municipal services. State and local government officials rely on American City & County’s Municipal Cost Index to stay on top of price trends, monitor price increases for commodities, make informed government contract decisions and plan budgets intelligently. Since 1978, readers have loyalaly referred to the Municipal Cost Index to determine the cost of inflation and, hence, the rising cost of doing business as a local government.

On this page, Municipal Cost Index data for the current year and the year-to-year percentage change in the index compared to that month last year are displayed. Additionally, related data for the three indices that comprise the Municipal Cost Index are also shown. Scroll down to find historical data for the Municipal Cost Index and its component indices dating back to 1978.
Staff recommended and the Commission concurred, an amendment to the Hailey Development Impact Fee Ordinance, which would update the Development Impact Fee Schedule to automatically adjust for inflationary costs based on the municipal cost index as published by the American Cities and County Magazine. The attached draft Ordinance would allow Hailey to waive the inflationary cost increase for any given fiscal year. The proposed ordinance language, as amended by the Commission, could read:

On the effective date of this Ordinance, and in January of each year thereafter in which an impact fee is in effect, the amount of the impact fee shall be automatically adjusted to account for year-over-year changes in inflation increases in the cost of providing fire, parks and recreation, and street public facilities, as well as CIP costs, to service new developments utilizing the latest available municipal cost index as published by “American Cities And County Magazine”. Nothing herein shall prevent Hailey from electing to maintain a then-existing fire, parks and recreation, street impact fee, and CIP costs, or from electing to waive any inflation increases for any given fiscal year, or years. Any such action to determine inflation or adjustments shall be by City Council resolution. If a police development impact fee is adopted in the future, it shall be subject to the same herein.
Standards of Review:
Criteria for Review. Section 17.14.060(A) of the Hailey Municipal Code provides “[w]hen evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:

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

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

Development Impact Fees (DIF), including any associated amendments, are fees collected from development projects for the purpose of providing new or expanded public capital facilities required to serve that development. Such facilities include park updates, street repairs and maintenance, water and wastewater infrastructure, expansion of emergency services, capital improvement project costs, and more. DIFs have been contemplated within Hailey’s Comprehensive Plan and have been used in conjunction with a sound capital improvement plan for several years. While not an exhaustive list, some of the following goals from Hailey’s Comprehensive Plan are relevant to this text amendment and support DIFs, as follows:

**Section 4: Recreation, Parks, and Lands**
Goal 4.1: Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces, and natural lands in order to provide diverse recreation opportunities for Hailey residents.

**Section 9: Public Facilities, Utilities, and Services**
Goal 9.1: Plan for the long-term utilities, service and facility needs of the city while minimizing impacts to the greatest extent possible.

**Section 10: Transportation**
Goal 10.1: Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient, and efficient multi-modal transportation system for all Hailey residents.

Development Impact Fees are currently collected for Parks and Paths, Fire and EMS, Streets, and CIP Costs. These monies assist in the creation of, maintenance costs, and general operations of services and amenities, such as parks, streets, water, and wastewater infrastructure, and more, to new and existing developments within the City of Hailey. To continue to provide desirable public facilities, the Commission were supportive of the proposed amendment which allows for annual adjustments to the Development Impact Fee Schedule.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services. The Commission found that the proposed amendments will not result in a change in allowed uses nor will they create excessive additional requirements at the public cost for services, and that the amendments are intended to allow for annual adjustments to the Development Impact Fee Schedule.
3. **The proposed uses are compatible with the surrounding area.** The Commission found that the proposed text amendments will not impact compatibility.

4. **The proposed amendment will promote public health, safety, and general welfare.**
   The Commission found the proposed amendments to be consistent with the Hailey Comprehensive Plan, and no changes to allowed uses anticipated.

**CONCLUSIONS OF LAW AND DECISION**

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An Ordinance, Ordinance No.______, amending the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.16: Development Impact Fees, Section 15.16.130: Development Impact Fee Schedule, to provide for annual adjustments tied to year-over-year changes in the cost of providing services, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote public health, safety and general welfare.

Signed this __________ day of ______________________, 2023.

________________________________________
Janet Fugate, Chair

Attest:

________________________________________
Jessica Parker, Community Development Assistant
Return to Agenda
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a Text Amendment submitted by F & G Idaho, LLC, to amend the Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article M: Townsite Overlay, Section 17.04M.060(C): Maximum Building Height, to remove the General Residential (GR) Zoning District from the maximum building height of thirty feet (30’) outlined within the Townsite Overlay (TO) Zoning District. This amendment would revise items C. 2. and C. 3. to read as follows:

- C. 2. Limited Business, General Residential Districts: Thirty-five feet (35’)
- C. 3. Transitional, General Residential, Limited Residential-1 Districts: Thirty feet (30’)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 29, 2023 and mailed to public agencies on March 29, 2023

Background: F&G Idaho, LLC, own a parcel within the City of Hailey’s Townsite Overlay (TO) District and General Residential (GR) Zoning District. The parcel is approximately 20,393 square feet in size and is located at 50 W. Maple Street. The Applicant completed a Pre-Application Design Review with the Hailey Planning and Zoning Commission for the proposed development of eighteen (18) apartment-style units on the parcel. The Applicant also submitted a formal Design Review Application for the proposed development, which first received a public hearing with the Planning and Zoning Commission on March 20, 2023. The hearing was continued to May 1, 2023.

According to the Applicant, the specific objective of the proposed amendment is to allow developers and builders the opportunity to maximize the number of living units they can provide in multifamily buildings within the General Residential (GR) zones that also lie within the TO Zoning District.

The Applicant provided thorough discussion on the suitability of the proposed text amendment as it relates to Section 17.04M.010, “Purpose” [Townsite Overlay District]. They noted the current built environment of the Business (B) District of the Townsite Overlay, already permits buildings up to 35’ in height, and 40’ if a residential unit is provided. Additionally, they highlighted those buildings zoned as GR (but not located within the TO) already carry a maximum permitted building height of 35’.

Regarding the proposed maximum building height for GR in the TO, other points raised by the Applicant included the opportunities to:

- “Encourage infill while retaining neighborhood character”
- “To create sufficient flexibility to allow for desirable development”
- “To conserve building resources”
- “To enhance neighborhoods with increased pedestrian orientation”

City Staff and the Commission concurred with the preceding points raised by the Applicant; however, the Commission recommended that the text amendment apply instead to all GR zoned parcels in the Downtown Residential Overlay District (DRO), instead of all parcels zoned GR and within the TO. This amendment would include the parcel owned by F&G Idaho, LLC, and the intended apartment unit development, and further, support and retain the character of Old Town Hailey. The reasoning for this recommendation included limiting the scope of impact of an increased maximum building height in GR Districts (DRO has thirty-nine parcels (39) zoned as GR, whereas TO has one hundred and eighty (180...
parcels). The stated purpose of the Downtown Residential Overlay District (Section 17.04R.010, Hailey Municipal Code) also includes each of the aforementioned purposes for the TO. Opportunities for the TO that can be achieved through increasing the maximum allowed building height may be retained for the DRO, in accordance with the points raised by the Applicant.

The Commission found this amendment to be more acceptable than the Text Amendment Application as originally submitted. However, the Commission deliberated the possible precedents that could be set by recommending for approval such developer-initiated text amendments. Public comment from nearby residents of the proposed Maple Street Apartments, which the proposed Text Amendment would impact, expressed resistance to the proposed Text Amendment on similar grounds to precedent-setting for Municipal Code and Zoning changes in the future.

The Commission reviewed the City of Hailey Zoning Map at the public hearing and found that only four (4) to five (5) parcels within the DRO District could be possibly impacted by the proposed maximum building height Text Amendment. Commissioners also noted that the DRO District is the City’s desired location for increasing residential density and infill into the future. If approved within the GR and DRO Zoning Districts, Staff can monitor development and uptake of the new maximum building height on a smaller scope and scale (DRO, instead of TO), provide adjustments as necessary, and mitigate widespread impact of any unforeseen consequences of such amendments. Additionally, F&G Idaho, LLC, will still be able to capitalize on the maximum building height amendment, as their parcel and intended development is located within the DRO.

Based on these scope impact and future development considerations, the Commission supported the revised Text Amendment for increasing the maximum building height for GR parcels within the DRO District, and not the originally proposed TO District.

If approved by the Hailey City Council, as recommended by the Planning and Zoning Commission, the strike-through text below would be removed, and the bold and underlined text would be added within Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay (DRO), Section 17.04R.040: Use and Bulk Requirements:

B. Maximum Building Height Requirement: The maximum building height requirement for those parcels located within the Downtown Residential Overlay (DRO) and the General Residential (GR) Zoning Districts shall have a maximum building height of thirty-five (35) feet from record grade.

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

1. The proposed amendment is in accordance with the comprehensive plan;
2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
3. The proposed uses are compatible with the surrounding area; and
4. The proposed amendment will promote public health, safety, and general welfare.
1. The proposed amendment is in accordance with the comprehensive plan;
   The Comprehensive Plan articulates the merits of diverse housing and population growth management through a balanced combination of infill and redevelopment. With such growth, the Comprehensive Plan also aims to retain the small-town character of Hailey:

   “Land Use Implications of Population Growth Scenarios: Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small-town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth”.

   By increasing the maximum building height to thirty-five feet (35’) for GR parcels located in the TO District, smart growth, infill development, and/or redevelopment are encouraged on vacant land or already developed parcels. That said, the Commission recommended that the text amendment apply to the GR District within the DRO District, instead of all GR parcels within the TO District. The character and small-town charm of Hailey can be retained through careful design and meeting the bulk requirements of the zoning district, and an increase, such as this, would provide greater opportunities to diversify housing types and price points (aid in affordability), and utilize existing infrastructure more sustainably (developed neighborhoods are already served by municipal services, such as water and wastewater; supports incremental infill development, increases in residential units achieved through building height rather than footprint and impact on the landscape). The Commission preferred to see these Land Use implications within the DRO District, and not the TO District.

   Finding: Compliance. The Commission found that this standard has been met.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;
   Finding: Compliance. The Commission found that the proposed amendment will not create excessive additional requirements at the public cost for services, and that the amendment is intended to allow developers and builders the opportunity to maximize the number of living units they can provide in multifamily buildings within the GR and DRO Districts.

3. The proposed uses are compatible with the surrounding area; and
   Finding: Compliance. The Commission found the proposed uses will support and be compatible with the surrounding area and other areas throughout Hailey. Impact to adjacent properties will be minimal, if approved within the GR and DRO Zoning Districts, and may be variable within the GR and TO Zoning Districts, as there are a significant number of parcels zoned as GR within the TO. That said, the bulk requirements for building setbacks with respect to building height still apply to any development, be it within the GR, DRO, and TO Districts, which can support compatibility with the surrounding areas. The design review process will also promote compatibility.

4. The proposed amendment will promote public health, safety, and general welfare.
   Finding: Compliance. The Commission found the proposed amendments to be consistent with the Hailey Comprehensive Plan and will encourage infill in locations with access to transportation and public services, open spaces and parks, and the original Hailey Townsite. Living spaces may also increase in size for multifamily and single-family units while maintaining the same building footprint.
The associated design features for buildings with a larger maximum building height can promote the general welfare of the residential, in-unit setting.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The Commission made the following recommendations:

An Ordinance, Ordinance No. __________, amending Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Article R: Downtown Residential Overlay District (DRO), Section 17.04R.060: Downtown Residential Overlay Bulk Requirements, to add Item B., which allows for a maximum building height of thirty-five (35) feet within General Residential (GR) and Downtown Residential Overlay (DRO) Zoning Districts, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Signed this __________ day of ______________________, 2023.

________________________________________
Janet Fugate, Chair

Attest:

_______________________________________
Jessica Parker, Community Development Assistant
Return to Agenda
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 17, 2023, the Planning and Zoning Commission considered and recommended for approval by the Hailey City Council a City-initiated Text Amendment to the Hailey Municipal Code to Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D., to allow for City Staff and the City Engineer to approve and grant an extension of the Preliminary Plat approval.

Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies on March 22, 2023.

Background: Staff proposed that the Administrator, via the Planning and Zoning Commission, as well as the City Engineer be able to administratively approve and grant an extension of a Preliminary Plat, rather than by seeking approval via the City Council.

Preliminary Plat Timeline
During the Preliminary Plat timeline, following the approval of a subdivision’s Preliminary Plat and prior to the entitlement of a Final Plat, Developers are required to install municipal infrastructure. Developers commonly request extensions of the Preliminary Plat timeline to accommodate delays caused by the market, concurrent entitlement processes, and other reasons. In 2021, the City approved a Staff-initiated Ordinance increasing the Preliminary Plat timeline from one (1) to two (2) years. Still, developers of large projects request an extension to the two-year timeline and/or choose to bond or provide security for incomplete infrastructure improvements, so that they may progress through the Final Plat entitlement process. Both Blaine County and the City of Ketchum have a two-year Preliminary Plat Timeline.

Increasing Efficiency & Decreasing Burdens on Staff Workload
To increase efficiency within the Community Development Department and alleviate overloaded meeting schedules, City Staff proposes that the Administrator and the City Engineer be able to administratively approve and grant an extension of a Preliminary Plat. Staff considers approval for a Preliminary Plat Extension Application by the City Council to be excessive.

Extensions do not entail renegotiations nor amendments to the approved Preliminary Plat. The nature of the application request and the task of consideration is administrative and falls within the scope of Staff’s current workload. Notably, the outcomes of Preliminary Plat Extension Applications are currently drafted by Staff prior to City Council meetings, then put on their Consent Agenda for approval unless singularly pulled. Public Hearings are not held for Preliminary Plat Extension Applications.

Throughout the Preliminary Plat timeline, Public Works, and Community Development Staff interface with development teams regarding the construction and installation of infrastructure and services. Through inspection and approval of infrastructure and services, Staff maintains a pulse on the pace, status, and hurdles that each subdivision faces in the build-up to the submittal and recordation of its Final Plat. It is in the best interests of the City and Staff to support development teams to complete their required improvements and progress through the platting process in a timely manner.

For applications that may be approved administratively—like Design Review for Accessory Dwelling Units, historically outside of Townsite Overlay and recently throughout City limits—Applicants do not need to wait on meeting schedules. Administrative approval generally takes 1-2 weeks, while Council approval can take 4 weeks. In contrast to the Council approval process, the administrative approval process requires less written documentation and remains within the management of the Community
Development Department. Council approval of projects requires Staff to coordinate across City Departments, multiple times. In summary, coordinating schedules and documents between departments slows the progression of the projects and increases Staff workloads. The proposed Text Amendment would alleviate Staff burdens in processing Preliminary Plat Extension Applications.

Specifically, the attached draft Ordinance proposes to amend Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D. to read as follows:

Records Maintained; Time Limit of Approval: one copy of the approved preliminary plat will be kept on file for public examination at the office of the city engineer and one copy at the office of the administrator in the Community Development Department. The approval of the preliminary plat shall be valid for a period of two (2) calendar years unless an extension of time is applied for and granted administratively by the council the Administrator and City Engineer, or unless otherwise allowed for within a phasing agreement.

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

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

1. The proposed amendment is in accordance with the comprehensive plan;
The current version Comprehensive Plan offers high-level guidance on City goals—primarily surrounding land-use—but offers little guidance on the efficiency and administration of development applications and other City operations. However, the 1997-2005 version of the Plan, specifically directed Staff to “Adopt reasonable time limits for approval procedures, while still providing for public review and input” with a subgoal directing Staff to “Streamline the review/approval process for applications as much as possible” (see page 101, Appendix C of the current Comprehensive Plan).

From the 2020 version of Comprehensive Plan, the following goal is of closest relevance to the proposed Text Amendment:

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

In an effort to achieve this goal, the city routinely requires Developers to improve utility, service, and facility infrastructure for subdivisions. These requirements take time to build and install. When the City extended the Preliminary Plat timeline in 2021, from one (1) to two (2) calendar years, the City provided additional, needed time for Developers to complete necessary improvements. The proposed text Amendment herein is in the same vein, the City additionally seeks to support development Applicants and the City’s utility, service, and facility needs by speeding up the administrative tasks associated with the platting process.
Finding: Compliance. The Commission concurred with City Staff and found the proposed amendment to be in accordance with the Comprehensive Plan.

2. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; Finding: Compliance. The Commission found that the proposed amendment will not result in a change in allowed land use, nor will it create additional requirements at public cost for services. Alternatively, the Commission found that the proposed Text Amendment will decrease Staff workload and increase the efficiency of Hailey’s City administration.

3. The proposed uses are compatible with the surrounding area; and Finding: Compliance. The Commission found that the proposed Text Amendment does not impact land use compatibility.

4. The proposed amendment will promote public health, safety, and general welfare. Finding: Compliance. The Commission found that the proposed Text Amendment seeks to support the efficiency and effectiveness of the City’s administration, which is key to the public health, safety, and general welfare of the community.

CONCLUSIONS OF LAW AND DECISION

Based on the above Findings of Fact, Conclusions of Law and Decision, the Commission, on a unanimous vote, concluded the adequate notice, pursuant Title 7, Section 17.14 was given, and is proper. The Commission makes the following recommendations:

The Commission thereby recommends approval by the Hailey City Council the proposed ordinance, Ordinance No._______, a City-initiated Text Amendment amending Title 16: Subdivision Regulations, Chapter 16.03: Procedure, Section 16.03.020: Council Preliminary Plat Approval, Item D. of the Hailey Municipal Code, to allow for the Administrator and the City Engineer to administratively approve and grant an extension of the preliminary plat, finding that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Signed this _________ day of ______________________, 2023.

________________________________________
Janet Fugate, Chair

Attest:

____________________________
Jessica Parker, Community Development Assistant
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of a Zone Change Application submitted by the Wood River Land Trust for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The Applicant proposes to change the underlying zoning for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, within the Townsite Overlay (TO). The rezone is affiliated with a draft Development Agreement that seeks to retain the historical nature of the structures on site.

Hearing: May 1, 2023

Application Contact: Wood River Land Trust

Location and Size: 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022); 0.138 acres

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

Proposed Zoning: Transitional (TN) and Townsite Overlay (TO)

Notice: Notice for the public hearing was mailed to property owners and agencies within 300 feet on April 7, 2023 and published in the Idaho Mountain Express on April 12, 2023. Notice was posted on the property on April 24, 2023.

Application: The Wood River Land Trust proposes to amend the underlying zoning of their 0.138-acre property at 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, maintaining the property’s designation in the Townsite Overlay (TO) Zoning District. As shown below, the property borders the following zoning districts: General Residential (GR) to the north and east, Transitional (TN) to the south, and Business (B) to west.
Analysis and Discussion:

The subject property is located east of the Main Street/State Highway 75, one-and-a-half (1.5) blocks east of the Central Core (CC) Overlay District. The lot borders Business (B) zoning to the west, Transitional (TN) to the south, and General Residential (GR) to the north and east. Further east is the Limited Residential (LR-1) zoning of Old Hailey. The subject property includes a historic structure that was built in 1916, a feature that is characteristic of structures within the parcel’s Townsite Overlay (TO) Zoning District.

In tandem with the Zone Change Application, the Applicant has submitted a draft Development Agreement that proposes to retain the historical nature of the structure and resembles an agreement associated with their adjacent property to the south, 119 E. Bullion Street, which was rezoned from GR to TN in 2020 for similar reasons.

The Zone Change Application for 119 N. 2nd Avenue can be understood as a continuation of the organization’s land use and zoning at their adjacent property— the Applicant uses both sites for mixed commercial/office and residential uses. While mixed uses are allowed in the B and TN zoning districts to the west and south, the GR zoning district precludes commercial office use but allows for home occupations.

Of relevance, the existing and proposed Development Agreements for the Wood River Land Trust’s
properties on this block serve to prevent drastic development of the property and to retain the historical character of the buildings onsite. Historically, the buildings were used residentially. Aesthetically, they align with the residential quality of the buildings to the east in Old Hailey. Functionally, they house commercial uses that are softer than the uses to the west: a bustling grocery store with retail/wholesale trade, a health and fitness center with group classes, and more.

1. **Existing Land Uses**
   a. Adjacent to the
      i. East:
         1. GR Zoning District
            a. Single-family homes zoned GR
      ii. South
         1. TN Zoning Districts
            a. Mixed use: WRLT office, residential
            b. Office: law office
            c. Personal services: beauty salon
      iii. West
         1. B Zoning District
            a. Old Town Mercantile: three-story commercial building including office, retail, health and fitness, and more uses
            b. Daycare Center: Kids Kampus Preschool Daycare
            c. Healthcare and medical service: Hailey Eye Center
            d. Office: The Nature Conservancy office
      iv. North
         1. Single-family home zoned GR

2. **Purposes of the Zoning Districts:**
   - Townsite Overlay (TO):
     o The purpose of the Townsite Overlay District is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey Townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey.
   - General Residential (GR):
     o The purpose of the GR District is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood.
- **Transitional (TN):**
  - The purpose of the TN District is to provide a buffer zone between residential and business areas within the townsite overly district. The zone provides for restricted business activities within residential areas which are directly adjacent to or across a street or alley from established business zones. Uses shall be limited to those that generate relatively little traffic. The residential character of the area shall be maintained by preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area and requiring adequate onsite parking. The term “transitional” does not imply that the properties within the district will be transitioning from residential to business zoning.

- **Business (B):**
  - The purpose of the B District is to provide areas for general business and commercial activities and a limited number of residential uses.

- **119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022):**
  - The Applicant is proposing that the parcel, currently zoned within GR be rezoned to TN.
  - The proposed zoning— as well as the Applicant’s current uses and future intentions for the site— continues to allow for residential uses and expands the allowable commercial uses. Staff concurs that the parcel’s location adjacent to the B Zoning District, as well as the softer nature of the mixed office/residential use, justifies an increase in commercial uses to the extent allowed by the TN Zoning District. Notably, the proposed Development Agreement aligns with a tenet of the TN Zoning District: “preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area.” The Development Agreement affiliated with this Zone Change Application proposes to ensure the historical and residential quality of the 1914 building.

3. **Bulk Requirements Comparison:**

   As described in the rightmost column of the first table, the proposed rezone presents negligible changes to the bulk requirements. If approved, the rezone would:
   - Increase the base side setback by two feet (2’); however, overall, the side setback may decrease depending on the height of the existing building;
   - Decrease permissible lot coverage, unless 75% or more of the required parking may be provided in an enclosed structure.

   Aside from types of units permitted in TN versus GR, the rezone application presents no other changes to the bulk requirements for this parcel.

<table>
<thead>
<tr>
<th>Zoning Districts</th>
<th>Summary of proposed changes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot dimensions</strong></td>
<td></td>
</tr>
<tr>
<td>Minimum lot size (square feet)</td>
<td>GR, TO</td>
</tr>
<tr>
<td>6,000⁵</td>
<td>6,000⁵</td>
</tr>
<tr>
<td>Minimum lot width (feet)</td>
<td>GR, TO</td>
</tr>
<tr>
<td>50⁶</td>
<td>50⁶</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td><strong>Summary of proposed changes</strong></td>
</tr>
<tr>
<td>Maximum building height</td>
<td>GR, TO</td>
</tr>
<tr>
<td>35⁴¹,²²</td>
<td>35</td>
</tr>
</tbody>
</table>
## Setbacks

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum Front Yard setback (feet)</th>
<th>Minimum Side Yard setback (feet)</th>
<th>Minimum Rear Yard setback (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20</td>
<td>10, 19, 20</td>
<td>10, 19, 20</td>
</tr>
</tbody>
</table>

**Notes:**

1. In GR and TN Zones, townhouse sublots shall have an aggregate density of no more than 10 lots per acre.
2. Townhouse sublots shall conform to the standards established in the IFC.
3. Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse sublot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.
4. In TN Zone, 40 percent lot coverage will be allowed where at least 75 percent of required parking spaces are enclosed within a structure.
5. See also subsections 17.07.010 F and G of this title.
Zone Change Application: 119 N. 2nd Avenue, WRLT
Rezone Request: GR to TN, maintaining TO
Hailey Planning and Zoning Commission – May 1, 2023
Staff Report - Page 6 of 9

<table>
<thead>
<tr>
<th>reverse corner lots</th>
<th>For a building with any portion of the building footprint within the special flood hazard area, building height shall be measured 2 feet above the base flood elevation (BFE).</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. (not applicable)</td>
<td>For buildings in the Limited Residential (LR) Zone Districts, buildings shall in no instance exceed a building height of 32 feet from record grade. For buildings in the General Residential (GR) Zone Districts, buildings shall in no case exceed a building height of 35 feet from record grade.</td>
</tr>
<tr>
<td>22. (not applicable)</td>
<td>Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one foot (1') for every two and one-half feet (21/2') of wall height (see section 17.04M.090, Diagram 1, of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the side yards of properties but shall not apply to sublots within a development.</td>
</tr>
</tbody>
</table>

Criteria for Review:

1) The proposed amendment is in accordance with the Comprehensive Plan;
   The Comprehensive Plan aims to “Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map” (Goal 5.1, pg. 29). The Land Use Map depicts broad community goals, meant to guide land use decisions. On the Land Use Map, the Wood River Land Trust’s parcel is located on the periphery of the “Downtown” core, in the “Residential Buffer” and along a “Pedestrian & Bicycle Route” (2nd Avenue). The Comprehensive Plan (pg. 29) describes the intent of the related areas, as follows.

Downtown - the historic commercial center containing the greatest concentration of commercial, cultural, and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.

The historical relevance of the Wood River Land Trust’s buildings and the parcel’s proximity to the Downtown core increase the relevance of the proposed Development Agreement. City Staff is in strong support of the stipulations of the agreement, which can prevent development and retain the historical character of the early 20th century building. The history and culture of Hailey are imbued in historic structures, like the one at 119 N. 2nd Avenue. In offering measures to preserve the historic structure, the Applicant and the Development Agreement affiliated with this Zone Change Application support the Comprehensive Plan’s goals for Downtown Hailey. Additionally, the proposed mixed uses of the building support the commercial and civic activity of modern Downtown Hailey.

Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.
The proposed rezone to the TN Zoning District soundly aligns with the parcel’s location in the “Residential Buffer.” By changing the nature of the site’s uses, the proposed rezone will create a buffer zone between residential and commercial uses on the periphery of Hailey’s Downtown core.

When elaborating on the importance of Hailey’s Downtown, the Plan stresses the value of mixed-use buildings:

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

As stated on page 27 of the Comprehensive Plan, “Successful downtowns are dependent on a mix of complementary activities that help generate human activity and foot traffic.” As evidenced by the current use of the parcel, as well as the adjacent parcel, the proposed residential and commercial uses are complementary to each other and beneficial, on principle, to the Downtown core.

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

Public facilities and services are available to support the proposed uses on site and generally permitted by the proposed TN Zoning District. Firstly, the change of uses from the GR to TN Zoning Districts are not significant; the TN Zoning District allows for soft commercial uses that are friendly to residential neighborhoods. Secondly, the uses permitted by the TN Zoning District are already occurring on site, as well as on the adjacent parcel.

Though no plans to redevelop the site are proposed at this time, the Applicant has submitted conceptual plans for a garage/ADU. Such infill development— which is encouraged at this site, per the purpose of the Townsite Overlay (TO) Zoning District and goals of the Comprehensive Plan— makes efficient use of public facilities and services; and, is vastly preferred to expanding into the undeveloped natural landscape surrounding Hailey.

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

As discussed at the beginning of this report, the proposed rezone can be understood as a continuation of the organization’s land use and zoning of their adjacent property. The Applicant uses both sites for mixed uses, specifically commercial office and residential uses. Increasing the TN Zoning District at this site proposes to expand the “residential buffer” that exists in the limited TN zoning and is envisioned by the Comprehensive Plan Land Use Map. Aside from the adjacent uses in the TN Zoning District, the proposed uses at 119 N. 2nd Avenue include uses that exist on either side of the parcel: 1) offices that are less-public facing than harder commercial uses, and 2) residences. City Staff concurs that the proposed uses are compatible with the surrounding area.

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

City Staff notes a strong basis in the Hailey Comprehensive Plan for this type of amendment— mixed use near the Downtown core and effective residential buffers. By adhering to Hailey’s robust
Comprehensive Plan, the people and community of Hailey stand to benefit from strategic and smart land use planning that enhances the quality of places and efficiently distributed resources.

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

**17.14.040(B) Recommendation.**

1. Following the hearing, if the Commission or Hearing Examiner makes a substantial change from what was presented at the hearing, the Commission or Hearing Examiner may either conduct a further hearing after providing notice of its recommendation, or make its recommendations to the Council, provided the notice of the Commission’s or Hearing Examiner’s recommendation shall be included in the notice of the hearing to be conducted by the Council.

2. The Commission or Hearing Examiner shall recommend, with reasons therefore, to the Council that the proposed amendment be granted or denied, or that a modified amendment is granted.

3. If the proposal initiated by an Applicant is not in accordance with the Comprehensive Plan, the Commission or Hearing Examiner shall notify the Applicant of this finding and inform the Applicant that the Applicant must apply for an amendment to the Comprehensive Plan before the Hailey Municipal Code or Zoning Map can be amended.

**A. The Hearing Examiner or Commission and Council shall make findings of fact on the following criteria:**

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

**B. Rezones:** When evaluating any proposed zoning ordinance map amendment to rezone property to business (B) zoning district, limited business (LB) zoning district or transitional (TN) zoning district, the hearing examiner or commission and council shall consider the following:

1. Vacancy rates of existing buildings and land within the existing business (B), limited business (LB) or transitional (TN) zoning districts. A lower vacancy rate will favor a rezone, while a higher vacancy rate will not favor a rezone.
2. The distance of the parcel proposed for rezone from the central core overlay district boundary. A shorter distance from the central core overlay district boundary will favor a rezone, while a longer distance from the central core overlay district boundary will not favor a rezone. (Ord. 1191, 2015).

**Summary and Suggested Conditions of Approval:** The Commission shall recommend approval or denial to the Hailey City Council the Rezone Application by 525, LLC, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes amending 525 North 1st Avenue (Lots 1-4, Block 64, Hailey Townsite) to remain General Residential (GR)
and Townsite Overlay (TO) to be within the Downtown Residential Overlay (DRO), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.14, Amendment, additional applicable requirements of Title 17, Title 18, and City Standards.

**Motion Language:**

**Approval:** Motion to approve the Zone Change Application, submitted by the Wood River Land Trust for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, within the Townsite Overlay (TO), finding that the changes are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, the proposed uses are compatible with the surrounding area, and the proposed amendment will promote the public health, safety and general welfare.

**Denial:** Motion to deny the Zone Change Application, submitted by the Wood River Land Trust for an amendment to the City of Hailey Zoning District Map, Section 17.05.020, proposing to change the underlying zoning for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) to the Transitional (TN) Zoning District, within the Townsite Overlay (TO), finding that __________ [Commission should cite which standards are not met and provide the reason why each identified standard is not met].

**Continuation:** Motion to continue the public hearing to _______________ [the Commission should specify a date].
DEVELOPMENT AGREEMENT

This Agreement entered into this _____day of __________, 2023, by and between the City of Hailey, a municipal corporation (hereinafter referred to as “Hailey” or “the city”) and the Wood River Land Trust, a non-profit organization (hereinafter referred to as “WRLT”).

Recitals:

A. The Wood River Land Trust is the owner of the property at 119 N 2nd Avenue in Hailey, Blaine County, Idaho (hereinafter referred to as “the Property”).

B. The city of Hailey is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code. Section XIV of Hailey’s Zoning Ordinance allows for amendment to the City’s Zone District Map. As set forth in Hailey Zoning Ordinance Section 14.8 and Idaho Code Section 67-6511A, the City of Hailey has the power to require or permit, as a condition of such a re-zoning, that an owner or developer of the property make a written commitment concerning the use or development of the subject parcel. Pursuant to 67-6511A, this power includes the power to adopt rules governing the creation, form, recording, modification, enforcement, and termination of such commitments.

C. The Property is presently zoned General Residential (GR) and is governed by the City of Hailey’s land use and zoning ordinances and regulations, which have been enacted pursuant to the laws of the State of Idaho. The WRLT has applied to the City for an amendment to Hailey’s Zone District Map and has requested that the Property be re-zoned from its present zone designation of General Residential (GR) to Transitional (TN). The WRLT’s application is subject to Hailey Zoning Ordinance Section 14.8, which allows the re-zone of the Property to be made conditional upon the WRLT’s making certain commitments concerning the use and development of the Property.

D. The City of Hailey has determined that re-zone of the Property from General Residential (GR) to Transitional (TN) is in conformance with the City’s Comprehensive Plan. To ensure that the manner of development of the Property shall not become detrimental to the City and shall be in the best interest of its residents, the City has required certain commitments from the WRLT pursuant to Hailey Zoning Ordinance Section 14.8 and Idaho Code Section 67-6511A as a condition of this re-zone.

E. The WRLT and the City of Hailey hereby enter into this Agreement in order to limit the use and development of the property; to retain its historical nature; and to promote the general health, safety, and welfare of the citizens of Hailey, as well as the future inhabitants/users/occupants of the property and its adjacent residents.

Now, therefore, in consideration of the mutually dependent promises, covenants, and agreements contained herein, the parties hereto agree as follows:

1. Pursuant to Idaho Code Section 67-6511A and Section 14.8 of the Hailey Zoning Ordinance, Zoning Ordinance Map Amendment Pursuant to the Development Agreement, the City hereby agrees to change the zoning of the property from General Residential (GR) to Transitional (TN). Such re-zone is contingent solely upon the WRLT fulfilling the following commitments:
a. That the structure currently located up the property at 119 N 2nd Avenue shall be used exclusively as an office by the WRLT, or as a combined office for the WRLT and a residence for an employee of the WRLT. The WRLT hereby agrees that any change in such use shall result in the revocation of the Transition (TN) zone designation pursuant to Idaho Code Section 67-6511A.

b. The hours of operation of the WRLT shall not exceed from 8:00 am to 6:00 pm Mondays through Saturdays, with no more than one evening use per week for meetings and special events.

c. That the exterior of the property shall remain substantially unaltered other than to restore it to its historical condition. In the event the WRLT desires to make alterations other than those stated above, the Property shall be subject to review by the Hailey Planning and Zoning Commission in accordance with City Ordinances. Any action by the WRLT to modify the building in such a way as to undermine its residential character shall result in a violation of this Agreement and in reversion of the Transitional (TN) zone designation to General Residential (GR) as set forth in Idaho Code Section 67-6511A;

d. That exterior lighting is for the business use of the property and shall operate only during business hours. All exterior lighting shall be downcast and shielded and shall be subject to applicable City ordinances and regulations.

e. That any sign for the business shall not be illuminated, shall be affixed to the house itself, and shall be subject to applicable City ordinances and regulations.

f. That in the event the structure that presently occupies the Property is destroyed or is so damaged that it must be substantially rebuilt, any new or improved structure must substantially conform to the existing residential style, structure, and existing footprint. Failure of any new or improved structure or substantially conform to the existing structure shall result in violation of this Agreement and in reversion of the Transitional (TN) zone designation to General Residential (GR) as set forth in Idaho Code Section 67-6511A.

2. This Agreement, including the commitments set forth in Paragraph 1 above, shall be duly recorded.

3. It is further agreed that the commitments contained herein shall become effective immediately upon adoption by Hailey’s City Council of Hailey Ordinance No.

4. Upon the re-zoning of the remaining Eastern lot of Block 39 to a TN zone designation, or any other zone designation that includes offices, this Agreement shall become null and void.

5. The partied further covenant and agree that: (a) If either party fails or neglects for any reason to take advantage of any of the terms providing for the termination of this agreement, or (b) if either party, having the right to declare this Agreement terminated or forfeited, shall fail to do so, any such failure or neglect shall not constitute or be deemed to be a waiver of any cause for termination or forfeiture which may subsequently arrive, or as a waiver of any of the covenants, terms, condition or promises in this Agreement or the performance thereof. None of the covenants, terms, conditions or promises in this Agreement can be waived except by appropriate writing signed by the parties in this Agreement.

6. Binding Effect. The covenants, terms, and conditions in this Agreement shall apply to and bind heirs, assigns, successors-in-interest, and legal representatives of the parties hereto, and all covenants, terms, and conditions are to be construed as conditions of this Agreement.
7. Modification. This Agreement, and the commitments contained herein, may not be changed, altered, or modified except by writing and signed by all the parties to this Agreement.

8. Notices. Whenever it shall be necessary for one party to provide the other party with a notice under the terms and conditions of this agreement, such notice shall be sent by certified mail to the City of Hailey at: 115 South Main Street, Suite H, Hailey, ID 83333; and to the WRLT at 119 E. Bullion Street, Hailey, ID 83333.

9. Attorney's Fees. In the event of any litigation between the parties hereto arising out of this agreement, the prevailing party shall be entitled to all reasonable attorney's fees expended or incurred in such litigation, together with costs incurred.

10. Applicable law. This Agreement shall be construed in accordance with the laws of the State of Idaho.

11. No outside representations. There are no verbal or written promises, implied promises, representations, covenants, or warranties not set forth in this Agreement.

12. Provisions severable. Every provision of this Agreement is intended to be severable. If any term or provision hereof is determined to be illegal, invalid, or unenforceable for whatever reason, by a court of competent jurisdiction, such illegality, invalidity or unenforceable portion shall not affect the validity of the remainder of this Agreement.

13. Rights and remedies cumulative. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive its right to use any other remedy or all remedies available to him. Those rights and remedies are given in addition to any other rights and remedies that the parties may have by law, statute, ordinance or other.

WHEREFORE, the above-named parties hereby set their hands on this Agreement on the day and date first above mentioned.

This is the section that is set up for the notary. To be signed by Scott Boettger, WRLT Executive Director and the City of Hailey Mayor.
HAILEY ORDINANCE NO. ___

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF THE HAILEY MUNICIPAL CODE, SECTION 17.05.020, OFFICIAL ZONING MAP; REZONING 119 NORTH 2nd AVENUE (HAILEY LOTS 5 & 6 BLK 39 .0138@ 6,000 SF EXEMPT APP RECEIVED 2022) FROM GENERAL RESIDENTIAL (GR) AND TOWNSITE OVERLAY (TO) TO TRANSITIONAL (TN) AND TOWNSITE OVERLAY (TO); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the real property located at 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) is in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts;

WHEREAS, the Hailey City Council has found that by amending the Zoning Map to include 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) within the Transitional (TN) and Townsite Overlay (TO) Zoning Districts would increase mixed-uses near Hailey’s Downtown core and enhance the buffer envisioned by the Land Use Map and Transitional (TN) Zoning District;

WHEREAS, the Hailey City Council has found that essential public facilities and services are available to the uses in the Transitional (TN) Zoning District without excessive public cost;

WHEREAS, the Hailey City Council has found that the proposed uses in the Transitional (TN) Zoning District are compatible with the surrounding area; and

WHEREAS, the Hailey City Council has found that the following amendments to the Hailey Municipal Code Title 17 conform to the Hailey Comprehensive Plan;

WHEREAS, the Hailey City Council has found that the amendment set forth in this Ordinance will promote public health, safety, and general welfare.

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

Section 1. Section 17.05.010 of the Hailey Municipal Code is hereby amended by the adoption of changing the zoning on the Official Zoning Map for 119 N. 2nd Avenue (Hailey Lots 5 & 6 Blk 39 .138@ 6,000 Sf Exempt App Received 2022) from the General Residential (GR) and Townsite Overlay (TO) Zoning Districts to the Transitional (TN) and Townsite Overlay (TO) Zoning Districts;

Section 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.
Section 4. Effective Date. This Ordinance shall be in full force and effect from and after the approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _________________, 2023.

_________________________________
Martha Burke Mayor, City of Hailey

Attest:

____________________________
Mary Cone, City Clerk
Return to Agenda
To: Hailey Planning and Zoning Commission

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

Overview: Continuation of a Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments. The proposed project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, and the Downtown Residential Overlay (DRO). The proposal also includes: eighteen (18) parking spaces, thirteen (13), two-bedroom units and five (5) studio units.

Hearing: May 1, 2023

Applicant: F & G Idaho, LLC
Location: 50 W Maple Street (Lots 16-20, Block 5, Hailey Townsite)
Zoning: General Residential (GR), Downtown Residential Overlay (DRO), and Townsite Overlay (TO); 0.47 acres (20,393 sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 1, 2023 and mailed to property owners within 300 feet on March 1, 2023. No additional notices were sent, or publications made.

Background and Application: On March 20, 2023, the Commission reviewed the Applicant’s Design Review proposal to construct two (2) new apartment buildings, that are three stories in height, on the vacant parcel of Lots 16-20, Block 5, Hailey Townsite. This project, to be known as Maple Street Apartments, will comply with the GR, TO, and DRO requirements, and was originally proposed as follows:

- Building A: Six (6) residential units
- Building B: Twelve (12) residential units
- Onsite Parking Spaces: 18 spaces
- Public Right-of-Way Improvements:
  - River Street Typical Section with Bulbout, Landscaping, Street Trees, Sidewalk/Bike Path
  - River Street: 11 public right-of-way parking spaces
- Vehicular access to the site from the existing alley
- Varied unit sizes and number of bedrooms:
  - Eight (8) two-bedroom units at 846 square feet
  - Seven (7) two-bedroom units at 820 square feet
  - Three (3) studio units at 484 square feet
- Storage space is available for each unit.
Approximately 4,200 square feet of common useable open space was proposed. The original proposed buildings were three (3) stories in tall, which resulted in an overall building height of approximately 31' 9 ¾". This iteration of the project exceeded the building height maximum of the Townsite Overlay (TO) Zoning District by 1'-9 ¾" from record grade. Staff notified the Applicant and suggested that the overall building height proposed be reduced to meet the required building height of the district, or 30'.

Prior to the first Design Review Hearing for this project, the Applicant submitted a Text Amendment Application proposing to amend the maximum building height of the GR and TO Zoning Districts, from 30’ to 35’. This height would be consistent with those parcels zoned GR and outside of the TO Zoning District and bring the proposed building height into compliance. City Staff recommended that the Text Amendment Application be amended to apply to the DRO District, instead of the TO District, citing a lesser degree of impact such a change would have for surrounding residents in the DRO versus the TO. The Application was heard by the Planning and Zoning Commission on April 17, 2023, at which time the Commission concurred with the DRO amendment recommendation from City Staff. Commissioners unanimously motioned to recommend approval to the Hailey City Council the Text Amendment, referring to increasing the maximum building height to 35’ to those parcels located in the DRO.

Application: The Applicant has now submitted revised building plans that bring all proposed structures of Maple Street Apartments into compliance with the existing 30’ maximum building height in the DRO, as currently permitted by Hailey Municipal Code. This revision necessitated floor plan adjustments to the northern portion of the third floor on Building B (along River Street). The adjustments now show two (2) studio units of 480 square feet in this area, replacing two (2) two-bedroom units that were originally planned for that portion of Building B. A westerly-pitched roof, situated well below the 30’ maximum height, now occupies the area of the building that was originally demonstrating non-compliance. The project’s net-loss of bedrooms associated with the revision is two (2).

In conjunction with the decision of continuation for the Maple Street Apartments Design Review Application, the Commission offered the Applicant the following suggestions:

- **Apply City of Hailey’s River Street Standard Drawings/Typical Section to right-of-way improvements along site’s River Street frontage and provide a final design for review.** The Applicant team has submitted a design for review that incorporates components of the River Street Typical Section along the site’s River Street frontage. However, upon further review by City Staff and discussions with Public Works, there are outstanding design modifications/additions involving sidewalks, crosswalks, parking/striping, street trees, lighting, and signage that are required. These are addressed specifically within the “Standards and Staff Comments” table below, as well as within the Conditions of Approval.

- **Ensure that the outdoor stairwell areas are unenclosed and clearly demonstrated on the site plan.** The Applicant Team has provided a site plan that shows the outdoor stairwell areas as unenclosed, as well as written documentation of Building A and B footprints with the unenclosed stairwells, as it relates to lot coverage. This stairwell design ensures that lot coverage requirements for the site are now met. The previous lot coverage proposed for the project was in excess of 2% of the permitted maximum for the TO District. City Staff has consulted with the City of
Hailey’s Attorney to ensure that code interpretation for lot coverage, as it relates to unenclosed stairwells, is permissible.

- **Provide additional screening/buffering measures for the patio area on the northern property line, thus reducing the impacts of site activity for the adjacent parcel owners.** The Commission suggested that the Applicant reduce the northern patio size, move the patio’s location to the western property line, and/or increase the landscaping buffer along the northern property line, to address privacy concerns for both apartment residents and property owners to the north of the site. The Applicant has submitted a revised landscape plan that includes the addition of twenty-four (24) deciduous shrubs and an extension of an existing fence along the northern property line, providing enhanced privacy and buffering for the northern patio area.

- **Improve energy efficiency of Building B, replacing proposed R-49 roof insulation with R-60.** The Applicant intends to include R-60 roof insulation in Building B, as solar gain from south and southwest facing windows cannot be utilized as an energy conservation measure, due to Building B’s north-south facing axis.

- **Incorporate community/workforce housing into the project and provide an explicit rental occupancy plan with those details qualifying tenants and rental guidelines.** During the Pre-Application Design Review process, the Applicant stated that a portion of the units would be reserved for rent by future employees of the new Sun Valley Luxury Car Rental establishment, to be located adjacent to Airport Way on SH75. Upon further discussion with the Applicant, the Commission was made aware that these employees may only be occupying the Maple Street units on a limited basis each month, substantially decreasing the overall value provided by community/workforce housing.

The Applicant has stated that twelve (12) of the eighteen (18) units will be occupied by employees of Sun Valley Luxury Car Rental, and the remaining six (6) units will be community housing opportunities. The Applicant has not provided any further detail outlining qualifying tenants, rental rates, or unit deed restrictions.

City Staff and the Commission strongly recommend that the Applicant capitalize on the opportunity to significantly improve the availability and impact of community/workforce housing in Hailey, offering as many units as feasible with such designation. City Staff and Commission also recommend that the units be offered as community/workforce housing in accordance with Blaine County Housing Authority guidelines for rentals, or as formalized and recorded deed-restrictions. A written statement of intent and/or deed-restriction covenants addressing community/workforce housing are desired by both City Staff and the Commission.

The Applicant has already completed the Preapplication Design Review Process; the hearing for this Design Review occurred on June 6, 2022. Following the suggestions from the Planning and Zoning Commissioners, the Applicant has opted to reserve twelve (12) units as dedicated employee housing for SV Luxury Car Rental, with the remaining six (6) units also being reserved as local workforce housing, according to the Applicant. The policies and/or standards for rent-qualification of these remaining units have not yet been established.
**Procedural History:** The Applicant submitted a Design Review Preapplication on March 15, 2022 and it was certified complete on March 22, 2022. A subsequent public hearing before the Planning and Zoning Commission was then held on Monday, June 6, 2022, in the Hailey City Council Chambers and virtually via GoTo Meeting.

The Applicant then submitted a full Design Review Application on January 26, 2023, and a public hearing before the Planning and Zoning Commission was held on March 20, 2023. The Commission continued the item to May 1, 2023. A public hearing before the Planning and Zoning Commission will be held on Monday, May 1, 2023, in the Hailey City Council Chambers and virtually via GoTo Meeting.

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<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tbody>
<tr>
<td>Yes</td>
<td>Compliant Standards and Staff Comments</td>
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<tr>
<td>No</td>
<td>17.06.050 Complete Application</td>
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<td>N/A</td>
<td>Engineering:</td>
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<td></td>
<td>Life/Safety: The building shall comply with IFC and IBC code requirements. A building sprinkler system and alarm system shall be installed, as set forth in the IFC. These have been made Conditions of Approval.</td>
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<td>Streets, Water &amp; Wastewater: Streets: While some iteration of the River Street Typical Section is proposed, Staff prefer to see the full concept implemented along River Street and Maple Street. The Applicant shall redesign to meet the River Street Typical Section Standard Drawing and resubmit civil plans that adhere to all applicable sections of the Hailey Municipal Code. Components that will need to be addressed further between the Applicant, Staff, and City Engineer include, but are not limited to:</td>
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<td>- Sidewalk Improvements</td>
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<td>- Street tree wells/landscaping areas</td>
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<td>- Streetlights</td>
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<td>- Bulbout dimensions and curvature</td>
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<td>- ROW parking</td>
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<td>- Site drainage</td>
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<td>- Irrigation and electrical plans</td>
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<td>- “No Parking” signs be installed along the project sidewalk frontage on Maple Street.</td>
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<td>- Snow Parking sign bases shall be installed along River Street.</td>
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|           | - The Applicant shall work with the City Engineer to select quantity, placement, and overall design of all project signs and adhere to all requirements listed in Section 18.14.014(D) of the Hailey Municipal Code. These have been made Conditions of Approval.
**Water:**
The Applicant shall abandon any existing, unused water services. 
This has been made a Condition of Approval.

**Wastewater:**
- Currently, there is no sewer tap from the city for the parcel; a new sewer tap shall be installed at the center of the property, in relation to the sewer mainline.
- The new sewer tap shall be witnessed, and in the case that this is not possible, be supplied the “coupon” from the sewer main.
- While the sewer mainline is exposed, it shall be inspected by the Wastewater Division.

These have been made Conditions of Approval.

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<tr>
<th>Building</th>
<th>N/A</th>
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<td>Parks and Greenspace</td>
<td>N/A</td>
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<th>17.08A Signs</th>
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<td>☐</td>
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<td>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.</td>
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<td>Staff Comments</td>
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<td>No signage exceeding four square feet in sign area is proposed at this time.</td>
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<th>17.09.040 On-site Parking Req.</th>
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<td>See Section 17.09.040 for applicable code.</td>
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<td>Staff Comments</td>
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<td>Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.</td>
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The project is comprised of two (2) apartment buildings (A and B) with a total of eighteen (18) residential units. The site plan shows a total of eighteen (18) onsite parking spaces, of which, one (1) parking space is an accessible parking space. Additionally, the Hailey Municipal Code allows twenty-five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or four (4) of the proposed onsite parking spaces could be compact spaces. The Applicant is proposing a total of four (4) spaces as compact spaces.

The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units. That said, if unimproved public rights-of-ways are improved, this shall satisfy the guest parking requirement.

The Applicant is proposing to improve the public right-of-way and street parking along River Street. Eleven (11) street parking spaces are proposed along River Street. Right-of-way parking spaces on River Street shall use shortened “head-in” parking lines and adhere to the River Street Standard Drawings. This has been made a Condition of Approval.

Additionally, the Property Manager/Management Company shall ensure all parking requirements within the public right-of-way are met. This includes, but is not limited to, restrictions to winter parking within the public right-of-way. This has been made a Condition of Approval.

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<th>17.09.040.06: Excess of</th>
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<td>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess</td>
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</table>
### Permitted Parking

of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.

### Staff Comments

N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code.

| ☒ | ☐ | ☐ |
| 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. | | |
| b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. | | |
| c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. | | |
| d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. | | |
| e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator. | | |

### Staff Comments

The Applicant shall install Dark Sky compliant, downcast, and low wattage fixtures, and shall comply with the Outdoor Lighting Ordinance.

| ☒ | ☐ | ☐ |
| 17.04M.060 Bulk Requirements | | |
| Building Height: | | |
| - Permitted Building Height: 30’. | | |
| - Proposed Building Height: 28’ 1”. | | |

The Applicant originally submitted engineering plans that reported both Building A and Building B at a height of 31’ 9 ¾”. This proposed design was not compliant with Hailey Municipal Code for building height in the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. The Applicant submitted a Text Amendment Application which increased the maximum building height in the GR and TO Zoning Districts to 35’. Per recommendation of City Staff, this Application was revised to apply to the Downtown Residential Overlay (DRO) District, instead of the TO. This revised Application was recommended for approval by City Council, per the Planning and Zoning Commission. Newly submitted plans show the proposed building height below the maximum building height currently set by Hailey Municipal Code. If the proposed DRO Text Amendment is not adopted by the Hailey City Council, the current proposed building heights of Maple Street Apartments will still remain in compliance with GR/TO/DRO Bulk Requirements as currently codified.

### Building Setbacks:

- Permitted Setbacks:
  - Front Yard: 12’
  - Side Yards: Alleyway:6’; Private Property: 10’; Right of Way: 12’
  - Rear Yard: Alleyway: 6’; Private Property: 10’
- Proposed Setbacks:
Front Yard: Building A: 20’; Building B: 20’

Rear Yard: Building A, 20’; Building B, 26’

Maximum Lot Coverage:
Total footprint for both buildings as proposed is 4,826 square feet, not including the open stairwells; Lot size is 20,393 square feet.

General Residential (GR) District with lots larger than 4,500 square feet, and building proposed is 2 or more stories above grade with no garage:
- Permitted Coverage: 25%
- Proposed Coverage: 23.7%

The original proposed lot coverage was not compliant with Hailey Municipal Code for maximum lot coverage. After discussion with the City Attorney and analysis of the Hailey Municipal Code, it was found that unenclosed stairwells, as presented in this project, are not explicitly considered as part of the overall building footprint. With this interpretation, the overall building footprint and lot coverage is now in compliance with Hailey Municipal Code.

Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

City Staff requests that the River Street sidewalk frontage be reduced to a 6’ width, with infill landscaping provided in the 6.5’ width area previously proposed with concrete sidewalk. Additionally, Staff requests that the new 6’ sidewalk provide a transition/end treatment for future tie in at the northern extent of the project’s right-of-way improvements along River Street.

A new 5.5’ wide concrete sidewalk is proposed along the Maple Street frontage or the full extent of the southern edge of the parcel. Per the River Street Typical Section Drawings, the minimum sidewalk widths for side street sidewalks are six feet (6’). That said, the public right-of-way is narrower than traditional downtown streets and the Public Works Department will work internally with the Applicant as to a suitable sidewalk width given the substandard ROW width.

All right-of-way improvements impacting asphalt areas adjacent to curb and gutter features shall carry a finished grade not to exceed four percent (4%), or prior approval by the City Engineer. This has been made a Condition of Approval.

While some iteration of the River Street Typical Section is proposed, Staff prefer to see the full concept implemented along River Street and Maple Street. The Applicant shall redesign to meet the River Street Typical Section Standard Drawing. Components that will need to be addressed further between the Applicant, Staff, and City Engineer include, but are not limited to:
- Sidewalk Improvements
- Street tree wells/landscaping areas
- Streetlights
- Bulbout dimensions and curvature
- ROW parking
- Irrigation and electrical plans
Street signage
These have been made Conditions of Approval.

Additionally, both areas of street improvement do not currently host any sidewalks or bike lanes. The improvements will also include the addition of 11 street trees. One (1) street drywell and catch basin will be installed adjacent to the River Street improvements. All sidewalks will be lined with 6” concrete vertical curbs.

<table>
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<tr>
<th>Required Water System Improvements</th>
<th>Staff Comments</th>
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<tbody>
<tr>
<td>☒ 17.06.070(B)</td>
<td>This standard will be met.</td>
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</table>

In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

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

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

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<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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| ☒         | **Building A follows an east-west orientation that maximizes sun exposure for all units. This orientation is complimented by juliette balconies connected to the living/dining areas (2-bedroom units) and living/bedroom areas (studio units) on the 2nd and 3rd floors. A 1,553 square foot patio space buffers the south elevation of Building A, which provides all residents with a well-lit, spacious area to enjoy.**
|           | **Building B follows a north-south orientation, with the southern-most section of the building benefiting from maximum sun exposure. Juliette balconies on the west elevation are also included for each of the 2nd and 3rd floor units. A grass area with tree/shrub plantings buffers the entirety of the west elevation of Building B. This grass area has an additional pathway providing connection to the patio area, thus encouraging shared use of both exterior spaces.**
|           | **Ground level units each have sliding glass doors exiting from the unit directly into either patio space (Building A) or green space (Building B), further maximizing sun exposure and access to outdoor spaces.**
|           | **A second patio area of 540 square feet is offset from the northern elevation of Building B. The location of this patio will provide residents with a more shaded and temperate outdoor space to enjoy, with partial shade being provided by Building B and twenty-four (24) deciduous shrub plantings now proposed along** |
the northern boundary of the site. This patio will also host four (4) “U” style bike racks, totaling sixteen (16) bike spaces on site.

| 17.06.080(A)1b | b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper. |
| 17.06.080(A)1c | c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building. |
| 17.06.080(A)1d | d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building. |
| 17.06.080(A)1e | e. Where alleys exist, or are planned, they shall be utilized for building services. |
| 17.06.080(A)1f | f. Vending machines located on the exterior of a building shall not be visible from any street. |
| 17.06.080(A)1g | g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) |

- Staff Comments: At this time, there appears to only be a single tree on the lot that will be removed, of at least a 6-inch caliper. Deep snow cover prevents Staff from inspecting other plant material at the site, and snow cover will likely persist after the period of review for the Applicant. Anecdotal evidence suggests that a mix of native grasses and shrubs occupy the entirety of the site.

- Staff Comments: Site circulation has been designed to keep vehicular access and onsite parking to the existing alley. Sidewalks and right-of-way improvements are planned for the southern and western lengths of the parcel, with a buffered bike lane proposed along River Street (west) and a bike advisory lane proposed along Maple Street (south), directly adjacent to the larger of the two proposed patio areas.

- Staff Comments: Sidewalks are also proposed along the interior portions of Building A and B, skirting the western and southern extents of the parking area. Bike rack areas have also been placed in locations that do not require the bicyclist to enter/exit the parking area in order to access the street, thus reducing risk and enhancing safety for access through the site and to the building.

- Staff Comments: Trash receptacles, recycling and utility boxes are located to the rear of the site/parking area and away from both buildings. They will be screened from view with planted trees and shrubs, and their location does not interfere with any foreseen uses. Snow will be hauled from the site, eliminating conflict with snow storage. The Applicant shall submit a letter from Clear Creek Disposal commenting on the accessibility of the proposed trash enclosure location. This has been made a Condition of Approval.

- Staff Comments: The existing alley will be utilized for building services.

- Staff Comments: N/A, as no vending machines are proposed at this time.
ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.

Staff Comments

Onsite parking is accessed off of the existing alley and is screened from both River and Maple Streets. Main access to both Building A and B faces the onsite parking area.

Snow will be hauled and removed from the site, including from all pedestrian gathering areas. Thus, onsite parking will not be obstructed from snow accumulation. This has been made a Condition of Approval.

☒ ☐ ☐ 17.06.080(A)1h h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.

Staff Comments

The site is serviced by two public streets, River Street and Maple Street. Onsite parking can be accessed from the existing alley on the east side of the property, accessed via Maple Street.

☒ ☐ ☐ 17.06.080(A)1i i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.

Staff Comments

No snow storage areas have been provided onsite, as it is conditioned that snow will be hauled from the site. Please refer to Section 17.06.080(A)1g for further detail.

☒ ☐ ☐ 17.06.080(A)1j j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.

Staff Comments

Please refer to Section 17.06.080(A)1g for further detail.

☒ ☐ ☐ 17.06.080(A)1k k. A designated snow storage area shall not have any dimension less than 10 feet.

Staff Comments

Please refer to Section 17.06.080(A)1g for further detail.

☒ ☐ ☐ 17.06.080(A)1l l. Hauling of snow from downtown areas is permissible where other options are not practical.

Staff Comments

Please refer to Section 17.06.080(A)1g for further detail.

☒ ☐ ☐ 17.06.080(A)1m m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.

Staff Comments

Please refer to Section 17.06.080(A)1g for further detail.

☒ ☐ ☐ 17.06.080(A)1n n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.

Staff Comments

Please refer to Section 17.06.080(A)1g for further detail.

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

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<td>Yes</td>
<td>City Code</td>
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<td>☒</td>
<td>17.06.080(A)2a</td>
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Staff Comments

The proposal is for multi-family buildings (A and B) of eighteen (18) dwelling units in the General Residential (GR), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. A variety of homes, single-family and multi-family, as well as commercial spaces, exist in these zones. Undulation is
created by the utilization of building pop-out features and/or parapets, as well as the staggering of Building B in relation to Building A. Cool hues and various exterior materials are proposed to further reduce the mass of the proposed buildings. Juliette balconies have been included in the building design for the 2nd and 3rd floors of both buildings, adding in a residential design element that helps situate the buildings amongst the surrounding neighborhoods.

The northern portion of the third floor of Building B has undergone changes to its layout and roofline. In order to achieve the standard for maximum building height for GR parcels in the TO, the Applicant team removed two (2) of the two-bedroom units from this portion of Building B and replaced them with two (2) studio units. The new roofline for this area of the building begins at a lower elevation and rises towards the east, aligning more closely with the elevation of rooflines of other surrounding buildings and creating more compatibility with such.

N/A, as the project is not a corporate design.

Building design at ground level emphasizes human scale, pedestrian orientation, and encouragement of human activity/interaction through the inclusion of patio and green space.

The larger patio, sized at just over 1,500 square feet, stretches beyond the entire southern elevation of both Building A and Building B. Large sliding glass doors are included for each ground level unit and face into the larger patio and the green space, with smaller planting proposed in front of the doors to create some privacy for residents while allowing for light and visual engagement to remain. The green space along River Street includes more plantings and a pathway to the Maple Street patio, further encouraging human activity and interaction with the outdoor space. A variety of landscaping and plant material will also be utilized across the site, which encourages human activity and interaction. These include trees, grasses, shrubs, and ground cover to soften the visual impact. Please refer to Section 17.06.080(A)4d for further details.

Staff initially shared concern over the possible impacts of the smaller proposed patio space on the north edge of the parcel. This patio will extend to the very edge of the property line, and the residential structure of the adjacent property owner (Lot 15A) is only set back approximately 16 feet from their lot line. Additionally, the adjacent property owner has constructed a patio of their own, directly in line with the Applicant’s proposed patio. The Lot 15A patio is only 7 feet from the lot line and the edge of the Applicant’s proposed patio. This arrangement holds potential for privacy and/or safety concerns from residents of both parcels.

Staff suggested that the Applicant consider additional landscape buffering and a privacy fence be installed around the smaller patio. The Applicant submitted revised landscaping plans that now include twenty-four (24) deciduous shrub plantings along the exterior northern edge of the patio and parcel, in addition to an extension of an existing fence heading towards the west. The addition of these features will maintain human scale and interaction for residents within the
project site, while also ensuring that the adjoining residents on the private property to the north maintain their own sense of privacy and buffer from the proposed apartments, at the ground level.

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<tr>
<td>17.06.080(A)2d</td>
<td>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</td>
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**Staff Comments**
The front façades of the buildings occupy most of the street frontage along River and Maple Street. Windows of various shapes and sizes, juliette balconies, multiple gabled rooflines, and upper-level projections emphasize human scale and break up the building surfaces. The building’s frontages with a large patio and grass area – surrounded by an 18” retaining wall – create human scale as well and provide variety in surfaces and volumes of the site from multiple vantage points.

The buildings feature multi-level material changes, incorporating variety in texture and material color. Multiple gabled rooflines and subtle dormers promote visual variety to the upper third of the buildings, and these elements are further complemented by natural-colored wood paneling.

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| 17.06.080(A)2e | e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole. |

**Staff Comments**
N/A, as no future additions or renovations are planned at this time.

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| 17.06.080(A)2f | f. All exterior walls of a building shall incorporate the use of varying materials, textures, and colors. |

**Staff Comments**
A variety of materials will be used on the exterior of the building. Lap siding portions will feature a distinct hue of darker blue, with greyish-white stucco panels canvassing the other areas. Accents of white trim and the natural wood siding within roof gables provide further variety in material texture and color.

A Materials Sample Board has been provided and will be brought to the hearing.

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| ✔ ? |   |   |
| 17.06.080(A)2g | g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings. |

**Staff Comments**
The exterior materials proposed have been integrated into the architecture of the building, although the blue siding color is distinct amongst the surrounding buildings, especially for such large buildings compared to other surrounding single-family homes. The proposed scale and exterior design complement the nearby Blaine Manor development along Main Street and could provide adjacent neighborhood connectivity in this way. Please refer to Section 17.06.080(A)2f for further details.

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| 17.06.080(A)2h | h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements. |

**Staff Comments**
N/A The proposed design does not include any flat-roofed buildings.

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| 17.06.080(A)2i | i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:
### Solar Orientation

- **i)** Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south.
- **ii)** South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.
- **iii)** Double glazed windows.
- **iv)** Windows with Low Emissivity glazing.
- **v)** Earth berming against exterior walls
- **vi)** Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.
- **vii)** Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.

### Staff Comments

The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:

1. Solar orientation (south facing windows and glass doors).
2. All glass fenestrations will be double-glazed.
3. All glazing will have low emissivity properties.
4. All exterior walls will use rain screen weatherproofing technology.
5. Prewiring for Solar PV panels on the roofs.
6. Two EV charging stations in the parking lot.
7. All electric heating and cooling in the apartments.

The Applicant intends to include R-60 roof insulation in Building B, as solar gain from south and southwest facing windows cannot be utilized as an energy conservation measure, due to Building B’s north-south facing axis.

If needed, the Applicant can further describe any of the above methods and/or other alternative energy sources utilized to minimize energy consumption.

### Gabled Coverings

- **17.06.080(A)(2j)**

  - **j.** Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.

  **Staff Comments**

  Applicant is proposing dormers above tenant entryways to prevent water runoff and ice fall onto pedestrians.

### Downspouts and Drains

- **17.06.080(A)(2k)**

  - **k.** Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

  **Staff Comments**

  The Applicant is proposing a flat roof drainage design that will be captured in interior rooftop drains and then routed to drywells.

### Vehicle Canopies

- **17.06.080(A)(2l)**

  - **l.** Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).

  **Staff Comments**

  N/A, as no vehicle canopies are proposed.

### Master Plan for Signage

- **17.06.080(A)(2m)**

  - **m.** A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.

  **Staff Comments**

  All building signage will be applied for under a separate sign permit following completion of construction. Signage will be compatible with the building design. The Applicant shall also install parking signage that informs and restricts parking in the River Street right-of-way during the winter months, and the Maple Street right-of-way during all months. This has been made a Condition of Approval.
### 3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i)

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

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Design Review: F & G Real Estate Idaho LLC – Maple Street Apartments  
50 W Maple Street (Lots 16-20, Block 5, Hailey Townsite)  
Hailey Planning and Zoning Commission – May 1, 2023  
Staff Report – Page 15 of 23

<table>
<thead>
<tr>
<th>Code</th>
<th>Section</th>
<th>Comment</th>
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<tr>
<td>☒</td>
<td>17.06.080(A)4a</td>
<td>Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</td>
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<td>Staff Comments: It appears that plant materials will be appropriate for the environment. Drought tolerant fescue mix for grass area is proposed.</td>
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<td>☒</td>
<td>17.06.080(A)4b</td>
<td>All plant species shall be hardy to the Zone 4 environment.</td>
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<td>Staff Comments: All proposed plant species are hardy to the Zone 4 environment.</td>
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<td>☒</td>
<td>17.06.080(A)4c</td>
<td>At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</td>
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<td>Staff Comments: The Applicant has submitted a site irrigation plan that includes water conservation measures, such as bubblers and drip lines. The Applicant shall provide irrigation and to all street trees within the public right-of-way, in addition to providing a connection for future tie into the irrigation system by the City or other entity/developer. This has been made a Condition of Approval.</td>
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<td>☒</td>
<td>17.06.080(A)4d</td>
<td>Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</td>
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| ☐    |          | Staff Comments: The proposed Landscaping Plan incorporates a combination of trees, shrubs, grasses, and groundcover. The Landscape Plan (Sheet L1) shows a total of thirty (30) trees to be planted. The following trees are proposed to be planted onsite:  
- One (1) Columnar Blue Spruce at twelve-to-fourteen-inch (8-12”) caliper  
- Six (6) Subalpine Fir (8-12”) caliper  
- Five (5) Autumn Blaze Maple at three to four-inch (3-4”) caliper  
- 6 (6) Little Leaf Linden at three to four-inch (3-4”) caliper  
- Two (2) Swedish Aspen at three to four-inch (3-4”) caliper  
Street trees are proposed, which include:  
- Five (5) Radiant Crab at three-inch (3”) caliper  
- Five (5) Spring Snow Crab at three-inch (3”) caliper  
The River Street Typical Section will also be utilized. The Applicant has provided a site plan that demonstrates irrigation for street trees, but no electrical needs are presented. The Applicant shall provide electrical conduits and “j boxes” at tree wells for future electrical needs. A detailed irrigation and electrical plan for street trees and landscaping within the right-of-way shall also be submitted and approved prior to issuance of a Building Permit. This has been made a Condition of Approval.  
The Applicant shall show the locations of all street trees, including dimensionally correct locations and sizes of the tree wells with the footprint of the suitable soil,
Structural soil, or suspended pavement areas. Said exhibit shall include the supporting mathematical calculations and shall be supplied at the time of Building Permit submittal. The exhibit shall also include a checklist for use during construction inspections, as directed by City Staff. This has been made a Condition of Approval.

A Right-of-Way Maintenance Agreement shall be adopted by the City Council prior to issuance of a Certificate of Occupancy. The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and street trees. Further detail will be provided within the Public Right-of-Way Maintenance Agreement. These have been made Conditions of Approval.

All newly landscaped areas with proposed tree plantings meet the caliper requirements of this standard.

Staff would like to commend the Applicant on the wide variety of flowering deciduous shrubs selected for planting, as these flowering species support the health and resilience of our local pollinator population.

This project will be reviewed by the Hailey Tree Committee in May 2023.

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<th>Section</th>
<th>Checklist</th>
<th>Staff Comments</th>
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<td>17.06.080(A)4e</td>
<td>☒</td>
<td>Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts. N/A, as the proposed project is not located in the LI or SCI-I Zone Districts.</td>
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<td>17.06.080(A)4f</td>
<td>☒</td>
<td>Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets. N/A, as the proposed project is not located in the B, LB, TN and/or SCI-O Zone Districts</td>
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<tr>
<td>17.06.080(A)4g</td>
<td>☒</td>
<td>Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</td>
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<tr>
<td>17.06.080(A)4h</td>
<td>☒</td>
<td>A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan. Drainage shall not be directed toward pedestrian areas, including sidewalks or egress/ingress building sites.</td>
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<tr>
<td>17.06.080(A)4i</td>
<td>☒</td>
<td>A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced). The Applicant will be responsible for maintaining plant material in a healthy condition.</td>
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<tr>
<td>17.06.080(A)4j</td>
<td>☒</td>
<td>Retaining walls shall be designed to minimize their impact on the site and the appearance of the site. Applicant has proposed an eighteen-inch (18&quot;) height retaining wall for the complete length of the western edge of the parcel. Wall design will be low profile and softened with landscaping elements, according to the Applicant.</td>
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<tr>
<td>17.06.080(A)4k</td>
<td>☒</td>
<td>Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials. Please refer to Section 17.06.080(A)4i for further detail.</td>
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</table>
Staff Comments
Please refer to Section 17.06.080(A)4i for further detail.

Staff Comments
N/A, as no retaining walls over 24” are proposed at this time.

Staff Comments
N/A, as no low retaining walls with capped surfaces are proposed at this time.

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

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

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**Staff Comments**

- The project is located on the corner of River Street and Maple Street. The proposed buildings and patio area take full advantage of sunlight exposure, and the placement of the larger patio area on the Maple Street side of the parcel ensures that residents are not as exposed to the busier traffic flows along River Street. The large grass area in front of Building B also provides physical and sound buffering from River Street. The proposed mobility corridor along River Street with the bulbout feature responds to the site-specific conditions associated with a corner lot, in addition to supporting the larger River Street mobility enhancement efforts that will be addressed in the coming years.

- Interior and perimeter sidewalks are proposed, as well as a buffered bicycle lane along the property’s frontage of River Street and a bicycle advisory lane along Maple Street. Pedestrian circulation is ample and includes pathways connecting the grass area to the larger patio, as well as pathways between and to each of the buildings and the parking area.

Site plans do not clearly demonstrate a complete crosswalk proposed for Maple Street. The Applicant shall ensure that the proposed crosswalk striping begin on the corner of River Street and northern side of Maple Street and extend across the entirety of Maple Street. This has been made a Condition of Approval.
The proposed building has been organized to maximize efficient site circulation. Site circulation has been designed to keep onsite vehicular access to the existing alley off of Maple Street, while additional angled parking will be available along both Maple and River Streets. A new sidewalk and bike lane is shown along the property frontage of River Street, in addition to the new sidewalk along Maple Street. Residents will have convenient access to dwellings and outdoor open spaces from both the interior and exterior of the site, via the placement and connectivity of multiple pathways and egresses. Please see Section 17.06.080[A]1c for further detail.

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

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**Staff Comments**
- Refer to Section 17.06.080[A]2, items (a) through (m) for further details.

### General Requirements for the Downtown Residential Overlay District (DRO)

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**Staff Comments**
- The project proposes seven (7) dwelling units on the ground floor, in addition to onsite parking for each unit and a storage closet for each unit.
- Please refer to the Design Review Standards as noted herein.
This standard has been met. Thirteen (13) units are either 816 or 842 square feet, and five (5) units are 480 square feet.

Parking Spaces, Screening and Storage Requirements:

A. Onsite Parking Space Requirements Multiple Family Dwellings and Dwelling Units Within a Mixed-Use Building:
   1. A minimum of one space per residential dwelling unit, where up to twenty-five percent (25%) of required on-site parking spaces may be provided as compact parking spaces. Compact spaces must be signed as such.
   2. At least one guest parking space for every six (6) dwelling units. Unimproved City rights-of-way adjacent to the site that are improved as part of the project shall count towards the guest parking requirement.

Per the Hailey Municipal Code, the DRO requires a minimum of one (1) parking space per residential dwelling unit.

The project is comprised of two (2) apartment buildings (A and B) with a total of eighteen (18) residential units. The site plan shows a total of eighteen (18) onsite parking spaces, of which, one (1) parking space is an accessible parking space. Additionally, the Hailey Municipal Code allows twenty-five percent (25%) of the required onsite parking spaces to be provided as compact parking spaces or four (4) of the proposed onsite parking spaces could be compact spaces. The Applicant is proposing a total of four (4) spaces as compact spaces.

The DRO also requires that at least one (1) parking space be provided for every six (6) dwelling units. That said, if unimproved public rights-of-ways are improved, this shall satisfy the guest parking requirement.

The Applicant is proposing to improve the public right-of-way and street parking along River Street. Eleven (11) street parking spaces are proposed along River Street. Parking requirements for the proposed project are met.

The total lot area is 20,393 square feet in size. The Applicant is required to provide 2,039 square feet of useable open space or ten (10%) percent of the total lot area. The Applicant proposing 2,093 square feet of patio space, in addition to the large green space in front of Building B. This standard has been met.

The parking area is not adjacent to a differing residential zone district.

Please refer to Section 17.04M.060 for further details regarding setbacks.

Onsite Parking Dimension: Where the parking angle is ninety degrees (90°), the minimum aisle width may be twenty-two (22') feet, as determined through the design review process.
Staff Comments
The Applicant is proposing that all onsite parking angles be of ninety degrees (90°). They have also proposed an aisle width to access said parking of twenty-two (22') in width.

17.04R.060 (D)  
D. Storage: All units under five hundred (500) square feet shall be provided with on-site storage suitable for bikes, skis, and other similar items. Size, location and design of the storage areas shall be determined through the design review process (Ord. 1238, 2018).

Staff Comments
Onsite storage units are only required for the five (5) studio units measuring 480 square feet. That said, the Applicant is proposing storage closets for each unit (18 total), located adjacent to entryways. Bicycle spaces are provided, and racks appear to adhere to Title 18 requirements.

17.06.060 Criteria.
A. The Commission or Hearing Examiner shall determine the following before approval is given:
   1. The project does not jeopardize the health, safety, or welfare of the public.
   2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.

B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
   1. Ensure compliance with applicable standards and guidelines.
   2. Require conformity to approved plans and specifications.
   3. Require security for compliance with the terms of the approval.
   4. Minimize adverse impact on other development.
   5. Control the sequence, timing, and duration of development.
   6. Assure that development and landscaping are maintained properly.
   7. Require more restrictive standards than those generally found in the Zoning Title.

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

a) All applicable Fire Department and Building Department requirements shall be met.

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

c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to, the following requirements and improvements:

i. If the total area of asphalt removed in the alley exceeds twenty-five percent (25%), the Applicant shall complete the removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one (1) year.

ii. The Applicant shall redesign to meet the River Street Typical Section Standard Drawing and resubmit civil plans that adhere to all applicable sections of the Hailey Municipal Code prior to issuance of a Building Permit.

iii. The Applicant shall install right-of-way parking spaces on River Street which use shortened “head-in” parking lines and adhere to the River Street Standard Drawings.

iv. All right-of-way improvements impacting asphalt areas adjacent to curb and gutter features shall carry a finished grade not to exceed four percent (4%) unless prior approval by the City Engineer.

v. The Applicant shall work with the City Engineer to select quantity, placement, and overall design of all project signs and adhere to all requirements listed in Section 18.14.014(D) of the Hailey Municipal Code.

vi. The Applicant shall ensure that the proposed crosswalk striping begin on the corner of River Street and northern side of Maple Street and extend south across the entirety of Maple Street.

vii. The Applicant shall provide electrical conduits and “j boxes” at tree wells for future electrical needs.

viii. Detailed electrical plans for street trees shall be submitted and approved prior to issuance of a Building Permit.

ix. The building shall comply with IFC and IBC code requirements.

x. A building sprinkler system and alarm system shall be installed, as set forth in the IFC.

xi. The exact number of light poles and final details of light specifications will be determined in conjunction with the Public Works Department prior to public right-of-way improvements and issuance of a Certificate of Occupancy.

xii. A detailed irrigation plan for street trees and landscaping within the right-of-way shall be submitted and approved prior to issuance of a Building Permit. Irrigation connections shall be made for future tie in by the City of other entity/developer.
xiii. The Applicant will provide detailed interior landscape irrigation plans and system layouts, which are to include water conservation measures (such as motion sensors or drip irrigation).

xiv. The Applicant shall install parking signage that informs and restricts parking in the River Street right-of-way during the winter months, and the Maple Street right-of-way during all months.

xv. The Applicant shall abandon any existing, unused water services. The Applicant shall show the locations of all street trees, including dimensionally correct locations and sizes of the tree wells with the footprint of the suitable soil, structural soil, or suspended pavement areas. Said exhibit shall include the supporting mathematical calculations and shall be supplied at the time of Building Permit submittal. The exhibit shall also include a checklist for use during construction inspections, as directed by City Staff.

xvi. A new sewer tap shall be installed at the center of the property, in relation to the sewer mainline.

xvii. The new sewer tap shall be witnessed, and in the case that this is not possible, be supplied the “coupon” from the sewer main.

xviii. While the sewer mainline is exposed, it shall be inspected by the Wastewater Division.

xix. The Applicant shall be responsible for the maintenance of all landscaping: perimeter, onsite, and street trees. Further detail will be provided within the Public Right-of-Way Maintenance Agreement.

xx. A Right-of-Way Maintenance Agreement shall be adopted by the City Council prior to issuance of a Certificate of Occupancy.

d) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.

e) The Applicant shall submit a letter from Clear Creek Disposal commenting on the accessibility of the proposed trash enclosure location.

f) The Applicant shall remove and haul snow from the site, as needed.

g) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.

h) While no transit stop is required at this time, transit needs will be reevaluated upon development of the surrounding properties.

i) The Property Manager/Management Company shall ensure all parking requirements within the public right-of-way are met. This includes, but is not limited to, restrictions on winter parking within the public right-of-way.

j) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

k) The Applicant shall submit a photometric plan that complies with Chapter 17.08, Article C of the Hailey Municipal Code.

l) 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.

m) 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.

**Motion Language**

**Approval:** Motion to approve the Design Review Application by F & G Idaho, LLC, for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments and located at 50 W Maple Street (Lots 16-20, Block 5, Hailey Townsite, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Hailey Municipal Code, Title 18, and City Standards, provided conditions (a) through (m) are met.

**Denial:** Motion to deny the Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments, 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].
FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealerships, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofits or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls®, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field Interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

wiSCAPE®

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION (CONTINUED)

- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD iron
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277VAC or 347-480VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 2% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult your local sales representative for more information on the application
- Field replaceable optics
- 7-pin ANSI C63.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended from the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CERTIFICATIONS

- DLC (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at http://www.designlights.org
- Listed to UL1598 and CSA C22.2#7500-24 for wet locations and 40°C ambient temperatures
- 1.5G rated for ANSI C136.3 high vibration applications
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American Construction Materials under Trade Agreements effective 04/23/2020

WARRANTY

- 5 year warranty

KEY DATA

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**Notes:**
1. Items with a gray background can be done as a custom order. Contact brand representative for more information.
2. Replace "-" with "2" for 5'-2" OD pole, "3" for 8'-3" OD pole, "4" for 11'-4" OD pole, "5" for 14'-6" OD pole.
3. Network Control cannot be combined with other control options.
4. Not available with 2RF option.
5. Not available with Dual Driver option.
6. Some voltage restrictions may apply when combined with controls.
7. Not available with 480V.
**DELIVERED LUMENS**
For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

**PROJECTED LUMEN MAINTENANCE**

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**LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)**

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**Micro Strike Lumen Multiplier**

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**Monochromatic Amber Multiplier**

| Amber   | 0.250  |

**Strike Lumen Multiplier**

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**Monochromatic Amber Multiplier**

| Amber   | 0.255  |
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**NOTE:** All values are design or typical values when measured under laboratory conditions.
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.
**VIPER Area/Site**

**VIPER LUMINAIRE**

**DIMENSIONS**

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<table>
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<tr>
<td>VP3 (Size 3)</td>
<td>25.9</td>
</tr>
<tr>
<td>VP4 (Size 4)</td>
<td>30.8</td>
</tr>
</tbody>
</table>

**DATE:** 3-14-23  **LOCATION:** HAILEY, IDAHO  
**TYPE:** T-20  **PROJECT:** MAPLE STREET APARTMENTS  
**CATALOG #:** VP-1660L-650-3KB-4F-120-A-SCBA (15.5 FT SQUARE POLE)
MOUNTING

A-STRAIGHT ARM MOUNT
Fixture ships with integral arm for ease of installation. Compatible with current outdoor B3 drill pattern. For round poles add applicable suffix (2/3/4/5)

ASQU-UNIVERSAL ARM MOUNT
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU-ADJUSTABLE ARM FOR POLE MOUNTING
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and current drill pattern S2. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

ADU-DECORATIVE UPSWEPT ARM
Upswept arm compatible with drill patterns from 2.5" to 4.5". For round poles add applicable suffix (2/3/4/5).

MAF-MAST ARM FITTER
Fits 2-3/8" OD horizontal tenons.

K-KNUCKLE
Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T-TRUNNION
Trunnion for surface and crossarm mounting using (1) 1/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

WM-WALL MOUNT
Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

VPR2x HSS-90-B-xx  VPR2x HSS-270-BS5-xx  VPR2x HSS-360-xx

VPR2x HSS-90-F-xx  VPR2x HSS-270-F52-xx

VPR2x HSS-90-S-xx  VPR2x HSS-270-F58-xx

VPR2x HSS-90-S-xx  VPR2x HSS-270-F58-xx
ADDITIONAL INFORMATION (CONTINUED)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options
• Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

<table>
<thead>
<tr>
<th>ADD Control Options</th>
<th>Configurations Choices</th>
<th>Example Choice Picked</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto-Dim Options</td>
<td>1-9 Hours</td>
<td>6 - Delay 6 hours</td>
</tr>
<tr>
<td>Auto-Dim Brightness</td>
<td>10-100% Brightness</td>
<td>5 - Dim to 50% brightness</td>
</tr>
<tr>
<td>Auto-Dim Return</td>
<td>Delay 0-9 Hours</td>
<td>R6 - Return to full output after 6 hours</td>
</tr>
</tbody>
</table>

ADT-AutoDim Time of Day Based Option
• Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

<table>
<thead>
<tr>
<th>ADD Control Options</th>
<th>Configurations Choices</th>
<th>Example Choice Picked</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto-Dim Options</td>
<td>12-3 AM and 6-11 PM</td>
<td>6 - Dim at 6PM</td>
</tr>
<tr>
<td>Auto-Dim Brightness</td>
<td>10-100% Brightness</td>
<td>5 - Dim to 50%</td>
</tr>
<tr>
<td>Auto-Dim Return</td>
<td>12-6 AM and 9-11P</td>
<td>R6 - Return to full output at 6AM</td>
</tr>
</tbody>
</table>
Return to Agenda
To: Hailey Planning and Zoning Commission

From: Cece Osborn, Community Development City Planner

Overview: Consideration of Design Review Application by Lido Equities Group Idaho, LLC, represented by Samantha Stahlnecker of Opal Engineering, for construction of Phase 6 of the Copper Ranch Development, which comprises of seven (7) condominium buildings with three to five (3-5) units each, for a total of thirty-one (31) units. The condominium units range in size from 778 square feet to 1,278 square feet. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6 within the Limited Business (LB) Zoning District. This project is known as Copper Ranch Phase 6 and subject to the Copper Ranch Planned Unit Development Agreement.

Hearing: May 1, 2023

Applicant: Lido Equities Group Idaho, LLC
Location: COPPER RANCH CONDO #1 AM PARCEL A5 PHASE 6
Zoning/Size: Limited Business (LB) Zoning District; 1.01 acres
Notice: Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 12, 2023.

Background and Project Overview: In 2003, Lido Equities Group Idaho, LLC, went through the entitlement process to develop the Copper Ranch Subdivision under a Planned Unit Development Agreement for 135 condominium units across twenty-seven (27) buildings. Due to the economic recession of 2008, the development of Copper Ranch has been delayed and prolonged. The development process was originally organized into five (5) phases and were scheduled to be completed in 2006. The project’s Planned Unit Development Agreement has been amended four (4) times since 2003, and the Applicant proposes a Fifth Amendment in tandem with this Design Review Application. Since the start of the entitlement process, the Applicant has built ninety-seven (97) units, provided recreational facilities, and agreed to build transit facilities: one (1) bus pull-out stop with a protected shelter.

This Design Review Application marks the Applicant’s proposal to complete the final phase of the Copper Ranch Subdivision—Phase 6. Phase 6 was anticipated to include thirty-eight (38) units across eight (8) buildings on approximately 1.9 acres of Copper Ranch property.

On February 21, 2023, the Applicant team presented a design proposal that included eight (8) buildings with thirty-six (36) units. In this application, the Applicant has maintained the proposed architecture of but has eliminated one (1) of the buildings. Eliminating “Building 17” alleviates the subdivision’s...
compliance issues with on-site parking and snow storage access. See snapshots of the site plans proposed for the public hearings on:

February 21, 2023

May 1, 2023

Regarding the issue of the availability and geometry of parking spaces at Copper Ranch— when the original Design Review was approved for the Copper Ranch Subdivision in 2003, two-and-a-half (2.5) parking spaces were required for each unit. Since then, the Municipal Code pertaining to parking in multi-family developments has changed. Per the Subdivision Code (Section 16.04.020.L.6), two (2) guest/overflow parking spaces are currently required for each multi-family unit located on a private street. Per the Design Review Code (Section 17.09.040), 1-1.5 parking spaces are currently required per unit, depending on the size of the unit. The updated Design Review proposal reflects a concurrent and affiliated application to amend the existing Planned Unit Development Agreement, which must consider the Subdivision Code and potential condominiumization of the Phase 6 buildings. The proposed amendment to the PUD Agreement— requiring a minimum of 2.5 parking spaces per unit— attempts to reconcile the discrepancy between the number of parking spaces currently required by the Design Review Code (43 spaces) and the number of parking spaces that would’ve been or will be required if the land is subdivided or condominiumized (105 spaces). Additionally, the minimum requirement of 2.5 parking spaces per unit reflects the conditions under which the subdivision was planned.

The residents’ frustrations with parking are exacerbated by the small geometry of parking spaces and garages at Copper Ranch, as well as improper snow storage. Firstly, size requirements for off-street parking spaces are not regulated by Hailey’s Municipal Code nor by the International Building Code. However, the Applicant has slightly increased the size of the proposed garages openings to be nine feet (9 ft.) wide, instead of eight feet (8 ft.) wide. Secondly, the Developer recognizes that snow has been improperly stored at Copper Ranch. Specifically, snow has not been stored in the designated space behind Gravity Fitness and has overflowed into the private streets. In the new design, the Applicant ensures access to the designated snow storage area via the site that was planned for Building 17 and is now planned to be developed into surface parking.

The architectural plans for the remaining seven (7) buildings are consistent with the plans considered at the hearing on February 21, 2023. The condominium buildings range between 1,836 and 3,408 square
feet in size, each including three (3) or five (5) units that range between 778 to 1,278 square feet in size. Each of the condominium units includes two (2) to three (3) bedrooms; one (1) to two (2) bathrooms; an open-layout living, kitchen, and dining room; closets for laundry, utilities, food, and clothing storage; as well as an attached one-car garage. Each unit is accessed via an interior door from the garage, or an exterior door on ground level or via an outdoor staircase. One of the units is designed to meet the Americans with Disabilities Act (ADA) Standards for Accessible Design. Across the proposed development, the Applicant includes four (4) different building designs, nine (9) different condominium unit designs, and four (4) color schemes.

The Applicant plans to follow this Design Review Application with an amendment to the affiliated Planned Unit Development Agreement, to be discussed and reviewed by Council at a later date. Under the PUD Amendment, the Applicant is requesting the following waivers and/or amendments:

- Reduce setbacks of the LB Zoning District, both in the front yard (adjacent to Woodside Boulevard) and rear yard (adjacent to Copper Ranch Phase 4).
- Reduce total number of units. The Applicant is proposing seven (7) less housing units than required by the PUD Agreement. If the Commission approves Phase 6 as proposed, with thirty-one (31) condominium units, the new total within the Copper Ranch Subdivision will be one hundred and twenty-eight (128) housing units.
- Reduce parking requirement to reflect the standard that shaped the original design of the subdivision: two-and-a-half (2.5) parking spaces per condominium unit. The parking plan for the entire subdivision will be considered by City Council as part of the PUD Agreement. Staff requests that the Commission consider the proposed amendment, two-and-a-half (2.5) parking spaces per unit, in the context of the Phase 6 design.

As outlined by the original Planned Unit Development Agreement, the Applicant has agreed to construct transit facilities—specifically, a bus pullout and a weather protected shelter on Woodside Boulevard. Thus far, the Applicant has constructed a shelter and landing pad for the existing bus stop in front of the subdivision’s recreational facility (Gravity Fitness). Per the recommendation of Mountain Rides Transportation Authority (MRTA) and support of Hailey City Staff, the Applicant has agreed to construct the remaining element of the amenity, a bus pullout, in a different location: in front of the neighboring Lido Homes Apartment project, just north of the proposed project and south of Winterhaven Drive. The construction of the bus pullout involves an asphalt pullout lane, plus transitions with a relocated curb, gutter, and sidewalk. Staff, MRTA, and the Applicant will work internally to identify who can relocate the existing shelter and build a landing pad for it at the new location, in front of Lido Homes Apartment project.

**Procedural History:** Updated plans associated with this Application were submitted on April 20, 2023. A public hearing before the Hailey Planning and Zoning Commission will be held in the Hailey City Council Chambers and virtually via GoTo Meeting on May 1, 2023.

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
<td>City Code</td>
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<td>City Standards and Staff Comments</td>
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<td>Section</td>
<td>Subsection</td>
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<td>17.06.050</td>
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</tbody>
</table>
| ☒ | ☐ | ☐ | Water & Wastewater: Upon request from the Wastewater Division, the Applicant updated the civil engineering plan set to reflect the locations of manholes 05108AB, 05108BB and 05108CB. The Water Division requests that the Applicant:  
- repair or replace the meter vaults that have been hit by snow removal equipment over the years.  
- replace the frost-free hydrant at the north end of Wimbledon Court because it has also been damaged by snow removal equipment. At the minimum, the Applicant needs to replace it with a working frost-free hydrant. Preferably, the Applicant would upgrade the frost-free hydrant to be a fire hydrant, which could be used for dual purposes at the dead end main.  
- upgrade the lids on the existing vaults, which have an 18” diameter, to meet the 24” diameter requirement with a metal ring. This upgrade is necessary for City Staff to remove the foam pads and work on the meters.  
- use a heavy traffic rated lid for meter vaults located in the pavement.  
- replace the foam pads that are missing or deteriorating from vaults, with a 4” thick foam pad.  
- raise or lower any meter vault that is not at the correct grade. Adding a riser or cutting down the vaults to make grade is not desired.  
- abandon any unused service.  
All of these have been made Conditions of Approval. |
| ☐ | ☐ | ☐ | 17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit. |
| ☕ | ☐ | ☐ | Staff Comments | N/A – The proposed design does not incorporate any signage of four (4) square feet or greater. An existing, permanent Copper Ranch sign is located on the southeastern corner of Copper Ranch Lane and Woodside Boulevard. |
| ☒ | ☐ | ☐ | 17.09.040 On-site Parking Req. | See Section 17.09.040 for applicable code. |
| ☒ | ☐ | ☐ | Staff Comments | Per the Design Review Code, Multifamily Dwellings are currently required to provide one (1) parking space per dwelling unit that is smaller than 1,000 square feet and one-and-a-half (1.5) parking spaces per dwelling unit that is larger than 1,000 square feet. The Applicant is proposing a total of thirty-one (31) condominium units in Phase 6—seven (7) that are smaller than 1,000 square feet and require 1 parking space each (for a total of 7 parking spaces), plus twenty-four (24) units that are larger than 1,000 square feet and require 1.5 parking spaces each (for a total 36 parking spaces). Per the current Design Review Code, the proposed units require a total of forty-three (43) parking spaces. In tandem with the Design Review Code, the Subdivision Code (Section 16.04.020.L.6) includes the following requirement: “Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking.” The concurrent and affiliated application to amend the existing Planned Unit Development Agreement must consider the |
Subdivision Code alongside the Design Review Code, which together require three-and-a-half (3-3.5) parking spaces per unit or 105 spaces in total.

When Copper Ranch was subdivided and the original Design Review for twenty-nine condominium buildings was approved, Hailey’s Municipal Code required 2.5 parking spaces per condominium unit. The Copper Ranch Planned Unit Development Agreement and the four subsequent amendments neither reiterate nor refer to the preexisting parking requirement; and the 2003 Design Review approval has since expired.

In an attempt to reconcile the discrepancy between the parking standards that have changed over the years, as well as to adhere as best as possible to the total unit count agreed upon for the subdivision, the Applicant proposes to amend the PUD Agreement to reflect the parking requirement that was current to the 2003 Design Review Code: two-and-a-half (2.5) parking spaces per condominium unit. Staff supports this compromise.

The proposed PUD Amendment, requiring 2.5 parking spaces per condominium unit, will pertain to Phase 6, as well as to the previous and built phases. The PUD Agreement will be considered in its entirety by the City Council. While the Applicant team has not yet submitted a parking diagram for the entire Copper Ranch Subdivision (Phases 1-6), they have provided a parking diagram for Phase 6 that includes eighty-four (84) parking spaces. Of the eighty-four (84) parking spaces included in the Phase 6 design, sixty-two (62) are assigned to the Phase 6 residents in garages and surface parking stalls. The remaining twenty-two (22) spaces are proposed to be unassigned and available to previous residents of Copper Ranch. The unassigned parking spaces are located where existing residents are currently parking, at the site previously planned for Building 17. Excluding the unassigned parking spaces, the Applicant team is providing two (2) assigned parking spaces per condominium unit in Phase 6. To assess overall compliance with the proposed PUD Amendment for 2.5 parking spaces per condominium unit across the subdivision, a complete parking diagram will need to be reviewed by City Staff and the City Council. This has been made a Condition of Approval.

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.
   b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer
are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.

d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.

e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.

**Staff Comments**

The proposed design for the buildings’ exterior light fixtures is compliant, however the specified output of lumens per fixture supersedes the maximum allowance. The lighting details in the attached plans specify an output of up to 3,000 lumens per fixture; per Section 10.08C.040.02, partially shielded luminaires are restricted by a maximum output of 1,000 lumens per fixture. This has been made a Condition of Approval. No other lights are proposed.

---

### Bulk Requirements

**Limited Business (LB) Zoning District:**

<table>
<thead>
<tr>
<th>Building</th>
<th>FRONT west, Woodside Blvd.</th>
<th>SIDE north</th>
<th>SIDE south</th>
<th>REAR east</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Required</td>
<td>Proposed</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>17</td>
<td>N/A</td>
<td>N/A</td>
<td>8'</td>
<td>14''</td>
</tr>
<tr>
<td>21</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>22</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>23</td>
<td>17''</td>
<td>13'2.88''</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>24</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>25</td>
<td>15''</td>
<td>15'4.32''</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>26</td>
<td>N/A</td>
<td>N/A</td>
<td>10'</td>
<td>14''5''</td>
</tr>
<tr>
<td>27</td>
<td>20'</td>
<td>20'7''</td>
<td>10'</td>
<td>175''</td>
</tr>
</tbody>
</table>

**Lot Coverage:** There is no limit on lot coverage in the Limited Business (LB) Zoning district.

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**17.06.070(A)1 Street Improvements Required**

Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

**Staff Comments**

The sidewalk along Woodside Boulevard was constructed during a previous phase of the development. Internal pathways are included in the design; the internal
pathways connect the proposed buildings to each other and the surrounding buildings from previous phases of the Copper Ranch Development. See Sections 17.06.080(A)1c, 17.06.080(D)1b, and 17.06.080(D)1c for comments on the internal pathway connectivity.

Per the Water Division, Public Works Staff requests that the Applicant add the locations of manholes 05108AB, 05108BB and 05108CB to the Civil Engineering plan set.

☐ ☐ ☒ 17.06.070(B) Required Water System Improvements In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

Staff Comments N/A – This project is not within the Townsite Overlay (TO) Zone District.

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

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

<table>
<thead>
<tr>
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<tbody>
<tr>
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</tr>
<tr>
<td>No</td>
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</tbody>
</table>

| 17.06.080(A)1a | a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings. |
| Staff Comments | The proposed design includes landscaping and green space around every building. The buildings and parking spaces are compact, so that exterior spaces are consolidated and usable by residents. A Condition of Approval has been added, requesting that the Applicant complete the landscaping requirements of the current and previous phases of the Copper Ranch Development. |

| 17.06.080(A)1b | b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper. |
| Staff Comments | N/A – Little to no plant material exists onsite. |

| 17.06.080(A)1c | c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building. |
| Staff Comments | Site circulation has been designed to keep vehicular access to the private streets of Copper Ranch Lane and Wimbledon Court, which connect to the public street Woodside Boulevard and provide access to condominium driveways and parking. Pedestrian circulation is supported by the sidewalk along Woodside Boulevard, as well as the proposed internal pathways a) between the buildings and b) along the north and south sides of the property. The north pathway provides connections to Gravity Fitness. |

<p>| 17.06.080(A)1d | d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.080(A)1e</td>
<td>e. Where alleys exist, or are planned, they shall be utilized for building services. <strong>Staff Comments</strong> N/A – No alleys exist, nor are they proposed. That said, the private streets will be utilized for building services.</td>
</tr>
<tr>
<td>17.06.080(A)1f</td>
<td>f. Vending machines located on the exterior of a building shall not be visible from any street. <strong>Staff Comments</strong> N/A</td>
</tr>
<tr>
<td>17.06.080(A)1g</td>
<td>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. <strong>NOTE:</strong> If project is located in Airport West Subdivision, certain standards may apply that are not listed here. <strong>See code for details.</strong>&lt;br&gt; i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. &lt;br&gt; ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street. <strong>Staff Comments</strong> Onsite parking areas are located along the existing and proposed private streets, which can be accessed via Woodside Boulevard and private streets within the previous phases of the development. The parking is screened from view of the Woodside Boulevard public street, and is further buffered by buildings, landscaping, and/or sidewalks. City Staff has requested that the Applicant consider a shared-parking plan with Gravity Fitness, to ensure that at least two-and-a-half (2.5) parking spaces per unit are provided. The parking plan for the entire subdivision will be considered by City Council as part of the PUD Agreement. Staff requests that the Commission consider the two-and-a-half (2.5) parking space per unit standard for/in the context of the Phase 6 design. Sufficient snow storage is planned adjacent to parking and pedestrian circulation areas, which will need to be plowed. All circulation areas shall be maintained year-round by the HOA. This has been made a Condition of Approval.</td>
</tr>
<tr>
<td>17.06.080(A)1h</td>
<td>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic. <strong>Staff Comments</strong> As it is proposed, the on-site parking for Phase 6 will predominantly be accessed via a single approach from the Woodside Boulevard public street. The single approach limits potential vehicle/pedestrian points of conflict, the proposed design complies with this standard.</td>
</tr>
<tr>
<td>17.06.080(A)1i</td>
<td>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow. <strong>Staff Comments</strong> The Phase 6 site plan proposes approximately 24,250 square feet of hardscape for parking areas and pedestrian circulation. The required snow storage area for....</td>
</tr>
</tbody>
</table>
Phase 6, twenty-five percent (25%) of the hardscape, equates to approximately 6,063 square feet. The Applicant proposes to meet this requirement using area from Phases 1-5, particularly a large area adjacent to Phase 6. Within Phase 6, 3,775 square feet of area is designated for snow storage, while Phases 1-5 include an excess of 4,125 square feet of designated snow storage. Overall, the subdivision supersedes its snow storage requirement, providing 26.3% of the hardscaped area in snow storage.

Pertinent to this hearing and the revised design for Phase 6, the site where Building 17 was previously planned is now planned for surface parking. The Applicant team collaborated with Staff to remove Building 17 not only to address the discrepancies in parking requirements since 2003, but also to provide access to an underutilized snow storage area. The largest snow storage area at the Copper Ranch Subdivision is located behind or east of Gravity Fitness and the tennis facility, however it has been unused. The construction of Building 17 would’ve hindered access to this significant snow storage area.

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>17.06.080(A)1j</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>17.06.080(A)1k</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>k. A designated snow storage area shall not have any dimension less than 10 feet.</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>17.06.080(A)1l</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>l. Hauling of snow from downtown areas is permissible where other options are not practical.</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>17.06.080(A)1m</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>17.06.080(A)1n</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</td>
<td>Staff Comments</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
<th>City Code</th>
<th>City Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.06.080(A)2a</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</td>
<td>Staff Comments</td>
</tr>
<tr>
<td>Requirement</td>
<td>Comments</td>
<td></td>
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<tr>
<td>b. 17.06.080(A)2b</td>
<td>Standardized corporate building designs are prohibited.</td>
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<tr>
<td>Staff Comments</td>
<td>N/A – The proposed project is not a standardized corporate design.</td>
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<tr>
<td>c. 17.06.080(A)2c</td>
<td>At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</td>
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<tr>
<td>Staff Comments</td>
<td>The trim, porches, and color schemes distinguish the entryways and encourage human activity around buildings.</td>
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<tr>
<td>d. 17.06.080(A)2d</td>
<td>The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</td>
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<tr>
<td>Staff Comments</td>
<td>The proposed buildings incorporate three (3) or five (5) condominiums each. They are multi-family buildings of a similar style to plexes, which typically include multiple entrances on different sides of a shared building. As such, the proposed design incorporates multiple entrances on different sides of each building, as well as pedestrian pathways and landscaping that encourage pedestrian circulation and activity. Most of the buildings’ sides include siding, trim, windows, pop-outs, and colors that break up the appearance of large building surfaces.</td>
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<tr>
<td>e. 17.06.080(A)2e</td>
<td>Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</td>
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<tr>
<td>Staff Comments</td>
<td>N/A – No plans for future additions or renovations are proposed.</td>
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<tr>
<td>f. 17.06.080(A)2f</td>
<td>All exterior walls of a building shall incorporate the use of varying materials, textures, and colors.</td>
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<tr>
<td>Staff Comments</td>
<td>The proposed design incorporates a variety of siding, textures, trim, windows, pop-outs, and colors that break up the appearance of large building surfaces. The materials include fiber cement siding, asphalt shingle, stone veneer, steel railings, and vinyl windows. See the following rendering as an example:</td>
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<tr>
<td>g. 17.06.080(A)2g</td>
<td>Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</td>
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</tbody>
</table>
The Applicant proposes four (4) color schemes of similar tones but distinct hues. The colors denote the natural environment—specifically corresponding the color schemes with river, lake, woods, and mountain palettes. As such, there will be variety and cohesion across Phase 6.

17.06.080(A)2h

h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.

Staff Comments

N/A – No flat-roofed buildings are proposed in the development.

17.06.080(A)2i

i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:

i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south.

ii) South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.

iii) Double glazed windows.

iv) Windows with Low Emissivity glazing.

v) Earth berming against exterior walls

vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.

Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.

Staff Comments

The Applicant incorporated solar orientation, south facing windows with eave coverage, and windows with low emissivity glazing to conserve energy.

17.06.080(A)2j

j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.

Staff Comments

Roof overhangs are proposed over all entries, but not over pedestrian pathways. Snow clips, downspouts, and gutters are not included in the architectural plans. This has been made a Condition of Approval.

17.06.080(A)2k

k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

Staff Comments

Landscape drywells are located in landscaped areas or parking areas that do not impede pedestrian circulation, a plat note plans to connect roof drains and downspouts to the drywells.

17.06.080(A)2l

l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent
with the colors, material and architectural design used on the principal building(s).

<table>
<thead>
<tr>
<th>Staff Comments</th>
<th>N/A</th>
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<tbody>
<tr>
<td>17.06.080(A)2m</td>
<td>m.  A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Section 17.08A.020 of this title.</td>
</tr>
<tr>
<td>Staff Comments</td>
<td>N/A – Signage is not included in the proposed design/plans.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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<tr>
<td>☐</td>
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<tr>
<td>Staff Comments</td>
<td>N/A – The proposed design does not include accessory structures.</td>
</tr>
<tr>
<td>☐</td>
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<tr>
<td>Staff Comments</td>
<td>N/A – The proposed design does not include accessory structures.</td>
</tr>
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<tr>
<td>Staff Comments</td>
<td>N/A – The proposed design does not include walls nor fencing.</td>
</tr>
<tr>
<td>☐</td>
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<tr>
<td>Staff Comments</td>
<td>N/A – The proposed design does not include walls nor fencing.</td>
</tr>
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<td>☐</td>
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<tr>
<td>Staff Comments</td>
<td>N/A – The proposed design does not include roof projections.</td>
</tr>
<tr>
<td>☐</td>
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<tr>
<td>Staff Comments</td>
<td>N/A – The proposed design does not include alternate energy sources.</td>
</tr>
<tr>
<td>☐</td>
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<tr>
<td>Staff Comments</td>
<td>The proposed design does not include any ground-mounted equipment. A Condition of Approval has been added, requiring the Applicant to screen any utility boxes from view.</td>
</tr>
<tr>
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<tr>
<td>Staff Comments</td>
<td>All utility service lines are proposed to be underground.</td>
</tr>
<tr>
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<tr>
<td>Staff Comments</td>
<td>The proposed design does not include any appurtenances on utility poles; none will be permitted.</td>
</tr>
</tbody>
</table>

4. Landscaping: 17.06.080(A)4, items (a) thru (n)
<table>
<thead>
<tr>
<th>17.06.080(A)4a</th>
<th>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff Comments</strong></td>
<td>The proposed landscaping and irrigation plan is drought tolerant. Please refer to the attached Landscape Plan for further details.</td>
</tr>
<tr>
<td>17.06.080(A)4b</td>
<td>b. All plant species shall be hardy to the Zone 4 environment.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>The proposed plant materials appear appropriate for the environment.</td>
</tr>
<tr>
<td>17.06.080(A)4c</td>
<td>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>The Landscape Plan addresses irrigation and appears to comply with this standard. The plan includes features that minimize water, such as an automated “smart controller” and rain sensor.</td>
</tr>
<tr>
<td>17.06.080(A)4d</td>
<td>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>Landscaping Plans are attached. To summarize, the Applicant proposes seven (7) tree species, five (5) shrub species, six (6) grass and perennial species, and one (1) native grass mix. All the specified tree species are within the required caliper size; however, at least one of the tree species supersedes the maximum apportionment (20%) by one tree. Staff requests that the Applicant amend their landscape plan to abide by the standard as it relates to the ratio of species. This has been made a Condition of Approval. Additional Conditions of Approval request that the Applicant complete all landscaping requirements from the five (5) previous phases of the Copper Ranch Development if they were left incomplete.</td>
</tr>
<tr>
<td>17.06.080(A)4e</td>
<td>d. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>N/A – The proposed project is located within the Limited Business (LB) Zoning District.</td>
</tr>
<tr>
<td>17.06.080(A)4f</td>
<td>e. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>The proposed landscaping is varied, as shown in the Landscape Plans provided.</td>
</tr>
<tr>
<td>17.06.080(A)4g</td>
<td>f. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</td>
</tr>
<tr>
<td><strong>Staff Comments</strong></td>
<td>The plan set includes a Drainage Plan, showing that storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan.</td>
</tr>
<tr>
<td>17.06.080(A)4h</td>
<td>g. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</td>
</tr>
</tbody>
</table>
Staff Comments
The landscape plan includes irrigation plans. The HOA will be responsible for maintaining the irrigation and healthy landscaping. This has been made a Condition of Approval.

☐ ☐ ☒ 17.06.080(A)4i
h. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.

Staff Comments
N/A – No retaining walls exist, nor are proposed at this time.

☐ ☐ ☒ 17.06.080(A)4j
i. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.

Staff Comments
N/A – No retaining walls exist, nor are they proposed at this time.

☐ ☐ ☒ 17.06.080(A)4k
j. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.

Staff Comments
N/A – No retaining walls exist, nor are they proposed at this time.

☐ ☐ ☒ 17.06.080(A)4l
l. Landscaping should be provided within or in front of extensive retaining walls.

Staff Comments
N/A – No retaining walls exist, nor are they proposed at this time.

☐ ☐ ☒ 17.06.080(A)4m
m. Retaining walls over 24” high may require railings or planting buffers for safety.

Staff Comments
N/A – No retaining walls exist, nor are they proposed at this time.

☐ ☐ ☒ 17.06.080(A)4n
n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.

Staff Comments
N/A – No retaining walls exist, nor are they proposed at this time.

Additional Design Review Requirements for Multifamily within the City of Hailey

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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<tr>
<td>☒</td>
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</tbody>
</table>

Staff Comments
The locations of the proposed buildings were planned in an earlier phase of this development, as was the location of the existing private streets (Wimbledon Court and Copper Ranch Lane). The buildings have been configured on the site to best provide open areas for interaction and pedestrian circulation. Three (3) of the eight (8) buildings have been oriented towards Woodside Boulevard to best interface with the existing sidewalk and pedestrian circulation of the public street. The remaining buildings have been oriented towards common areas and internal pathways. Natural connection points to the recreational facilities at Gravity Fitness are also proposed.

| ☒ | ☐ | ☐ | 17.06.080(D)1b | b. Site plans shall include a convenient, attractive, and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site. |

Staff Comments
The site plan includes attractive and interconnected pedestrian sidewalks and pathways that reinforce pedestrian circulation within the site. The site circulation design keeps vehicular access and parking to the private streets and public streets. New internal pathways are proposed around the perimeter of Phase 6, between the buildings, partially along Copper Ranch Lane, and connecting to the recreational facilities at Gravity Fitness.
17.06.080(D)1c  c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.

Staff Comments
The buildings have been organized to maximize efficient site circulation. The proposed internal pathways demonstrate the Applicant’s awareness of pedestrian needs. Staff suggest improvements for pedestrian circulation by adding snow clips to the roofs. This has been made a Condition of Approval.

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

<table>
<thead>
<tr>
<th>Compliant</th>
<th>Standards and Staff Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ No N/A</td>
<td>17.06.080(D)2a a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures, and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.</td>
</tr>
<tr>
<td>☒ No N/A</td>
<td>17.06.080(D)2b b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</td>
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</tbody>
</table>

17.06.060 Criteria.
A. The Commission or Hearing Examiner shall determine the following before approval is given:
   1. The project does not jeopardize the health, safety, or welfare of the public.
   2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.

B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
   1. Ensure compliance with applicable standards and guidelines.
   2. Require conformity to approved plans and specifications.
   3. Require security for compliance with the terms of the approval.
   4. Minimize adverse impact on other development.
   5. Control the sequence, timing, and duration of development.
   6. Assure that development and landscaping are maintained properly.
   7. Require more restrictive standards than those generally found in the Zoning Title.

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

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

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

a) The Design Review approval is contingent upon an approval of the Fifth Amendment to the Planned Unit Development Agreement.

b) All conditions of the Planned Unit Development Agreement shall be met.
   i. The Applicant shall supply City Staff with a parking diagram of the entire Copper Ranch subdivision, including all completed and planned development from/for Phases 1-6, to assess the Applicant’s overall compliance with the PUD Agreement.

c) All applicable Fire Department and Building Department requirements shall be met.

d) 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.

e) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant’s sole expense include, but will not be limited to, the following requirements and improvements:
   i. The proposed buildings shall have a fire sprinkler system installed, pursuant Section 15.12.030.H 903.2.8.
   ii. The water meter vaults that have been hit by snow removal equipment over the years shall be repaired or replaced.
   iii. The frost-free hydrant shall be replaced with a fire hydrant at the north end of Wimbledon Court.
   iv. The lids on the existing vaults, which have an 18” diameter, shall be upgraded to meet the 24” diameter requirement with a metal ring.
   v. A heavy traffic rated lid shall be used for meter vaults located in the pavement.
   vi. The foam pads that are missing or deteriorating from vaults shall be replaced with a 4” thick foam pad.
   vii. Any meter vault that is not at the correct grade shall be raised or lowered according to City practices; adding a riser or cutting down the vaults to make grade is not desired.
   viii. Any unused service shall be abandoned.
   ix. The Applicant shall add the locations of manholes 05108AB, 05108BB and 05108CB to the Civil Engineering plan set.
f) The private streets and internal pathways—located on private property, as well as in the interior and on the perimeter of the subdivision—shall be unobstructed and maintained year-round by the HOA.

g) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.

k) Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval. Equipment shall be screened from view and shall not interfere with any pathways or sidewalks.
   a. Snow clips shall be added to the architectural drawings and installed.

l) Snow storage areas shall be demonstrated to be compliant with the standards from Section 17.06.080.A.1.I-N:
   a. The Applicant shall improve the designated snow storage areas, so that all snow storage areas have dimensions that are larger than ten feet (10 ft) wide.
   b. The Applicant shall remedy the snow storage plan as to not impede on internal pathways and pedestrian circulation.

m) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance, including lumens output.

n) 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.

o) 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.

p) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval (Findings of Fact dated______).

q) The Applicant, prior to issuance of a Building Permit, shall submit a revised landscape plan so that no tree species supersedes 20% of the total number of trees in the plan.

r) The Applicant shall submit a Maintenance Plan for landscaping prior to issuance of a Building Permit.

s) If left incomplete, all landscaping requirements from the five (5) previous phases of the Copper Ranch Development shall be completed in Phase 6.

t) Utility boxes, including other ground and roof-mounted equipment, shall be screened from view.

Motion Language

Approval: Motion to approve the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-one (31) residential units, 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 Title 17, Title 18, and City Standards, provided conditions (a) through (t) are met.
Denial: Motion to deny the Design Review Application by Lido Equities Group Idaho, LLC, for construction of Phase 6 of the Copper Ranch Development, which includes the addition of thirty-one (31) residential units, 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].
COPPER RANCH 38 APARTMENTS - DESIGN REVIEW SET

HAILEY, IDAHO

PIVOT NORTH PROJECT #: 20-031

DRAWING INDEX - DESIGN REVIEW

DR - COVER
DR0.00 COVER SHEET

DR - SITE
DR1.01 ARCHITECTURAL SITE PLAN

DR-BLDG TYPE A
DR2.00a BLDG TYPE A - UNIT AREA PLANS
DR2.01a BLDG TYPE A - LEVEL 1 FLOOR PLAN
DR2.02a BLDG TYPE A - LEVEL 2 FLOOR PLAN
DR3.01a BLDG TYPE A SCHEME A1 - ELEVATIONS
DR3.02a BLDG TYPE A SCHEME A2 - ELEVATIONS

DR-BLDG TYPE B
DR2.00b BLDG TYPE B - UNIT AREA PLANS
DR2.01b BLDG TYPE B - LEVEL 1 FLOOR PLAN
DR2.02b BLDG TYPE B - LEVEL 2 FLOOR PLAN
DR3.01b BLDG TYPE B SCHEME A1 - ELEVATIONS
DR3.02b BLDG TYPE B SCHEME A4 - ELEVATIONS

DR-BLDG TYPE C
DR2.00c BLDG TYPE C - UNIT AREA PLANS
DR2.01c BLDG TYPE C - LEVEL 1 FLOOR PLAN
DR2.02c BLDG TYPE C - LEVEL 2 FLOOR PLAN
DR3.01c BLDG TYPE C SCHEME A3 - ELEVATIONS

DR-BLDG TYPE D & E
DR2.00d BLDG TYPE D & E - UNIT AREA PLANS
DR2.01d BLDG TYPE D & E - LEVEL 1 FLOOR PLAN
DR2.02d BLDG TYPE D & E - LEVEL 2 FLOOR PLAN
DR3.01d BLDG TYPE D SCHEME A3 - ELEVATIONS
DR3.02d BLDG TYPE E SCHEME A2 - ELEVATIONS
PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WERE CONDUCTED. A TITLE SEARCH HAS NOT BEEN COMPLETED.

PARKING SUMMARY

PHASE 6 CONDOMINIUMS

- PROPOSED CONDOMINIUM UNITS = 31
- REQUESTED PARKING REQUIREMENT = 2.5 SPACES/CONDO UNIT
- TOTAL NUMBER OF PARKING SPACES REQUIRED = 78
- PROPOSED GARAGE PARKING STALLS = 30
- PROPOSED ASSIGNED SURFACE PARKING STALLS = 32
- PROPOSED UNASSIGNED GUEST SURFACE PARKING STALLS = 22

NOTE:
- APPROXIMATE EDGE OF ROAD EASEMENT
- APPROXIMATE CENTERLINE OF ROAD
- APPROXIMATE ADJOINING PROPERTY LINE
- PROPOSED GARAGE PARKING STALL
- PROPOSED PHASE 6 GARAGE PARKING STALL
- PROPOSED UNASSIGNED GUEST SURFACE PARKING STALL

LEGEND

APPROXIMATE BUILDING PROPERTY LINE
APPROXIMATE CENTERLINE OF ROAD
APPROXIMATE ADJOINING PROPERTY LINE
PROPOSED GARAGE PARKING STALL
PROPOSED PHASE 6 GARAGE PARKING STALL
PROPOSED UNASSIGNED GUEST SURFACE PARKING STALL
NOTES:

1. PROPERTY BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER BLAINE COUNTY GIS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WERE CONDUCTED. A TITLE SEARCH HAS NOT BEEN COMPLETED.

2. SNOW STORAGE SHOWN HEREON ARE APPROXIMATE. REFER TO THE FOLLOWING DOCUMENTS.
   - COPPER RANCH IN HAILEY PHASE 1, INSTRUMENT NUMBER 509347
   - COPPER RANCH IN HAILEY PHASE 2, INSTRUMENT NUMBER 524364
   - COPPER RANCH IN HAILEY PHASE 4, INSTRUMENT NUMBER 532267
   - COPPER RANCH IN HAILEY PHASE 5, INSTRUMENT NUMBER 540813
   - A REPLAT OF A PORTION OF COPPER RANCH IN HAILEY PHASE 5, INSTRUMENT NUMBER 555081

3. SNOW REMOVAL AND STORAGE AREAS SHOWN HEREON WERE DETERMINED BY COMPUTER METHODS.

4. EXISTING PEDESTRIAN WALKWAYS ARE NOT INCLUDED IN THE BELOW SNOW REMOVAL AREA. SNOW STORAGE FOR EXCLUDED WALKWAYS IS ASSUMED TO BE LOCATED DIRECTLY ADJACENT TO THE RESPECTIVE WALKWAYS.

LEGEND

- APPROXIMATE CENTERLINE OF ROAD
- APPROXIMATE ADJOINING PROPERTY LINE
- EXISTING ITEMS
- APPROXIMATE PLATTED SNOW STORAGE AREA (PHASE 1-5)
- APPROXIMATE PLATTED SNOW STORAGE AREA TO BE VACATED
- APPROXIMATE SNOW STORAGE AREA (PHASE 6)
- APPROXIMATE SNOW STORAGE AREA TO BE VACATED
- APPROXIMATE SNOW STORAGE AREA (PHASE 6)

SNOW STORAGE SUMMARY

COPPER RANCH PHASES 1-5

EXISTING SNOW REMOVAL AREA = ± 118,300 SF
EXISTING SNOW STORAGE AREA = ± 34,420 SF
EXISTING SNOW STORAGE AREA TO BE VACATED = ±720 SF
EXISTING SNOW STORAGE AREA TO REMAIN = ±33,700 SF

COPPER RANCH PHASE 6 (INCLUDING PROPOSED PARKING LOT)

PROPOSED SNOW REMOVAL AREA = ± 24,250 SF
PROPOSED SNOW STORAGE AREA = ± 3,775 SF

COPPER RANCH ALL PHASES

TOTAL SNOW REMOVAL AREA = ± 142,550 SF
TOTAL REQUIRED SNOW STORAGE AREA = ± 35,638 SF (25%)
TOTAL PROPOSED SNOW STORAGE AREA = ± 37,475 SF (26.3%)

NOTES:

1. APPROXIMATE CENTERLINE OF ROAD
2. APPROXIMATE ADJOINING PROPERTY LINE
3. EXISTING ITEMS
4. APPROXIMATE PLATTED SNOW STORAGE AREA (PHASE 1-5)
5. APPROXIMATE PLATTED SNOW STORAGE AREA TO BE VACATED
6. APPROXIMATE SNOW STORAGE AREA (PHASE 6)
7. APPROXIMATE SNOW STORAGE AREA TO BE VACATED
8. APPROXIMATE SNOW STORAGE AREA (PHASE 6)
GENERAL CONSTRUCTIONS NOTES:

1. All construction shall be performed in accordance with the most current edition of the "Idaho Standards for Public Works" (ISPWC) and City of Hailey Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPWC and City of Hailey Standards on site during construction.

2. The location of existing underground utilities is shown on the plans in an approximate way. The contractor shall be responsible for locating existing utilities prior to commencing and during construction. The contractor agrees to be fully responsible for any and all damages which result from his failure to accurately locate and preserve any and all underground utilities. The contractor shall call Digline (1-800-342-1585) to locate all existing underground utilities a minimum of 48 hours prior to construction.

3. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

4. Material shall conform with current ISPWC standards, Division 800 aggregates and asphalt. Materials shall be placed conforming to the subgrade or existing pavement as shown on the plans. The contractor shall be responsible for providing the required materials and ensuring proper compaction and grading.

5. The contractor shall immediately notify the engineer of unsuitable subgrade material areas, and/or areas not capable of compacting to the required density. The contractor shall be responsible for providing the required materials and ensuring proper compaction and grading.

6. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

7. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

8. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

9. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

10. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

11. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

12. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

13. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

14. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

15. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

16. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

17. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

18. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

19. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.

20. All excavation & embankment shall conform to ISPWC sections 1.0 and 2.0. Subgrade shall be excavated and shaped to line, grade, and cross-section shown on the plans. The subgrade shall be compacted to 95% of maximum density as determined by ASTM D-698. The contractor shall water or aerate subgrade as necessary to obtain optimum moisture content. In lieu of density measurements, the subgrade may be precompacted to the design specification.
Return to Agenda
CITY OF HAILEY

COMMUNITY DEVELOPMENT
ANNUAL REPORT
2022
The Community Development Department provides professional and technical advice to elected officials, appointed commissions, city departments, and citizens to assist in their understanding of City planning and zoning ordinances, building and safety codes and permitting, standards and policies. The department handles all applications for land use development within the City of Hailey.

- Planning and Zoning
- Building Permitting
- Floodplain Permitting
- Long Range Urban Planning
- Business Licensing
- Community Development
- Housing Support
- Resiliency - in partnership with other City Departments, local agencies, and other stakeholders
- Urban Renewal
- Development Impact Fee Advisory Committee
- Arts and Historic Preservation Commission
36 New Single Family Permits Issued

- Amatopia: 2
- Carbonate: 1
- Cedar Bend: 1
- Colorado Gulch: 1
- Deerfield: 1
- Northridge: 10
- Old Cutters: 8
- Quigley Farms: 3
- Sawmill: 1
- Sherwood Forest: 1
- Sunbeam: 3
- Townsite: 4

132 New Multifamily Units

- Old Cutters Duplex: 2
- Lido Apartments: 104
- River Street Townhomes: 12
- Tanner Investments: 4
- Spruce Street Duplexes: 4
- 4DK, LLC: 2
- F & G Idaho, LLC: 3
- Pioneer LLC: 1

8 ADU Permits Issued

- Hailey Townsite: 4
- Amatopia: 2
- Della View: 2

Total Residential Units 176
10 YEAR OVERVIEW

PERMITS ISSUED

2022
Total Estimated Value: $59,282,031
Total Permits Issued: 223

Lowest Year
2012: 115 Permits, $4,703,446

Highest Year
2020: 258 Permits, $35,965,405

ESTIMATED VALUATION

<table>
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<tr>
<th>Year</th>
<th>Estimated Value</th>
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A new 2,400 square foot commercial building, to be located at Lot 11 and 12, Block 43, Woodside Subdivision, within the Light Industrial (LI) Zoning District.
New construction of three (3), four-plex multifamily residential buildings, for a total of twelve (12) additional residential units on proposed Lot 3. When combined, Lots 1-3 will contain a total of twenty (20) residential units. The project will be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District.

New construction of a fifty-one (51) residential unit, multifamily building, comprising of: forty-three (43) one-bedroom residential units and eight (8) two-bedroom residential units. This project is proposed to be located at 403, 417, and 419 North River Street (Lots 1-10, Block 55, Hailey Townsite), within the Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

New construction of three (3) multifamily residential buildings, which includes a total of twenty-seven (27) units, comprising of nine (9) one-bedroom units, ten (10) one-bedroom units with office space, and eight (8) two-bedroom units. The project will be located at Sublot 4B, Block 1, North Hailey Plaza, within the Business (B) and Downtown Residential Overlay (DRO) Zoning Districts. This project will be known as Saddle Lofts.

New construction of a new 44-unit apartment building, to be located at 40 McKercher Boulevard (Lot 1B, Block 2, Northridge Subdivision X). This parcel is located within the Business (B) and Downtown Residential Overlay (DRO) Zoning District.
New construction of four (4) residential units located in two (2) three-story duplex buildings. Each unit is 2,143 square feet in size with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts.

New construction of Sweetwater Condominiums Phase II, to be located at Block 2, Sweetwater PUD Subdivision. The project will consist of eight (8), ten-plex buildings, three-stories in height, for a total of eighty (80) units. Each unit will comprise of approximately 1,380 square feet.

New construction of a two-story self-storage facility containing a café, retail area, and office demised into three (3) principal buildings, and three (3) residential units. The proposed project will be located at Lot 3A, Block 4, Airport West Subdivision #2 (1551 Aviation Drive), within the SCI – Industrial (SCI-I) Zoning District.

New construction of a new 18,849 square foot commercial space to be used for Sun Valley Luxury Car Rental, and to be located east of the existing car dealership at Lot 11A, Block 2, Friedman Park Subdivision (960 South Main Street), within the Light Industrial (LI) Zoning District.

New construction of four (4) residential units located in two (2) three-story duplex buildings. Each unit is 2,143 square feet in size with garage. The proposed project is located at 109 West Spruce Street (Lots 9 and 10, Block 66, Hailey Townsite) within the Business (B), Downtown Residential Overlay (DRO), Small Residential Overlay (SRO), and Townsite Overlay (TO) Zoning Districts.
In 2022, the Community Development Department amended Hailey's Municipal Code to encourage energy-smart building, provide for increased electric vehicle charging and solar collection; accommodate seasonal RV living; allow for year-round living in tiny homes on wheels; expand employee housing; incentivize community housing and deed-restricted amenities within Planned Unit Development Agreements; implement the River Street Multi-Modal Plan; and plan for increased density within the Downtown Residential Overlay (DRO) District.

**RIVER STREET DESIGN**

This amendment officially adopted the River Street Design Concept into the City Standard Drawings, though the City had adopted this concept into several policy documents and plans. The River Street Design Concept has been a long term project of the City's focusing on the development of River Street, including pedestrian access.

**SOLAR AMENDMENTS**

Amends the maximum height requirements for solar systems and to allow for freestanding solar in all zoning districts, except the Recreational Green Belt (RGB).
City Staff initiated a text amendment in November 2022 with the goal of incorporating and developing standards to allow Tiny Homes on Wheels within the City. This amendment would allow THOW within all residential zoning districts and will provide for diverse housing opportunities in Hailey. These unique structures can be woven into the existing built environment and character of Hailey without detracting from Hailey's charm. Hailey City Council approved the proposed amendment in March 2023.

This amendment expanded the Downtown Residential Overlay (DRO) to include opportunity parcels along North First Avenue.

City Staff initiated a text amendment in November 2022 with the goal of incorporating and developing standards to allow Tiny Homes on Wheels within the City. This amendment would allow THOW within all residential zoning districts and will provide for diverse housing opportunities in Hailey. These unique structures can be woven into the existing built environment and character of Hailey without detracting from Hailey's charm. Hailey City Council approved the proposed amendment in March 2023.

This amendment increased the lot coverage percentages for those parcels of 4,500 square feet in size and smaller, and located within the Townsite Overlay (TO) and General Residential (GR) Zoning Districts, to 40%. The specific objective of the amendment is to allow homeowners the opportunity to have proportionally-sized building footprints on lots that are substandard in size for their district.

The cost of living in the Wood River Valley has reached a level where regionally, it is referred to as a crisis. Residents and families are leaving the valley because they cannot secure housing, short-term or long-term. This amendment allows property owners, trade-specific contractors, and/or construction trade employees the opportunity to reside in a licensed, operational RV on private property during construction when such property is operating under a valid Building Permit.
LONG-RANGE CITY PROJECTS

- **Flower Project**
  - Expand the Flower Project
    - Ground Flower Beds at:
      - Croy Street and Main Street
      - Pine Street and Main Street
    - Hanging Baskets
      - Town Center West
      - New Irrigation System/Repairs
    - Adopt-a-Barrel
      - New businesses on Croy, Bullion, and Carbonate Streets

- **Comprehensive Plan Updates**
  - Firm selected: Jacobs/GGLO Team
  - Initial planning and preparation phases - process to begin May 2023
  - Housing, DEI, Sustainability, and more

- **Housing Initiatives**
  - ADU Expansion to include THOW
  - THOW Communities
  - Exploring housing opportunities on every development proposal
  - Co-Living Dwelling (final approval 2023)
  - Employee Housing in Light Industrial (LI) District
  - Cottage and Townhouse Standards

- **Sustainability**
  - Encouraging sustainable development and design on every development proposal
  - Developer Incentives for Green Buildings
  - Additional Water Conservation Measures across new development projects, including single-family
515 Active Business
13 Closed Business

![Bar chart showing business activity over the years with 2016-2022 years on the x-axis and the number of businesses on the y-axis. The chart shows a decrease in active businesses from 65 in 2018 to 39 in 2022. There is also a decrease in closed businesses from 15 in 2019 to 13 in 2022.]
Accomplishments

- Coordinated a mural on the Hop Porter Park bathroom building that adds to the vitality of the children’s park, while
  - showcasing native wildlife,
  - honoring the Hispanic/LatinX Day of the Dead traditions, and
  - hosting an expert muralist to educate and engage with local artists in the professional and student communities.

Upcoming Projects

- "Our Differences Make a Difference" collage on the utility box at Main & Bullion will showcase diversity in Hailey's history and community.
- Revitalizing and traveling through time with the phone booths: the phone booths at Main & Elm have been painted red. New exterior panels, which will showcase collages of Hailey’s school children through the ages, as well as an interactive phone will be installed in 2023. The interactive phone will play recordings about Hailey’s history, the target audience is Hailey’s elementary school children.
Return to Agenda
Agenda

Downtown Master Plan: Progress Review

- Power of 10
- Greenway Master Plan
- Downtown Parks Necklace
- Promenade

Downtown Master Plan Survey Results, now what?

- Confirm findings
- Confirm goals
- Review, confirm where we are headed

Zones

Main Street
River Street
Side Streets
Opportunity Sites
Downtown Parks

Q&A
THE POWER OF 10+

The Power of 10+ is a concept for Public Spaces developed to evaluate and facilitate Placemaking at multiple city scales. It is a powerful tool for generating constructive conversations to identify targeted Placemaking efforts. Cities succeed or fail at the human scale—the place scale—and this scale is often overlooked. The Power of 10+ shows how paying attention to the human experience when building a city's destinations and districts can have immediate and widespread impacts.

The idea behind this concept is that places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community. Local residents who use this space most regularly will be the best source of ideas for which uses will work best.

Further, when cities contain at least 10 of these destinations or districts, their public perception begins to shift amongst both locals and tourists, and urban centers can become better equipped for generating resilience and innovation.
BIG WOOD RIVER
HAILEY GREENWAY
MASTER PLAN

LEGEND
- Existing River Access Point
- Proposed River Access Point
BIG WOOD RIVER
RECOMMENDED ZONES & ACCESS POINTS

Building on the proposals in the Hailey Greenway Master Plan, these recommendations provide a clear strategy to balance ecological preservation and public access along the Big Wood River. Along this stretch of river, we recommend three different types of access:

1. Family-Friendly Access
   - Accessible trail to river and accompanying improvements: boardwalks, beaches, side channels and crossings, nature-based play areas

2. Nature Access
   - Trail to river and minimal improvements: mulched trail, stone beaches, shoreline stabilization

3. Wilderness Access
   - Trail to river and minimal improvements: dirt trail, shoreline stabilization

---

LEGEND

Hailey Greenway Master Plan

○ Existing River Access Point

△ Proposed River Access Point

Additional Recommendations

★ Family-Friendly Access Point

★ Nature Access Point

★ Wilderness Access Point

★ Family Recreation Zone

★ Wilderness Recreation Zone
DOWNTOWN PARKS
SITE RELATIONSHIPS

LEGEND
- Proposed Street Improvements
- Broadford River St. Route
- Hiking Trail
**DOWNTOWN PARKS CHARACTER STUDY**

**URBAN OASIS**
Lions Park is located on the edge of Hailey’s downtown, just 0.3 miles from the town center. Despite its urban proximity, the park is surrounded by nature preserves and sits on the banks of the scenic Big Woods River. This setting provides a unique opportunity to create a natural oasis steps away from the bustle of Main Street.

**URBAN PARK**
Hop Porter Park sits in the middle of a residential neighborhood just three blocks off Main Street. Occupying over a full block, Hop Porter provides valuable recreational space in close proximity to area residents and Downtown visitors. This park functions as both a neighborhood park and a regional attraction.

**URBAN PLAZA**
A future Town Square off Bullion and River Streets would create a civic gathering space in the center of Downtown. Programmed as a plaza, this hardscaped space could provide places to sit, play, and socialize Downtown while also being capable of hosting special events right off Main Street.
DOWNTOWN PARKS
CAPACITY STUDY

LIONS PARK
TOTAL SITE AREA: 446,120 SF (9.81 ACRES)
ASSEMBLY AREA: 145,000 SF (3.33 ACRES)
Standing Event Capacity (9 SF per person) 16,100 people
Seated Event Capacity (25 SF per person) 5,800 people
Dispersed Event Capacity (64 SF per person) 2,250 people

HOP PORTER PARK
TOTAL SITE AREA: 181,230 SF (4.24 ACRES)
ASSEMBLY AREA: 92,550 SF (2.12 ACRES)
Standing Event Capacity (9 SF per person) 10,280 people
Seated Event Capacity (25 SF per person) 3,700 people
Dispersed Event Capacity (64 SF per person) 1,450 people

TOWN SQUARE
TOTAL SITE AREA: 21,600 SF (0.49 ACRES)
ASSEMBLY AREA: 11,250 SF (0.26 ACRES)
Standing Event Capacity (9 SF per person) 1,250 people
Seated Event Capacity (25 SF per person) 450 people
Dispersed Event Capacity (64 SF per person) 175 people
LIONS PARK
SUP/Kayak/PFD Launch
Host Events: Music, Arts, Food
Bioretention/Snow Storage
Sporting Events
Nature Trails
Dog Area
Active Lawn Area
Interactive Water Feature
Outdoor Education Elements
Shade Trees
Fly Fishing
Outdoor Amphitheater
Sculpture Garden
Pollinator Meadow
Wedding/Event Venue

HOP PORTER PARK
Play Area
Event Venue
Pavilion
Stage
Flexible Lawn Area
Restrooms
Pollinator Meadow
Bioretention/Habitat Area
Event Plaza
Amphitheater
Parking
Promenade
Public Art

TOWN SQUARE
Event Plaza
Fixed and Movable Seating
Market Stalls
Food Truck Plaza
Shade Trees
Fire Pits
Interactive Water Feature
Public Art
POTENTIAL SITE AMENITIES

River Access Point

Outdoor Amphitheater

Food Truck Plaza

Fire Feature

Active Lawn Area

Open Plaza

Craft Fair & Farmers Market

Public Art

Covered Stage/ Performance Area

Music Festival

Bouldering Wall

Stormwater Feature
LIONS PARK
PROGRAM ASSESSMENT

SITE AMENITIES
- Active Lawn Area
- Sporting Events
- Picnic Area
- Play Structure
- Public Restrooms
- Basketball Court
- Off-Leash Pet Area
- Shade Trees
- Nature Trails
- Outdoor Education Elements
- Interactive Water Feature
- Family-Friendly River Access
- SUP/Kayak/PFD Launch
- Fly Fishing
- Fishing Pier
- River Overlook
- Bioretention/Snow Storage
- Open Plaza
- Public Art
- Specialty Lighting
- Fire Feature
- Fixed and Movable Seating
- Outdoor Work Spaces
- Outdoor Amphitheater
- Covered Events Venue
- Events Lawn
- Adjacent Food & Beverage/Retail
- Flexible Parking Area

existing amenity
recommended additions

Summer's End Music Festival
Fly Fishing in Big Wood River
Summer Trail Use
TOWN SQUARE
PROGRAM ASSESSMENT

SITE AMENITIES
- Active Lawn Area
- Sporting Events
- Picnic Area
- Play Structure
- Public Restrooms
- Basketball Court
- Off-Leash Pet Area
- Shade Trees
- Nature Trails
- Outdoor Education Elements
- Interactive Water Feature
- Family-Friendly River Access
- SUP/Kayak/PFD Launch
- Fly Fishing
- Fishing Pier
- River Overlook
- Bioretention/Snow Storage
- Open Plaza
- Public Art
- Specialty Lighting
- Fire Feature
- Fixed and Movable Seating
- Outdoor Work Spaces
- Outdoor Amphitheater
- Covered Events Venue
- Events Lawn
- Adjacent Food & Beverage/Retail
- Flexible Parking Area

recommended amenities

MONTHLY
- OUTDOOR MARKETS
- PUBLIC GATHERING
- SPECIAL EVENTS
- OUTDOOR DINING
- HOLIDAY DISPLAYS
- CCAC PROGRAMS
- COMMUNITY EVENT SPACE

WEEKLY
- CCAC PROGRAMS
- PUBLIC GATHERING
- OUTDOOR MARKETS
- SPECIAL EVENTS
- COMMUNITY EVENT SPACE
- OUTDOOR DINING

DAILY
- OUTDOOR MARKET
- PUBLIC GATHERING
- SPECIAL EVENT
- CCAC PROGRAM
- COMMUNITY EVENT SPACE
- OUTDOOR DINING

TOWN SQUARE

PUBLIC GATHERING SPACE

INDOOR/OUTDOOR COMMUNITY SPACE

YEAR-ROUND USE
LIONS PARK
CURRENT PLAN ASSESSMENT

LEGEND
- Vehicular Access
- Trail

TAKEAWAYS
- Vehicular-dominated design
- Generic park lawn (lawn, picnic, and play area)
- Not local or regionally specific
- Limited access to event area
- Unorganized program layout
LIONS PARK
RECOMMENDED PROGRAMS
Option 1
LIONS PARK
RIVERFRONT STUDY
Constructed Channel

High Water Line
Low Water Line

-70' 0''
-51' 0''
-30' 0''
-56' 0''
-8' 0''
Varies
-8' 0''
-8' 0''
-25' 0''

Constructed Beach
Path
River Access Trail
Dry Riverbed/ Natural Play Area
Riverbed
Protected Riverbank
Varies
Protected Riverbank
Play Stream Channel
Constructed Pebble Beach
HOP PORTER PARK
RECOMMENDED PROGRAMS

Entry Plaza
Structured Play Area
Event Lawn
BULLION ST. BRIDGE CROSSING STUDY

WEST PLAZA CROSSING

EAST PLAZA CROSSING

WEST + EAST PLAZA CROSSINGS

*Bridge Crossing most likely to be new, structurally independent pedestrian bridge
The Downtown Network Plan identifies key sites and routes for the further development of Downtown.

- **Downtown Park**
- **Potential Development Site**
- **Critical Pedestrian Crossing**

- **Main Ave Historic Retail Street**
- **River St Mixed Use Street**
- **East-West Canyon Route**
- **N 1st Ave Plaza**
- **Primary Side Street**
- **Secondary Side Street**
- **BCRD Wood River Trail**
- **Bicycle Facility**
- **Urban Renewal District boundary**

**Legend:**

- **Downtown Park**
- **Potential Development Site**
- **Critical Pedestrian Crossing**

**Legend:**

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KEY TAKEAWAYS

- Most businesses Downtown are open M-F from 9-5; there is not a lot open late or on weekends.
- Business owners identify Hailey as a hardworking mountain town.
- Entertainment, workforce housing, and youth activities are missing from Downtown.
- Driving access, local residents, foot traffic, street visibility, and parking are important for business owners.
- The streetscapes are generally loud and generic.
- Slower traffic and more attractive streetscapes are needed.
DESIGN ALTERNATIVES
Evolve Hailey's Downtown Core to be ‘Authentic Hailey’
Make the Downtown Core distinct with intensity and consistency of pedestrian amenities
Create safe bike/pedestrian friendly streetscapes

Main Street: Pedestrian Priority
River Street: Bike & Bus (electric) Priority
Side Streets: Pedestrian & Parking Priority, Placemaking at Corners

Connect Downtown to nearby parks and gathering spaces
Maintain existing on-street parking capacity
Focus on improvements that promote
Outdoor café seating
Active storefronts
Safe crossings
Planters/flowers in Summer
Lights in Winter
Street Trees
Wider Sidewalks
Authentically Hailey Downtown

Vibrant & Distinct Downtown Core

Safe & Convenient Crossings

Town Square as Downtown Destination

Connected Shops, Parks & Amenities

Maintain On-Street Parking Capacity
ZONE 1 (2 BLOCKS): CROY TO CARBONATE

ZONE 2 (3 BLOCKS): ELM TO CROY

ZONE 3 (4 BLOCKS): CARBONATE TO MYRTLE
ZONES 1-3: Require or incentivize ground floor activating uses in the Downtown Core.
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MAIN STREET
Enhanced Crossings

- Shorten crossing distance (expand curb bulbs)
- Enhanced crosswalks
- Walk all ways

8’ CLR Sidewalk zone
6’ Furnishing zone

Large Street Trees in Silva Cells 35’ O.C. (Accolade Elm or similar)

Ornamental Pole Mounted Ped Lights 70’ O.C.

Hanging Flower Baskets (Summer)
Mounted Holiday Lights (Winter)

Decorative Pavement (Pavers)
Bike Racks, Benches
P : Y2P QSP 22S

Street Trees Require Silva Cells
Increase minimum size at installation
Designate Tree Type (Northern Acclaim Honeylocust or sim)
Native/adaptive pollinators for understory

Outdoor Café Space
(1) Corner Café/Restaurant per block
Preferably at corner with curb bulb
Minimum 10' width patio with min 6' sidewalk
Public Art
Q:0 2 QSP22SQ

SIDE STREETS
Maintain Angled Parking
Reduce Travel Lanes down to standard
Expand Sidewalks
Or mental Street Trees in Silva Cells (Autumn Blaze Maple or similar)
Decorative Pavement (Pavers)
Seatwalls
Curb Bulbs
Public Art
Wayfinding Signage
Decorative Pavement (Pavers)
Native/Adaptive Pollinator Understory Planting
Opportunity Sites

Tow Center West

Gathering Plaza/Destination Civic Uses

Composition of public space with buildings, plaza, festival street

Parking

(Mixed-Use) Opportunity Sites

Open, Active Storefronts

Retail/Commercial ground floor

Housing above

Promenade Connection to Main, Downtown Parks

BCRD Collaboration for 'Urban Trail Section'

Bridge between Downtown sidewalks and recreational trails
HAILEY DOWNTOWN MASTER PLAN | MASTER PLAN ALTERNATIVES

DOWNTOWN NETWORK PLAN

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Return to Agenda