

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, May 3, 2021
Virtual Meeting
5:30 p.m.

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

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

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Antony and Sarah Gray for a new 2,609 square foot single-story residence. This project is located at 121 North 3rd Avenue (Lots 1-4, Block 38, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review application by Hailey Airport Inn, LLC, represented by Owen Scanlon, for the addition of two (2) new three-story apartment buildings containing a total of twenty-one (21) units. This project is located at Lot 1A, Block 137, Hailey Townsite (804 South 4th Avenue) within the Limited Business (LB) Zoning District. **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Conditional Use Permit Application submitted by PA Spirits LLC, represented by Josh Hanson, for approval of an alcohol mixing and packaging space (Hybrid Production Facility), to be located at Lots 1-3, Block 42, Townsite (117 N. River Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

PH 2 Consideration of a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Sub #15 (2740 Winterhaven Dr.) is subdivided into six (6) sublots, ranging in size from 6,001 square feet to 18,279 square feet, with all vehicular access from Winterhaven Dr. Several lots contain shared driveways. A 18,712 square foot open space, Parcel A, is to be dedicated to the City for public access. This project is located within the Limited Business (LB) Zoning District. **ACTION ITEM.**

PH 3 Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.05, Official Zoning Map and District Use Matrix, Section 17.05.040, District Use Matrix, to amend General Residential Setbacks by adding a new note, Note #23, to the Minimum Side and Rear Setbacks, which establishes new setbacks from property lines abutting private property. **ACTION ITEM.**

Staff Reports and Discussion

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

SR 2 Discussion of the next Planning and Zoning meeting: **May 17, 2021**

- PP: Quigley Block 3
- PP: LL Greens
- Rezone: LL Greens

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 19, 2021, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Antony and Sarah Gray for a new 2,742 square foot single-story residence. This project is located at 121 North 3rd Avenue (Lots 1-4, Block 38, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on February 10, 2021 and mailed to property owners within 300 feet on February 10, 2021. This item was continued to April 5, 2021. Due to a noticing error, this item was continued at the April 5, 2021 public hearing to April 19, 2021.

Application: The Applicant is proposing to construct a new 2,742 square foot single-family residence, which includes an attached garage, at 121 North 3rd Avenue. This is a corner lot. Access for the existing historic residence is located on Third Avenue. The existing residence will be relocated to another site in Hailey, and the two outbuildings, labeled 'garage' and 'shed', will remain onsite. This Application was heard by the Commission on March 1, 2021. The Applicant proposed that the garage gain access off of Third Avenue and not the alley, as called for in the TO District, and as noted herein.

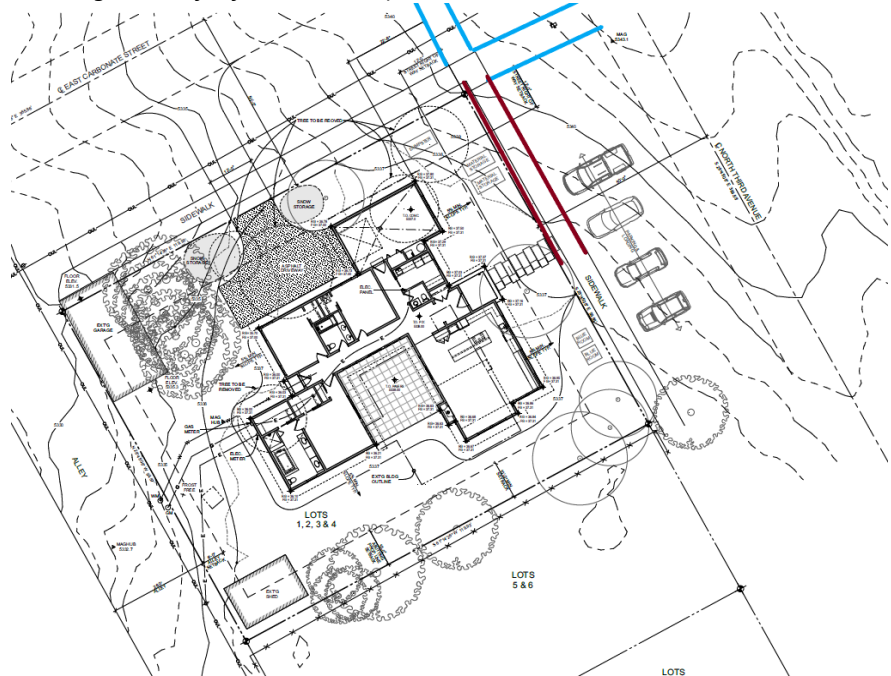
As a general rule (pursuant Section 17.06.090(C)4 of the Hailey Municipal Code), garages and parking areas should be accessed from the alley side of the property and not the street side. Per feedback from the Commission at the March 1, 2021 public hearing, the Commission recommended that the Applicant look at reconfiguring the site plan to meet the standard or draft an alternative design for the Commission's consideration. Further discussion of this standard can be found below.

Procedural History: The Design Review Application was submitted on January 27, 2021 and certified complete on February 5, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on March 1, 2021. The Commission continued the project to April 5, 2021. Due to a noticing error, this item was continued at the April 5, 2021 public hearing to April 19, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 19, 2021, virtually via GoTo Meeting, and in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering, Streets and Public Works: <i>The existing driveway is 30' from the intersection of the two public roads, Third Avenue and Carbonate Street. In the original design, the Applicant proposed that the garage gain access from Third Avenue, where the driveway is approximately 14' from the intersection of these roads. Due to the proximity of the proposed driveway to the intersection, the Commission found that the proposed driveway and garage would impede</i>

visibility of vehicular and pedestrian traffic coming from Third Avenue and Carbonate Street. The Commission strongly encouraged the Applicant to position the proposed garage and driveway off of the alley or reconfigure the site in differently, to be reviewed by the Commission at a later date.

The Public Works Department also recommended and the Commission concurred that the sidewalk along Carbonate Street and Third Avenue be extended to the edge of asphalt on both Carbonate Street and Third Avenue (see the blue lines in the image below for further details).




With the new configuration, the Applicant is proposing that the garage door face the alley; however, access be achieved from Carbonate Street. The reasons that the Applicant proposes this configuration are 1) to retain all of the historic outbuildings located on the alley side of the property; 2) the garage off of the alley would require a step into the house due to grade change.

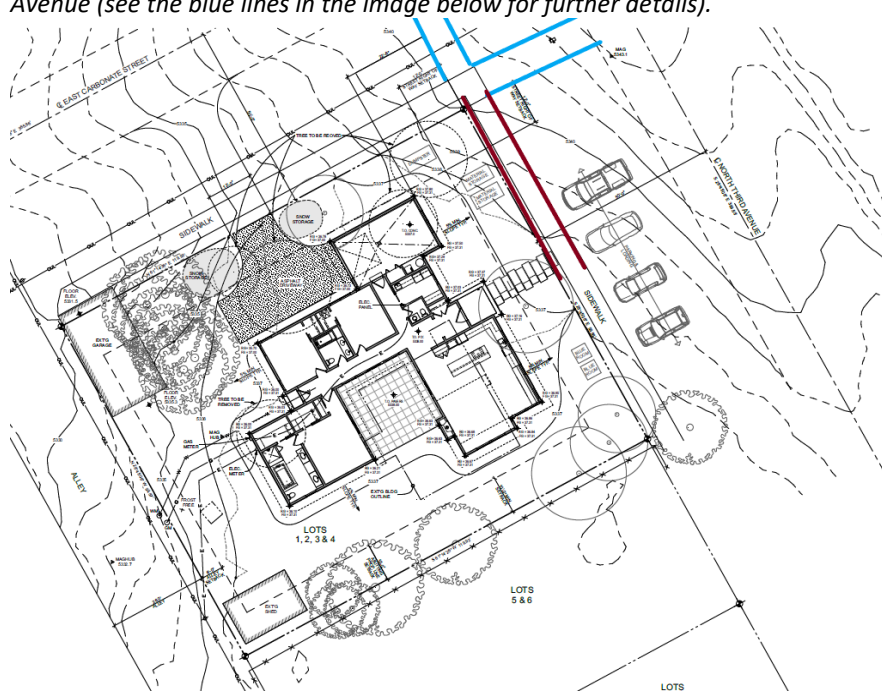
The Commission concurred and found that the current proposal is more aligned with the Design Review Guidelines for Townsite Overlay than the previous proposal for the following reasons:

- 1) The garage doors will not face a street, but will face the alley.
- 2) Historic structures will be preserved.
- 3) There is an existing nonconforming curb cut, which will be relocated to a more appropriate location.

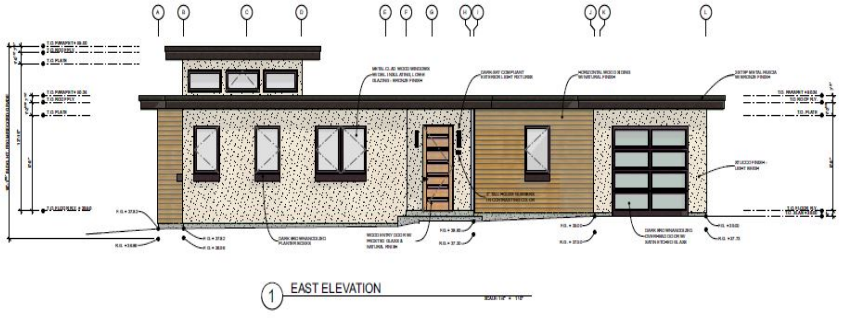
The Commission also found that the existing driveway, off of Third Avenue, be removed and the area be revegetated, and that the sidewalk along the property frontage and where the previous driveway was, be installed/repared/replaced (see the red lines in the image above for further details). The existing sidewalks may also need some repairing. The Applicant shall repair the existing sidewalks, as outlined by the Public Works Department, prior to issuance of a Certificate of Occupancy.

				<p><i>Furthermore, a detailed engineering plan with grading and drainage shall be provided prior to issuance of a Building Permit. The Public Works Department will need to review the final design before additional recommendations can be made.</i></p> <p><i>Comments above have been made Conditions of Approval and the Commission found that this standard has been met.</i></p> <p>Life/Safety: No comments</p> <p>Water and Sewer: The Water and Wastewater Departments recommend that the Applicant utilize the existing services to the lot.</p> <p>Building: No comments</p>
				<p>City Arborist: The City Arborist recommends that the Applicant make every effort to protect the existing trees from damage and compaction during the construction process. There are approximately 18 trees proposed to be retained, of which, include a variety of species: Ponderosa Pine Trees, Douglas Fir Trees, Spruce Trees, and Box Elder Trees. This has been made a Condition of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			Staff Comments	<p><i>N/A, as signage is prohibited in residential zones.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p> <p>17.09.040 Single-Family Dwellings: minimum of two (2) spaces, maximum of six (6) spaces</p>
			Staff Comments	<p><i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling. An attached garage is proposed and it appears that two (2) or more spaces have been provided onsite. It also appears that the public right-of-way (Third Avenue) can accommodate for a total of approximately three (3) parking spaces.</i></p> <p><i>The new site plan indicates that vehicular access to the site will be off of Carbonate Street, and onsite parking would remain off of Third Avenue.</i></p> <p><i>Additionally, an alley exists and vehicular access could be restricted to the existing alley; however, the Applicant is proposing that vehicular access be achieved from Carbonate Street. The garage door will face the alley, rather than a public street, which the Commission felt is more closely aligned with the City Code. Please see Section 17.06.090(C)4 for further details.</i></p> <p><i>The Commission found that the parking requirements for the proposed residence are met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

				<p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			Staff Comments	<p>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut Sheets are attached.</p>  <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO)</p> <p>Maximum Height: 30'</p> <p>Setbacks:</p> <ul style="list-style-type: none"> • Street R.O.W. Adjacent: 12'; 20' to Garage Door • Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min. • 1' for every 2.5' of building height • Alley: 6' minimum <p>Lot Coverage: 35%</p>
			Staff Comments	<p>Maximum Building Height: 30'</p> <p>Proposed Building Height: 18'-1 5/8"</p> <p>Proposed Setbacks:</p> <ul style="list-style-type: none"> ○ Front Yard (East): 22'-6" ○ Side Yard (North): 14' ○ Side Yard (South): 21' ○ Rear Yard (West): ~30' <p>Proposed Lot Coverage:</p> <ul style="list-style-type: none"> ○ 3,622 square feet (Proposed Footprint + Existing Garage Footprint) / 11,979 square foot lot = 30%

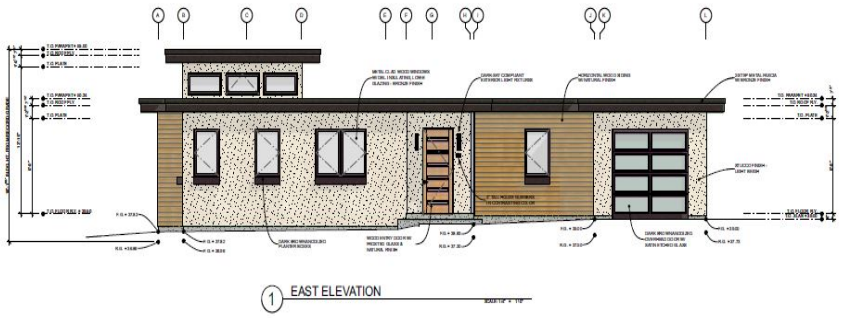
				<i>The Commission found all setback, building height, and lot coverage requirements have been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<p><i>Sidewalks are existing along the property frontage of Third Avenue and Carbonate Street. That said, the Public Works Department recommended and the Commission concurred that the sidewalk along Carbonate Street and Third Avenue be extended to the edge of asphalt on both Carbonate Street and Third Avenue (see the blue lines in the image below for further details).</i></p>  <p><i>The Commission found that the existing driveway, off of Third Avenue, be removed and the area be revegetated, and that the sidewalk along the property frontage and where the previous driveway was, be installed/repared/replaced (see the red lines in the image above for further details). The existing sidewalks may also need some repairing. The Applicant shall repair the existing sidewalks, as outlined by the Public Works Department, prior to issuance of a Certificate of Occupancy.</i></p> <p><i>Furthermore, a detailed engineering plan with grading and drainage shall be provided prior to issuance of a Building Permit. The Public Works Department will need to review the final design before additional recommendations can be made.</i></p> <p><i>Comments above have been made Conditions of Approval and the Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between

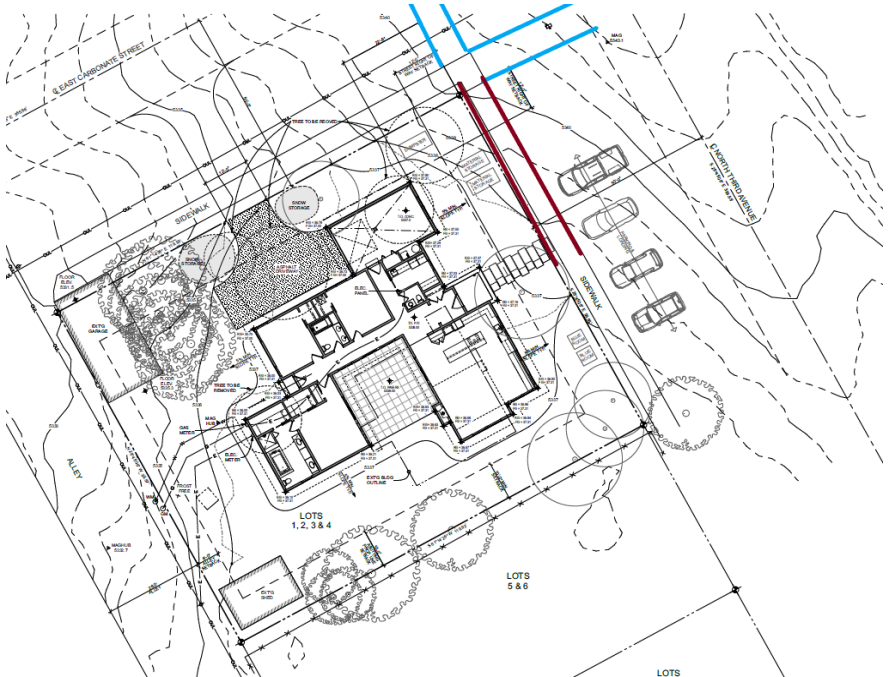
				and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>
Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).				
Compliant			Standards and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

			Staff Comments	<p><i>The design intent of the proposed residence was to complement that of the surrounding area, while utilizing a mid-Century Usonian Design. Please see Section 17.06.090(C)3 for further details.</i></p> <p><i>The proposed design takes advantage of the southeastern exposure: a large patio area, several entries and windows are located along the southern elevation of the proposed residence.</i></p> <p><i>The size and shape of the proposed windows are also in scale with the building character of Old Hailey. No solar collectors are proposed at this time.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p> <p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p> <p>Staff Comments</p> <p><i>The use of a flat roof, covered front entry, and large windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p>3. Architectural Character</p>
			17.06.090(C)3a	<p>a. General</p> <p>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p>
			Staff Comments	<p><i>The architectural style of the proposed residence is that of a mid-Century Usonian Design. Per the Applicant, Usonian Homes are typically small, single-story dwellings without a garage or much storage. They are often L-shaped to fit around a garden terrace on unusual and inexpensive sites. They are characterized by native materials; flat roofs and large cantilevered overhangs for passive solar heating and natural cooling; natural lighting with clerestory windows; radiant-floor heating. Another distinctive feature is that they typically have little exposure to the front/public side, while the rear/private sides are completely open to the outside. A strong visual connection between the interior and exterior spaces is an important characteristic of all Usonian Homes.</i></p>  <p>1 EAST ELEVATION</p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p>b. Building Orientation</p> <p>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p>

			Staff Comments	<p>The front entry of the proposed residence is located facing Third Avenue. A pathway leading to the front entry is proposed, which is visible and inviting from the street.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</p>
			Staff Comments	<p>The lot is existing and respects the Old Hailey Townsite grid pattern. A pathway leading to the front entry is proposed, which is prominent and inviting from Third Avenue.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p>c. Building Form</p>
				<p>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</p>
			Staff Comments	<p>The use of a flat roof, covered front entry, and large windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</p> <p>The proposed residence will complement that of the surrounding neighborhood. The proposed exterior materials include: horizontal wood siding with a natural finish, stucco finish in light beige, two-step metal fascia with bronze finish, a dark brown anodized overhead door with stain etched glass, and metal clad wood windows with a bronze finish. Dark brown anodized planter boxes will be added under most windows, and a wooden entry door with frosted glass will finish the exterior materials.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>d. Roof Form</p>
				<p>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</p>
			Staff Comments	<p>The proposed roof form and front entry are similar to those in the surrounding area (home on Second Avenue and Pine Street, home on River Street and Cedar, home on Main Street and Walnut Street). The pathway leading to the front entry helps define the front façade of the residence.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</p> <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			Staff Comments	<p>The proposed roof is flat, which will retain snow on the roof, rather than allow snow to shed onto the property.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</p>

			Staff Comments	<i>The proposed roof forms and materials are similar to those traditionally found in the neighborhood.</i>
				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			Staff Comments	<i>The proposed roof forms and materials are similar to those traditionally found in the neighborhood.</i>
				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	<i>The proposed residence's primary wall plane is parallel to the lot line where the entrance is located.</i>
				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			Staff Comments	<i>The residence is proportional to the site in that the site's longest side is parallel with the residence's longest side. Material variation and front entry porch will also reduce the scale of the building to match the surrounding neighborhood.</i>
				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			Staff Comments	<i>The front entry and unique configuration of the residence creates wall plane variation to break up the mass and longer wall planes of the home.</i>
				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	<i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.</i>
				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			Staff Comments	<i>Minimal windows are proposed facing the alley. Windows are also framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy.</i>
				<i>The Commission found this standard to be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	<i>N/A, as no decks or balconies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			Staff Comments	<i>N/A, as no decks or balconies are proposed.</i>
			17.06.090(C)3h	h. Building Materials and Finishes


<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	<p>The proposed residence will complement that of the surrounding neighborhood. The proposed exterior materials include: horizontal wood siding with a natural finish, stucco finish in light beige, two-step metal fascia with bronze finish, a dark brown anodized overhead door with stain etched glass, and metal clad wood windows with a bronze finish. Dark brown anodized planter boxes will be added under most windows, and a wooden entry door with frosted glass will finish the exterior materials (see image below for further detail).</p>  <p>1 EAST ELEVATION</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			Staff Comments	<p>The largest wall plane is the northeast elevation. This plane is broken up by a variety of window sizes, building undulations, and various exterior materials. Horizontal wood siding and stucco will help reduce the mass of the wall plane.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				<p>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</p> <p>Staff Comments</p> <p>Simple detailing is proposed: covered front entry, horizontal wood siding, and stucco.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			Staff Comments	<p>The proposed residence has minimal ornamentation. Simple detailing is proposed: flat roof, covered front entry, horizontal wood siding, and stucco.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			Staff Comments	<p>Please refer to Section 17.06.090(C)3i for further information. The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.


			<p>Staff Comments</p> <p><i>Adequate parking has been provided. The existing driveway is 30' from the intersection of the two public roads, Third Avenue and Carbonate Street. In the original design, the Applicant proposed that the garage gain access from Third Avenue, where the driveway is approximately 14' from the intersection of these roads. Due to the proximity of the proposed driveway to the intersection, the Commission noted that, in addition to being inconsistent with Design Review Guidelines which direct vehicular access to alleys, the proposed driveway and garage would impede visibility of vehicular and pedestrian traffic coming from Third Avenue and Carbonate Street. The Commission strongly encouraged the Applicant to position the proposed garage and driveway off of the alley or reconfigure the site in differently.</i></p> <p><i>The Public Works Department also recommended and the Commission concurred that the sidewalk along Carbonate Street and Third Avenue be extended to the edge of asphalt on both Carbonate Street and Third Avenue (see the blue lines in the image below for further details).</i></p>  <p><i>With the new configuration, the Applicant is proposing that the garage door face the alley; however, access be achieved from Carbonate Street. The Commission felt this reconfiguration was a more appropriate alternative to the original proposal.</i></p> <p><i>The Commission also found that the existing driveway, off of Third Avenue, be removed and the area be revegetated, and that the sidewalk along the property frontage and where the previous driveway was, be installed/repaired/replaced (see the red lines in the image above for further details). The existing sidewalks may also need some repairing. The Applicant shall repair the existing sidewalks, as outlined by the Public Works Department, prior to issuance of a Certificate of Occupancy.</i></p>
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				<p>Furthermore, a detailed engineering plan with grading and drainage shall be provided prior to issuance of a Building Permit. The Public Works Department will need to review the final design before additional recommendations can be made.</p> <p>Comments above have been made Conditions of Approval.</p> <p>Lastly, pedestrian access is provided with the proposed pathway to the front entry of the residence. Snow storage areas are located to the east and west of the proposed driveway, located off of Third Avenue. Snow storage areas do not appear to restrict pedestrian access.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</p> <p><i>Staff Comments</i></p> <p>The revised proposal positions the new driveway off of Carbonate Street and the garage door facing the alley. With the garage door facing the alley, the visual impacts of onsite parking have been diminished.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</p> <p><i>Staff Comments</i></p> <p>An attached garage is proposed. In the new configuration, the Applicant is proposing that access to the garage be from Carbonate Street, and the garage door face the alley. Though access would not be achieved from the alley, the Commission felt the current proposal was a better and safer alternative to the original proposal. Per the Applicant, a garage with access off of the alley is not practical, as the grade is too steep. Additionally, two (2) historic outbuildings exist along the rear (alley) property line, which the Applicant intends to retain.</p> <p>With garage access off of Carbonate Street and the garage door facing the alley, the Commission agrees that the alternative would continue to facilitate more pedestrian friendly neighborhoods, keep the aesthetic charm of Old Town Hailey intact, and keep accessory structures, such as garages, subordinate to and concealed from the primary streets.</p> <p>The Commission discussed the pros and cons of the placement of the proposed garage and driveway, and found the alternative to be a good and safer compromise than the original proposal, and would not in fact set a negative precedent for future development in Old Town.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: Detached garages accessed from alleys are strongly encouraged.</p> <p><i>Staff Comments</i></p> <p>The proposed garage is attached. The Applicant is proposing that the garage, though facing the alley, be accessed from Carbonate Street and not the alley. Please refer to Section 17.06.090(C)4 for further details.</p> <p>The Commission found this standard to be met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</p> <p><i>Staff Comments</i></p> <p>The site plan shows the proposed garage gaining access off of Carbonate Street and the garage door facing the alley. The garage door will not be visible from the</p>

				<p>street and said space, from Third Avenue and Carbonate Street, does not appear to be garage-like, but rather additional living space for the proposed residence.</p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</p> <p><i>Staff Comments</i></p> <p>The new site plan has the garage door facing the alley with vehicular access off of Carbonate Street. The proposed garage is one-car in width. Though garage access is not achieved via the alley, the Commission found this alternative to be more appropriate and safer than the original design.</p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</p> <p><i>Staff Comments</i></p> <p>Seasonal, off-street parking for recreational vehicles could occur onsite; however, no parking space for recreational vehicles has been delineated. The Commission recommended that recreational vehicle parking occur in the driveway off of Carbonate Street.</p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>5. Alleys</p> <p>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</p> <p><i>Staff Comments</i></p> <p>The alley is existing and will be retained, although it is not planned for vehicular access or recreational vehicles. For further details on alley access, please refer to Section 17.06.090(C)4 for further details.</p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.</p> <p><i>Staff Comments</i></p> <p>Utilities shall be located underground. There are two (2) outbuildings or accessory structures that gain access off of the alley, both of which the Applicant intends to retain. That said, the Applicant is proposing that the garage door face the alley and access be achieved from Carbonate Street, and not the alley. Please refer to Section 17.06.090(C)4 for further details.</p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.</p> <p><i>Staff Comments</i></p> <p>The existing alley is gravel. If noxious weeds are present on the site, the Applicant shall control according to State Law.</p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p>Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.</p> <p><i>Staff Comments</i></p> <p>The landscaping to be maintained is turf.</p>

				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	Two (2) accessory buildings exist onsite and are located to the rear of the primary dwelling. The building labeled as 'existing garage' is located within the public right-of-way along Carbonate Street. The Applicant intends to retain both outbuildings; however, any additions or repairs to the nonconforming 'garage' shall comply with standards set forth in the Hailey Municipal Code. Staff finds that this building is nonconforming and can remain as such until repairs or additions are made. That said, the Applicant shall apply for an Encroachment Permit to document and allow for the nonconforming building (located on northwest corner of parcel and labeled as 'existing garage'), to be kept in its current location and within the public right-of-way. This shall be applied for concurrently with the Building Permit Application. <i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	Two (2) accessory buildings exist onsite and are located to the rear of the primary dwelling. Both appear to be subordinate to the proposed single-family residence. <i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	Per the Applicant, snow will be stored on either side of the proposed driveway. Snow storage has been delineated onsite; however, no calculations have been provided. Per the Applicant, snow storage areas meet this standard (approximately 300 square feet of hardscape is proposed, and the snow storage areas are greater than 300 square feet). <i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	Snow storage areas are located along the north and northeastern property lines, and on either side of the proposed driveway. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible. <i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	Existing trees are identified onsite. It appears that five (5) trees are proposed to be removed to accommodate for the new residence. It does not appear any additional trees or landscaping will be added to the site. An Arborist Report has been provided and was included in the packet.

				<i>The Commission found this standard to be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<p>Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.</p> <p>Staff Comments</p> <p><i>The City Arborist recommends that the Applicant make every effort to protect the existing trees from damage and compaction during the construction process. There are approximately 18 trees proposed to be retained, of which, include a variety of species: Ponderosa Pine Trees, Douglas Fir Trees, Spruce Trees, and Box Elder Trees. This has been made a Condition of Approval.</i></p> <p><i>No other significant landscape features will be removed or appear to be impacted by the proposed residence. That said, it doesn't appear that any additional trees or landscaping will be added to the site.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<p>Guideline: Noxious weeds shall be controlled according to State Law.</p> <p>Staff Comments</p> <p><i>If noxious weeds are present on the site, the Applicant shall control according to State Law.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	<p>9. Fences and Walls</p> <p>Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.</p> <p>Staff Comments</p> <p><i>No fences or walls exist onsite. The Applicant plans to install a black metal fence, matches that of the neighbors to the south, around the parcel (see the image below for further details).</i></p>  <p><i>That said, the Applicant shall install the fence on or within the property lines. This has been made a Condition of Approval.</i></p> <p><i>The Commission found this standard to be met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p>Guideline: Retaining walls shall be in scale to the streetscape.</p> <p>Staff Comments</p> <p><i>N/A, as none are proposed.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)10	<p>10. Historic Structures</p> <p>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</p> <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.

			<p>Staff Comments</p> <p><i>There is an existing residence onsite (see image below for further details). The single-family residence was built in 1898. It will be relocated from this parcel to a lot in Old Cutters (by the new owners). It is anticipated that the relocation will occur in April 2021. Once relocated, the owners of the subject parcel hope to construct the proposed single-family residence, as noted herein.</i></p>  <p><i>The Commission found this standard to be met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.06.090(C)10</p> <p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.

			<i>Staff Comments</i>	<p><i>The relocation of the existing structure is proposed. Two historic accessory buildings are proposed to be retained.</i></p> <p><i>The Commission found this standard to be met.</i></p>
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17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
 1. The project does not jeopardize the health, safety or welfare of the public.
 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.
- B. Conditions.** The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:
 1. Ensure compliance with applicable standards and guidelines.
 2. Require conformity to approved plans and specifications.
 3. Require security for compliance with the terms of the approval.
 4. Minimize adverse impact on other development.
 5. Control the sequence, timing and duration of development.
 6. Assure that development and landscaping are maintained properly.
 7. Require more restrictive standards than those generally found in the Zoning Title.
- C. Security.** The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.
 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.

3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of Title 17 and City Standards.

DECISION

The Design Review Application by Antony and Sarah Gray for a new 2,742 square foot single-story residence, located at 121 North 3rd Avenue (Lots 1-4, Block 38, Hailey Townsite) within the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (n) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Title at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The Applicant shall utilize the existing water and wastewater services to the lot.
 - ii. The Applicant shall extend the existing sidewalks along Carbonate Street and Third Avenue to the edge of asphalt of both streets. The Applicant shall extend the sidewalk along Third Avenue and in front of the existing driveway, approximately twenty (20) feet in length, and the existing driveway shall be removed, and the area be revegetated. Additionally, the Applicant shall repair the existing sidewalks, if necessary. Such repairs will be determined by the Public Works Department. The installation and repairs shall comply with City Standards and be completed prior to issuance of the Certificate of Occupancy.
- d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) The Applicant shall provide a detailed engineering plan, which includes grading and drainage, prior to issuance of a Building Permit.
- g) The Applicant shall apply for an Encroachment Permit to document and allow for the nonconforming building (located on northwest corner of parcel and labeled as 'existing garage'),

to be kept in its current location and within the public right-of-way. This shall be applied for concurrently with the Building Permit Application.

- h) The Applicant shall protect the existing trees from damage and compaction throughout the construction process. There are approximately 18 trees proposed to be retained, of which, include a variety of species: Ponderosa Pine Trees, Douglas Fir Trees, Spruce Trees, and Box Elder Trees.
- i) The Applicant shall install the proposed fence on or within the property lines.
- j) 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.
- k) 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.
- l) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- m) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- n) The Applicant shall apply for a Lot Line Adjustment Application to remove interior lot lines. This Application shall be applied for concurrently with the Building Permit Application.

Signed this _____ day of _____, 2021.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 19, 2021, the Hailey Planning and Zoning Commission considered and approved the Design Review Application by Hailey Airport Inn, LLC, represented by Owen Scanlon, for the addition of two (2) new three-story apartment buildings containing a total of twenty-one (21) units. This project is located at Lot 1A, Block 137, Hailey Townsite (804 South 4th Avenue) within the Limited Business (LB) Zoning District.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on March 26, 2021 and mailed to property owners within 300 feet on March 26, 2021.

Application

The applicant is proposing the addition of two (2) new three-story apartment buildings containing a total of twenty-one (21) units. Building One (12 units) will consist of three (3) one-bedroom units and nine (9) two-bedroom units, ranging in size from 484 square feet to 745 square feet. Building Two (9 units) will include four (4) one-bedroom units, two (2) two-bedroom units and three (3) three-bedroom units, ranging in size from 598 square feet to 1,020 square feet.

The density proposed complies with the Limited Business (LB) Zone District, and is as follows:

- Original mixed-use buildings in Phase One (Buildings A, B and C): 45 short-term dwelling units exist and are considered commercial, which do not count toward the overall density.
- The proposed buildings (Building One and Building Two) are considered long-term residential dwelling units. Per the Bulk Requirements of the LB Zone District, 20 units per acre is the maximum density for any multi-family or mixed-use project. The total land area (after removal of all interior lot lines) is 1.62 acres (.42 acres + .44 acres + .76 acres) or 70,567 square feet ($1.62 \times 20 = 32$). At this time, the Applicant is proposing 21 long-term residential units within the mixed-use project. Thirty-two (32) long-term residential units are permitted per the density requirements outlined in the Hailey Municipal Code.

The Planning and Zoning Commission first heard a Design Review Pre-Application for this proposal on January 19, 2021. Feedback included:

- Look into electric charging station.
- Consider adding more vertical elements to stairwells
- Play area/picnic area
- Consider breaking two buildings into 4

Procedural History

The application was submitted on March 17, 2021 and certified complete on March 18, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on April 19, 2021, in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: <i>Drainage shall be addressed in more detail as part of the building permit, and it shall be shown that drainage does not drain towards Cedar Street.</i></p> <p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer: <i>No comments</i></p> <p>Building: <i>No comments</i></p> <p>Streets: <i>A new sidewalk is proposed along Cedar Street. (Sidewalks are already complete from Phase 1 of the project along Fourth Avenue). The existing and proposed sidewalk are on private property, and do not contain curb and gutter. The site plans shows includes parallel parking on private property, which is appropriate given the width of the Cedar Street right of way. There is not enough room for head-in parking. Snow from Cedar Street is pushed to the east into the ITD right of way.</i></p> <p>Snow removal from the proposed sidewalks would be the responsibility of the property owner, and road snow removal may impact sidewalks.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>8.2 Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			Staff Comments	<i>No proposed signs are identified on plans submitted March 17, 2021. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 9.4 for applicable code.</p> <p>9.4.2- 1 parking space per 1,000 gross square feet- Phase 1 commercial</p> <p>Residential: Dwelling Units less than 1,000 square feet: 1 space per unit.</p>
			Staff Comments	<p><i>The site plan shows 24 parking spaces in an interior parking lot, and five parallel spaces adjacent to the Cedar Street right of way. Public works has confirmed that there is not room in the public right of way to allow for head-in parking.</i></p> <p><i>Twenty-one spaces are required by Code.</i></p> <p><i>All public right-of-way parking shall not be held or used for exclusive parking for any property owner. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>8B.4.1 General Standards</p> <p>a. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare;

				<p>4. Light Trespass; 5. Skyglow.</p> <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			Staff Comments	Lighting cut sheets have been submitted and meet City standards. A photometric plan has been submitted. All proposed lighting is downcast and meets City standards. The applicant noted that the light fixture on the east side of Building One will cast light onto the Idaho Transportation Department right of way, and perhaps the Wood River trail. The applicant proposed to remove this light and replace with a bollard style in this location and the Commission concurred. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>(Insert sections from applicable zoning district)</p> <p>Maximum Height: 34'-9" (35' permitted)</p> <p>Setbacks: 20' from Cedar Street; 10' from the east (rear) property line. Setbacks are per City Code.</p> <p>Lot Coverage: Lot coverage for the project is 20,496 sq ft, or 29% of the total lot size.</p> <p>Density: The Applicant plans to complete a Lot Line Adjustment Application to remove the interior lots of 804 South 4th Avenue (Lot 1A and Lot 2A, Block 137, Hailey Townsite), and 820 South 4th Avenue (Lot 3A, Block 137, Hailey Townsite). In doing so, the density proposed complies with the Limited Business (LB) Zone District, and is as follows:</p> <ul style="list-style-type: none"> Original mixed-use buildings in Phase One (Buildings A, B and C): 45 short-term dwelling units exist and are considered commercial, which do not count toward the overall density. The proposed buildings (Building One and Building Two) are considered long-term residential dwelling units. Per the Bulk Requirements of the LB Zone District, 20 units per acre is the maximum density for any multi-family or mixed-use project. The total land area (after removal of all interior lot lines) is 1.62 acres (.42 acres + .44 acres + .76 acres) or 70,567 square feet (1.62*20 = 32). At this time, the Applicant is proposing 21 long-term residential units within the mixed-use project. Thirty-two (32) long-term residential units are permitted per the density requirements outlined in the Hailey Municipal Code.
			Staff Comments	The proposed buildings comply with height, setback, density and lot coverage requirements. A Lot Line Amendment is required concurrent with the building permit. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	5' (approximate) sidewalks are proposed on the Cedar Street frontage. Curb and gutter will be required.

				<p>4th Avenue from Maple to Main Street is classified as a 100' Business/ Collector per Chapter 18.06. The road section per city code consists of a 12-14' travel lane with sharrow, 60-degree angled parking, curb and gutter, and a 5' minimum sidewalk within the public right-of-way. However, these improvements are not triggered by with this application. The applicant plans installed a sidewalk as part of Phase 1.</p> <p>A preliminary drainage plan has been submitted, and a full drainage plan will be required as part of the building permit to ensure that no drainage affects the City right of way. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B)) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</p>
			Staff Comments	<i>This standard will be met. The Commission found that this standard has been met.</i>

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey				
1. Site Planning: 17.06.080(A)1, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p>
			Staff Comments	<i>The buildings are infill to an existing site, and allow sun exposure to all of the units. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.</p>
			Staff Comments	<i>Existing landscaping was addressed in Phase 1. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			Staff Comments	<i>Site circulation allows for circulation both along 4th Avenue and Cedar Street and in the parking lot between the buildings. Pedestrian access is also provided on all sides of</i>

				<i>Building 1 and on the west side of Building 2. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</p> <p>Staff Comments <i>A location for a trash enclosure is shown on the submitted plans adjacent to parking stall #24. A sketch of the enclosure has not been submitted. Staff recommends a recycle area within the trash enclosure for the new residential units. The applicant agreed to plan for such recycling, and the Commission concurred. An area should also be planned for future compostable waste at such time as that service is available for multifamily developments. A letter from Clear Creek will be required stating the adequacy of the location for hauling.</i></p> <p><i>Existing overhead lines all need to be relocated underground. The applicant concurred in the hearing that all overhead lines on the subject property will be relocated underground. The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1e	<p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p>Staff Comments <i>N/A</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1f	<p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p> <p>Staff Comments <i>N/A</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1g	<p>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p> <p>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</p> <p>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</p> <p>Staff Comments <i>All on-site parking is proposed at the front of the building. Rear parking is not feasible for this infill development. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1h	<p>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</p> <p>Staff Comments <i>The 4th Avenue access point was relocated to East Cedar Street, which is appropriate as no alley exists. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1i	<p>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</p> <p>Staff Comments <i>Snow storage location identified on submitted plans is practical and accessible. Most snow will be hauled. The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>Most snow will be hauled off site. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>Most snow will be hauled off site. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>None of the above are impeded by snow storage. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	N/A
2. Building Design: 17.06.080(A)2, items (a) thru (m)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The buildings proposed are compatible with the surrounding buildings. The commission discussed the 2' offset in each of the two buildings, designed as a compromise instead of breaking the two buildings into four, and concurred with this solution. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2b	b. Standardized corporate building designs are prohibited.
			<i>Staff Comments</i>	<i>The building designs are not corporate. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2c	c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.
			<i>Staff Comments</i>	<i>The re-design of the existing building incorporates architectural detail such as varying siding details, overhangs at each entrance, and landscaping. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2d	d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.
			<i>Staff Comments</i>	<i>Existing buildings face the street. The new infill buildings are interior to the site. Design features on the street façade include covered entryways, two-toned painted trim, and varying siding to create a human scale feeling. The Commission found that this standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			Staff Comments	<i>The proposed new buildings are designed in similar style to create a cohesive whole. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			Staff Comments	<p><i>Per the applicant:</i></p> <p><i>Exterior walls- light tan color is stucco maroon color is Hardi-board siding</i></p> <p><i>Facia and soffit- dark brown Hardi-board</i></p> <p><i>Window, door trim- dark brown Hardi-board</i></p> <p><i>Asphalt composition shingles dark brown</i></p> <p><i>Vinyl windows- dark bronze</i></p> <p><i>Exterior doors- dark brown to match Hardi-board</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 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	<i>The materials and color scheme is contemporary and suitable to the Hailey community. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			Staff Comments	<i>The proposed buildings are three stories with sloped roof. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <p>i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.</p> <p>ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.</p> <p>iii) Double glazed windows.</p> <p>iv) Windows with Low Emissivity glazing.</p> <p>v) Earth berming against exterior walls</p> <p>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			Staff Comments	<i>The applicant stated at the hearing that they plan to super-insulate the attic (R-60); provide double-glazing windows, and use low-emissivity glazing. The Commission queried their suggestion from Pre-Application design review regarding the addition of electric</i>

				vehicle charging stations. After discussion, the applicant agreed to install two 92) such stations. This has been made a condition of approval. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2j	j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	<i>Pedestrian entrances are covered by balconies. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A) 2k	k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	<i>Downspouts are not shown on plans and shall be designed per this standard. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2l	l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A) 2m	m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.
			<i>Staff Comments</i>	<i>N/A-No signage is proposed.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	<i>A sketch was presented for the dumpster enclosure and approved by the Commission. One existing shed is permitted to remain. The shipping container near the shed should be removed- the applicant agreed to remove this shipping container. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	<i>See above</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	<i>No walls or fences are proposed. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	<i>See the staff response to item c.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.

			Staff Comments	No roof top projections or equipment is existing or identified on submitted plans. Any roof-top equipment shall comply with this standard. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	Ground equipment locations not identified on submitted plans. Condition of approval identifying this standard would be necessary if the project includes ground-mounted mechanical equipment. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			Staff Comments	All proposed service lines into the addition will be underground. Existing service lines shall be located underground, and was agreed to by the applicant. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	No appurtenances are proposed on existing utility poles.
4. Landscaping: 17.06.080(A)4, items (a) thru (n)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.
			Staff Comments	The applicant's landscape architect confirmed that all proposed plant material is drought tolerant. Lawn areas may not be drought tolerant.; they are planned to be short fescue, which is drought tolerant. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			Staff Comments	The applicant confirmed that all proposed plant materials are hardy to Zone 4. v
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			Staff Comments	Irrigation design is not specified on plans. All irrigation for proposed landscaping shall meet this standard. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.

			Staff Comments	<i>The proposed landscape plan includes a combination of trees and shrubs that satisfies this standard. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			Staff Comments	<i>The proposed landscaping incorporates a combination of trees, and lawn that have a variety of colors, textures, and forms. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			Staff Comments	<i>A preliminary Grading and Drainage plan has been submitted, but a final grading plan prepared by a licensed engineer shall be submitted as part of the Building Permit. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			Staff Comments	<i>Maintenance is planned for all landscape areas. The applicant addressed the plan for the existing berm on the east property boundary, which is weedy; stating that they would improve the portion of the berm that is on their property with addition of lilac shrubs. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			Staff Comments	<i>See "I" above.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.
			Staff Comments	<i>See "I" above.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			Staff Comments	<i>No retaining walls are planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			Staff Comments	<i>No retaining walls are planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			Staff Comments	<i>No retaining walls are planned.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a	<p>a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.</p> <p><i>Staff Comments</i> Sidewalks are planned on the majority of building fronts. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	<p>b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.</p> <p><i>Staff Comments</i> 5' sidewalks are proposed currently, and appear adequate for this location. The Commission found that this standard has been met.</p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p> <p><i>Staff Comments</i> Multiple entrances are provided along Cedar Street and 4th Avenue; however, a majority of the units are access from the rear of the building adjacent to parking. Because this is a multi-unit building, no one main entrance existing, and staff feels that the design shown meets this standard. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p> <p><i>Staff Comments</i> The applicant should describe how the entrances are highlighted. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town "sense of place". This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p> <p><i>Staff Comments</i> Design features on the street façade include covered entryways, two-toned painted trim, and varying siding to create a human scale feeling. The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2c	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.</p> <p><i>Staff Comments</i> The buildings are 34'-9" and record grade will be required as part of the building permit so that the 35' height limit is not violated. Building entrances cannot be elevated. The Commission found that this standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080 (B)2e	e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.
			Staff Comments	<i>No useable outdoor spaces are shown. The applicant stated that useable open space in terms of a picnic area and barbeque is located directly south on the same subject property, and that the properties would remain as one project. This area will be available for tenants. The Commission discussed the importance of this standard in general, but noted that there is an existing picnic area, and that McKercher park is directly across the street. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080 (B)2f	f. Fire department staging areas shall be incorporated into the design elements of the building.
			Staff Comments	<i>Adequate space is available along Cedar Street. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080 (B)2g	g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following: <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site's edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns
			Staff Comments	<i>The residential areas adjacent to the north are buffered with landscaping and sidewalks, and the pedestrian access and windows along the northern elevation create a residential feel. The Commission discussed the length of the proposed new buildings ((101' and 91' in length) and found the scale to be compatible with the area. The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080 (B)3a	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight foot wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			Staff Comments	<i>The proposed project is zoned LB, but abuts GR zoning. The properties are separated by Cedar Street, sidewalks and landscaping. The Commission found that this standard has been met.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.

			Staff Comments	<i>Building location is adequate for an infill project. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
			Staff Comments	<i>Each building is served by a walkway. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering spaces.
			Staff Comments	<i>Pedestrian circulation exists, but no gathering spaces are shown. The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(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 multifamily buildings. Front doors should be individual and visible from the street. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.
			Staff Comments	<i>The residential areas adjacent to the north are buffered with landscaping and sidewalks, and the pedestrian access and windows along the northern elevation create a residential feel. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Staff Comments	<i>Entrances and landscaping are shown at ground level. The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	1. Site Planning
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			Staff Comments	<i>A grid pattern is used. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces;

				<ul style="list-style-type: none"> • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.
			Staff Comments	<i>Scale and massing is consistent with the neighborhood. The above standard has been addressed earlier in this report. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			Staff Comments	<i>The applicant described the energy conservation elements at the hearing. See discussion noted earlier in these findings. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	2. Bulk Requirements (Mass and Scale, Height, Setbacks)
				Guideline: The perceived mass of larger buildings shall be diminished by the design.
			Staff Comments	<i>The bulk of the buildings is compatible with this part of Old Hailey. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	3. Architectural Character
			17.06.090(C)3a	a. General
				Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			Staff Comments	<i>Building design is compatible with this part of Old Hailey. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3b	b. Building Orientation
				Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			Staff Comments	<i>Primary structure is existing. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			Staff Comments	<i>Grid pattern is respected. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form
				Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			Staff Comments	<i>Building forms are compatible with this portion of Old Hailey. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form
				Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.
			Staff Comments	<i>Roof forms are compatible. The Commission found that this standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</p> <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<i>Snow storage needs are met. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</p>
			<i>Staff Comments</i>	<i>Roof forms and pitch are compatible. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</p>
			<i>Staff Comments</i>	<i>See above. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<i>Wall planes are parallel. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>Guideline: Wall planes shall be proportional to the site and shall respect the scale of the surrounding neighborhood.</p>
			<i>Staff Comments</i>	<i>Wall planes are proportional. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</p>
			<i>Staff Comments</i>	<i>Small pop-outs are included. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			<i>Staff Comments</i>	<i>Windows are design to match the rest of the site. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</p>
			<i>Staff Comments</i>	<i>Windows will be compatible with the residential to the north. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			<i>Staff Comments</i>	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	<p>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</p>
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes

				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	<i>See earlier descriptions of finishes. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			Staff Comments	<i>Wall planes are broken with color changes. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	i. Ornamentation and Architectural Detailing
				Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	<i>Some detailing is proposed. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			Staff Comments	<i>The buildings are not particularly historic. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			Staff Comments	<i>Details match existing. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	<i>Pedestrian walkways are planned in all parking areas. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			Staff Comments	<i>Parking is interior. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			Staff Comments	<i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			Staff Comments	<i>N/A</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	One existing shed to remain. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			Staff Comments	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	See earlier comments. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> Where snow is stored, key pedestrian routes and clear vision triangles. Consideration given to the impacts on adjacent properties when planning snow storage areas.
			Staff Comments	All snow will be hauled. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	Existing vegetation was addressed in Phase 1. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape

				features shall be shown on the site plan and be incorporated into the site plan where feasible.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			Staff Comments	<i>This will be met. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; <p>The relationship of wall planes to the street and to interior lots should be preserved with new additions.</p>

			<i>Staff Comments</i>	N/A
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17.06.060 Criteria.

- A. The Commission or Hearing Examiner shall determine the following before approval is given:**
 - 1. The project does not jeopardize the health, safety or welfare of the public.**
 - 2. The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Title, and City Standards.**
- B. Conditions. The Commission or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:**
 - 1. Ensure compliance with applicable standards and guidelines.**
 - 2. Require conformity to approved plans and specifications.**
 - 3. Require security for compliance with the terms of the approval.**
 - 4. Minimize adverse impact on other development.**
 - 5. Control the sequence, timing and duration of development.**
 - 6. Assure that development and landscaping are maintained properly.**
 - 7. Require more restrictive standards than those generally found in the Zoning Title.**
- C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.**
 - 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
 - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

- 1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.**
- 2. The project is in general conformance with the Hailey Comprehensive Plan.**
- 3. The project does not jeopardize the health, safety, or welfare of the public.**

4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of Title 17 and City Standards.

DECISION

The Design Review Application by Hailey Airport Inn, LLC, represented by Owen Scanlon, for the addition of two (2) new three-story apartment buildings containing a total of twenty-one (21) units. This project is located at Lot 1A, Block 137, Hailey Townsite (804 South 4th Avenue) within the Limited Business (LB) Zoning District, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (m) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. On-site infrastructure improvements to be completed at the applicant's sole expense.
- c) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- d) All new lighting shall comply with the Outdoor Lighting Ordinance. Location of all proposed lighting shall be shown on the plans.
- e) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- f) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.
- g) The applicant shall submit a Master Signage Plan and sign permit for staff approval if any new signage is proposed. Proposed sign(s) shall conform to City Zoning requirements, and shall be approved prior to installation.
- h) A letter shall be provided from Clearcreek Disposal prior to issuance of a building permit stating that the design and location of the dumpster area is adequate for trash and recycling pickup.
- i) All new ground-mounted utility equipment shall be located to the rear of the building(s) and screened from view. All existing utility lines shall be relocated underground.
- j) The landscape plan shall be modified as part of the building permit submittal to confirm drought tolerant plantings, particularly for lawn areas.
- k) All public right-of-way parking shall not be held or used for exclusive parking for any property

owner.

- l) A grading and drainage plan prepared by a licensed engineer shall be submitted as part of the building permit to ensure no drainage is directed towards public rights of way.
- m) Two (2) electric charging stations shall be incorporated into the project.

Signed this ____ day of _____, 2021.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of May 3, 2021

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Conditional Use Permit Application submitted by PA Spirits, LLC, represented by Josh Hanson, for approval of an alcohol mixing and packaging space (Hybrid Production Facility), to be located at Lots 1-3, Block 42, Townsite (117 North River Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts.

Hearing: May 3, 2021

Applicant: PA Spirits, LLC

Location: Lots 1-3, Block 42, Hailey Townsite (117 North River Street)

Zoning: Business (B) and Townsite Overlay (TO) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 14, 2021, and mailed to adjoining property owners on April 14, 2021. The notice was posted to the property on April 26, 2021.

Application: The Applicant is requesting approval for a Conditional Use Permit to produce, mix and package alcohol onsite at 117 North River Street. The Applicant intends to utilize locally farmed produce to include in their concoctions. The space would also include a small retail area and tasting room to better connect with residents and visitors of the Wood River Valley.

Per the Applicant, "We would like to use the space as a hybrid production use to create a boutique mixing room to mix and package Vodka and Ready to Drink Cocktails. While this space limits us to a boutique operation, we plan on utilizing the outdoor space as a small beer and wine garden (after the proper permitting). The beer and wine license would allow us to serve our packaged Ready to Drink Cocktails. We would also partner with local food trucks to provide food service, offer tours of our space, and tastings within the legal parameters".

Pursuant the Hailey Municipal Code, Section 17.05.040: District Use Matrix, Hybrid Production Facilities located within the Business (B) Zone District are required to have an active Conditional Use Permit.

Additionally, per the Hailey Municipal Code, Hybrid Production Facilities are defined as:

A commercial operation or use, on one or more premises within the same zoning district, where finished consumer goods are manufactured or produced and those same goods are


offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

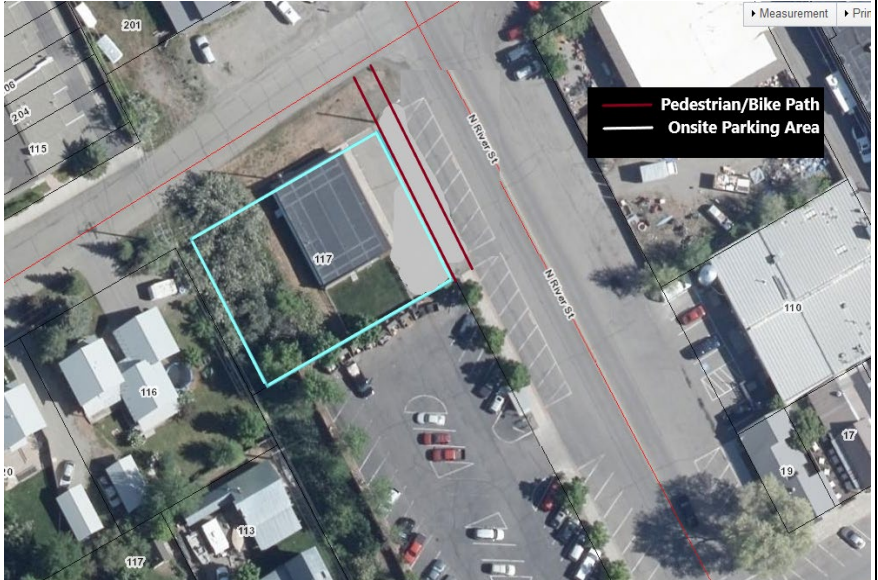
City Staff feels the proposed facility is best described as a Hybrid Production Facility, and is similar in size, scale and scope of operation with Sun Valley Brewery and Sawtooth Brewery, both which are Hybrid Production Facilities.


Procedural History: The Conditional Use Permit Application was submitted on March 25, 2021, and certified complete on March 29, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on May 3, 2021, virtually via GoTo Meeting, and in the Hailey City Council Chambers.

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Life/Safety: City Staff received a letter from the Hailey Fire Department on December 30, 2020, which is attached to this report. The letter addresses Fire and Building Code concerns, as well as federal regulations that PA Spirits must follow for licensing, as noted below:</p> <ul style="list-style-type: none"> - All equipment specifications for storage, mixing and manufacturing of spirits must be listed for the intended use and be submitted to the Building and Fire Departments for approval. - Any F1 Occupancy (PA Spirits is classified as such) over 12,000 square feet or three stories in height must be protected by an automatic sprinkler system. Any building that is occupied by this business that has a preexisting fire sprinkler system must be analyzed to ensure the system in place is rated to protect the hazard inside. - The finished product is classified as a 1B flammable liquid by Fire Code. Storage of a class 1B flammable liquid is limited to 120 gallons in storage and 120 gallons in mixing provided it is a closed system. If an open system, the limit is 30 gallons. - Control areas must have a fire separation of at least one hour from other building areas and be built to Building and Fire Code standards. Construction plans for building remodel and control rooms must be stamped by an architect and submitted to the Building and Fire Departments for approval. - Ventilation is required pursuant Fire Code 5704.3.8.3 - Electrical Device requirements may be needed based on mixing systems. - Distribution and manufacturing of alcohol and retail sales is regulated by federal, state and local governments through different licenses. Discuss and verify with Hailey Police Department. <p>Overall, the Hailey Fire Department believes the product is stable as long as the use is properly separated from ignition sources and other business uses. The manufacturing process is also stable so long as the proper equipment is used and regulations are followed. The above regulations have been made Conditions of Approval.</p>
				Water and Sewer: No comments
				Building: No comments
				Streets: No comments
				Parks: No comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	If signage is desired, a Sign Permit Application shall be submitted, reviewed and approved prior to the installation of any signage. All signage shall conform to City Standards. This has been made a Condition of Approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <p>e. All exterior lighting shall be designed, located and lamped in order to prevent:</p>

				<p>a. Overlighting; b. Energy waste; c. Glare; d. Light Trespass; e. Skyglow.</p> <p>f. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>g. Idaho Power shall not install any luminaires after the effective date hereof that lights the public right of way without first receiving approval for any such application by the lighting administrator.</p> <p>h. All exterior lighting shall be full cutoff luminaires with the light source downcast and fully shielded, unless exceptions are specified in subsection 17.08C.040.02, Type of Luminaires, of this Chapter.</p>
			<p>Staff Comments</p> <p><i>The exterior fixtures located under the entry awning and recessed and are dark Sky compliant. A few exterior lights, located on the north and south elevations, are not Dark Sky compliant fixtures (see image below). These fixtures shall be replaced with Dark Sky compliant fixtures, as noted in Section 17.08C.040.02. This has been made a Condition of Approval.</i></p> 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.09.040 On-site Parking Req.</p> <p>See Section 17.09.040 for applicable code.</p>	
			<p>Staff Comments</p> <p><i>The Hailey Municipal Code requires one (1) parking space for every 1,000 square feet of commercial space and one (1) loading space for retail, wholesale or warehouse occupancy with a floor area in excess of 4,000 square feet. The building is approximately 2,550 square feet; thereby, two (2) parking spaces are required. Per the site plan, five (5) parking spaces and one (1) loading space are available onsite.</i></p>	

				<i>The existing parking is sufficient and will meet the unique needs of the proposed use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(B)	<p>B. Where alleys exist, access to on-site parking for any non-residential use or for any multifamily dwelling of three or more units shall be from the alley. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.</p>
			Staff Comments	<p><i>An alley has been designated in GIS as existing; however, is impermeable due to existing mature landscaping and it is substandard in width. The alley has not been utilized, nor does it service the subject parcel. Vehicular approaches to the site can be achieved from River Street via an uncontrolled curb cut. Staff concurs that the site is not serviced by an alley and that the approach, via River Street, is existing and does not interfere with traffic in the surrounding area.</i></p> <p><i>It is important to note that the uncontrolled curb cut will be reconfigured when the River Street Master Plan is executed. An interim design is underway for River Street, to extend an asphalt bike path to the north until such time as a more complete streetscape can be executed. As part of the interim design, City Staff recommends that the Applicant locate onsite parking to the public right-of-way, and utilize the front parking area as additional patio and outdoor space. With this redesign, the sidewalk that ends just south of the parcel (at the Park-n-Ride) will be utilized as a pedestrian and bike path (see image below for further details). Sawtooth Brewery, the business located to the east and across River Street will also be reconfiguring their onsite parking to reflect the interim redesign, as noted above and shown below.</i></p> <p><i>Additionally, the Applicant is not responsible for executing and striping the parking area. The City will execute said changes and notify the Applicant prior to the reconfiguration.</i></p> 

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(C)	C. If the site is not serviced by an alley, access shall be from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			Staff Comments	<p>An alley has been designated in GIS as existing; however, is impermeable due to existing mature landscaping and substandard in width. The alley has not been utilized, nor does it service the subject parcel. Vehicular approaches to the site can be achieved via River Street, although not from a single approach. Staff concurs that the site is not serviced by an alley and that the approach, via River Street, is existing and does not interfere with traffic in the surrounding area (see image below for details) at this time.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.08(D)	D. Access for on-site parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
			Staff Comments	Onsite parking locations are existing and are located in front of the existing building. The parking area is clearly visible to pedestrian and vehicular traffic coming from River Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(E)	E. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.
			Staff Comments	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(F)	F. Parking areas containing no more than two (2) parking spaces in any zoning district or parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
			Staff Comments	N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.020.08(G)	G. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
			Staff Comments	N/A
Chapter 17.11 Criteria for Review of Conditional Use Permits				
Compliant			Standards and Commission Findings	
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.010	<p>Compliance with the Comprehensive Plan</p> <p>17.11.010: Purpose. The City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.</p>
			Staff Comments	<p><i>This Application complies with the following goals and objectives of the Hailey Comprehensive Plan:</i></p> <p>Goal 5.2: Land Use, Population and Growth Management: Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and the priority area for encouraging higher density commercial and mixed-use (commercial and residential) development.</p> <ul style="list-style-type: none"> <i>This project brings civic activity to a vacant building, as well as a new use (Distillery) in Hailey’s Downtown. The proposed use could provide an opportunity for the business to grow in size while supporting other local businesses within the Wood River Valley.</i> <p>Goal 6.1: Economic Development: Encourage a diversity of economic development opportunities within Hailey.</p> <ul style="list-style-type: none"> <i>This project will bring more activity to the Downtown area, promote economic growth, as well as Downtown diversity. PA Spirits would be the first business of its kind in Hailey, which expands and encourages Hailey’s diversity of its offerings.</i> <p>Goal 6.2: Economic Development: Encourage abundant, competitive and career-oriented opportunities for young workers.</p> <ul style="list-style-type: none"> <i>The Owners of PA Spirits are young entrepreneurs in the Wood River Valley. The Owners hope to employ a young workforce with a unique job opportunity that includes production, food science analysis, inventory management, supply chain management, and sales opportunities, providing career-oriented opportunities for workers within the Wood River Valley.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(a)	<p>17.11.040.01 The Commission or Hearing Examiner shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and, if approved, shall find adequate evidence showing that such use at the proposed location:</p> <p>a. Will, in fact, constitute a conditional use as established for the zoning district involved; and</p>
			Staff Comments	<p><i>Pursuant the Hailey Municipal Code, Section 17.05.040: District Use Matrix, Hybrid Production Uses located within the Business (B) Zone District are required to have an active Conditional Use Permit.</i></p> <p><i>The Applicant is requesting approval for a Conditional Use Permit to produce, mix and package alcohol onsite at 117 North River Street. The Applicant intends to utilize locally farmed produce to include in their concoctions. The space would also include a small retail area and tasting room to better connect with residents and visitors of the Wood River Valley.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(b)	<p>b. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;</p>
			Staff Comments	<p><i>The building, located at 117 North River Street, is existing and vacant. The building has in the past been used for office space and for a restaurant. The property to the north and across Carbonate Street of the subject parcel is currently High Desert Sports. The property to the south is the Park-n-Ride and the property to the east and across River Street is The Attic Thrift Store. To the east is a mix of single-family and multifamily residential dwellings.</i></p> <p><i>Hailey is comprised of a variety of uses and, per the Comprehensive Plan, thrives on diversity. The proposed use further supports the diverse uses within surrounding area.</i></p> <p><i>To better harmonize in appearance with the existing or intended character of the general vicinity, City Staff encourages the Applicant to utilize seasonal plantings and other landscaping within pedestrian areas and in front of the building. The Applicant would like to utilize the outdoor space as a beer and wine garden. Though not required within the parameters of the CUP, the utilization of seasonal plantings and other landscaping within pedestrian areas and in front of the building would also encourage human interaction. Seasonal plantings or landscaping, with specific attention to the details of color, texture and form, would greatly improve the outdoor space, as well as the entry to the building.</i></p>
			17.11.040.01(c)	<p>c. Will not be hazardous or disturbing to existing or future neighboring uses;</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>The proposed use does not appear to be hazardous or disturbing to the neighboring uses and/or future uses. The intent is to mix alcohols in a closed space, where there will be zero to trace amounts of odor or fumes from the alcohol mixing operation. Additionally, when bottling the product, the odor will be nonexistent from the outside.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(d)	d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structure. Agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service; and
			<i>Staff Comments</i>	<i>The site can be accessed by an uncontrolled curb cut off of River Street. The site can be served adequately by essential public facilities and services.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(e)	e. Will not create excessive additional requirements at public cost for public facilities and services; and
			<i>Staff Comments</i>	<i>At this time, no additional cost will be incurred from any public agencies for the function and operation of the proposed use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(f)	f. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water or air pollution, or safety hazards; and
			<i>Staff Comments</i>	<i>No externalities are anticipated by this use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.11.040.01(g)	g. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares;
			<i>Staff Comments</i>	<i>An alley has been designated in GIS as existing; however, is impermeable due to existing mature landscaping and substandard in width. The alley has not been utilized, nor does it service the subject parcel. Vehicular approaches to the site can be achieved via River Street. Staff concurs that the site is not serviced by an alley and that the approach, via River Street, is existing and does not interfere with traffic in the surrounding area (see image below for details).</i>

- 17.11.060(K) Assure that development is maintained properly.**
- 17.11.060(L) Designate the exact location and nature of development.**
- 17.11.060(M) Require the provision for on-site or off-site public services.**
- 17.11.060(N) Require more restrictive standards than those generally found in this Ordinance.**
- 17.11.060(O) Mitigate foreseeable social, economic, fiscal and environmental effects.**
- 17.11.060(P) Set a limit on the duration of the permit when deemed necessary.**
- 17.11.060(Q) Allow for subsequent periodic review.**

Summary: Section 17.11.010 of the Hailey Zoning Ordinance states that “the City of Hailey recognizes that certain uses possess unique and special characteristics with respect to their location, design, size, method of operation, circulation, and public facilities. In order to protect the public welfare and promote conformance with the Comprehensive Plan, conditional use permits are required for such uses upon review by the Commission.”

Conditional Use Permits are subject to review and revocation pursuant to Section 17.11.090 of the Hailey Municipal Code. This statement will be included in the Findings of Fact, Conclusions of Law, and Decision for any Conditional Use Permit approved by the Commission.

By ordinance, the Commission is required to decide to approve, conditionally approve, or deny the application within forty-five (45) days after conclusion of the public hearing and issue its decision together with the reasons therefore. The Commission is required to review the application, all supporting documents and plans, and Section 17.11 of the Hailey Municipal Code, in making their decision.

The Commission should make Findings of Fact related to the criteria of Section 17.11, (a) through (h).

Suggested Conditions: The following conditions are suggested to be placed on approval of this application:

- a) All Fire Department and Building Department requirements shall be met with regard to all maintenance, administrative, and other functions of this facility. The regulations noted below must also be followed:
 - i. All equipment specifications for storage, mixing and manufacturing of spirits must be listed for the intended use and be submitted to the Building and Fire Departments for approval.
 - ii. Any F1 Occupancy (PA Spirits is classified as such) over 12,000 square feet or three stories in height must be protected by an automatic sprinkler system. Any building that is occupied by this business that has a preexisting fire sprinkler system must be analyzed to ensure the system in place is rated to protect the hazard inside.
 - iii. The finished product is classified as a 1B flammable liquid by Fire Code. Storage of a class 1B flammable liquid is limited to 120 gallons in storage and 120 gallons in mixing provided it is a closed system. If an open system, the limit is 30 gallons.
 - iv. Control areas must have a fire separation of at least one hour from other building areas and be built to Building and Fire Code standards. Construction plans for building remodel and control rooms must be stamped by an architect and submitted to the Building and Fire Departments for approval.

- v. Ventilation is required pursuant Fire Code 5704.3.8.3
 - vi. Electrical Device requirements may be needed based on mixing systems.
 - vii. Distribution and manufacturing of alcohol and retail sales is regulated by federal, state and local governments through different licenses. Discuss and verify with Hailey Police Department.
- b) All existing and new exterior lighting shall comply with the Outdoor Lighting requirements according to Section 17.08C.
 - c) A Sign Permit Application shall be submitted, reviewed and approved prior to installation of any signage.
 - d) To better harmonize in appearance with the existing or intended character of the general vicinity, the Applicant shall utilize seasonal plantings and other landscaping within pedestrian areas and in front of the building.
 - e) The on-site parking shall be relocated into the public right-of-way along River Street to accommodate the interim bike path, as shown in the sketch herein. The Applicant is not responsible for striping said spaces, as the City will execute and notify the Applicant prior to the reconfiguration.

Motion Language

Approval: Motion to approve the Conditional Use Permit Application request by PA Spirits, LLC, represented by Josh Hanson, for approval of an alcohol mixing and packaging space (Hybrid Production Facility), to be located at Lots 1-3, Block 42, Townsite (117 North River Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts, finding that the application meets each of the Criteria for Review, (a) through (h) cited in the Hailey Municipal Code, that the Conditional Use Permit complies with the Comprehensive Plan, and that Conditions (a) through (e) are met.

Denial: Motion to deny Conditional Use Permit Application request by PA Spirits, LLC, represented by Josh Hanson, for approval of an alcohol mixing and packaging space (Hybrid Production Facility), to be located at Lots 1-3, Block 42, Townsite (117 North River Street), within the Business (B) and Townsite Overlay (TO) Zoning Districts, finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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

Hailey Fire Dept.
617 S. Third Street
P.O. Box 1192
Hailey, Idaho 83333



Christian Ervin, Fire Inspector
Office: 208-788-3147
Fax: 208-788-0279
E-mail:
christian.ervin@haileycityhall.org

December 30, 2020

This letter is regarding the proposed idea to put a distilled spirit mixing facility in Hailey.

I have spoken with the State Fire Marshal and another fire marshal that has a similar type of business in his jurisdiction and have come up with the following points for you to follow. Keep in mind that these are fire code and building code concerns and the federal regulations that you must follow for licensing may have other requirements.

- This type of business is classified by code as an F1 (moderate hazard manufacturing).
- All equipment specifications for storage, mixing and the manufacturing of spirits must be listed for the intended use and be submitted to the building department and fire department for approval. The building department will have additional regulations on the use of pressurized containers.
- Any F1 occupancy over 12,000 square feet or three stories in height must be protected by an automatic fire sprinkler system. Also, any building that is occupied by this business that has a pre-existing fire sprinkler system will have to be analyzed to ensure that the system in place is rated to protect the hazard inside.
- The finished product is classified as a 1B flammable liquid by fire code, see table 5003.1.1. Storage of a class 1B flammable liquid is limited to 120 gallons in storage and 120 gallons in mixing provided it is a closed system. If it is an open system, then it is limited to 30 gallons. Exceeding these quantities would place the business in a hazard category and require more fire protection. There are also requirements for storage height depending on the type and size of containers.
- Control areas must have a fire separation of at least one hour from other building areas and be built to building and fire code standards. Construction plans for building remodel and control rooms will have to be stamped by an architect and submitted to the building and fire departments for approval.
- Fire code 5704.3.8.3 Discusses the types of ventilation required for the different types of systems.
- Table 5703.1.1 Discusses the Class 1 electrical device requirements that may be needed based on which mixing systems you have in place.
- Distribution and manufacturing of alcohol for retail sales is regulated by federal, state and local governments through different licenses depending on the business plan. I encourage you to talk with our local police chief for questions regarding licenses.

The overall product is stable as long as it is properly separated from ignition sources and other business uses. The manufacturing process is stable as long as the proper equipment is used. If all the proper guidelines are followed and approved methods are used for storage and manufacturing this type of business is no more of a fire concern, then a gas station/convenience store. There are specific requirements that need to be in place and those requirements are all based on which types of systems you are using for the mixing process of these spirits. Without exact specifications it is challenging to include everything, but these requirements should give you a bit of information to get started. As you decide more about the systems, etc. we can start to clarify what requirements will be needed. The decision concerning the location of this type of business can only be made by the City of Hailey Planning and Zoning Commission. If you have questions concerning the contents of this letter please feel free to contact me, however without a business location, equipment specifications, construction plans, and an overall business plan this is all the information I can provide at the time.

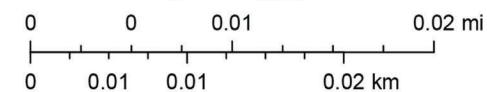
If you have any questions, please do not hesitate to call me at 208-788-3147. Again, thank you for your time and cooperation.

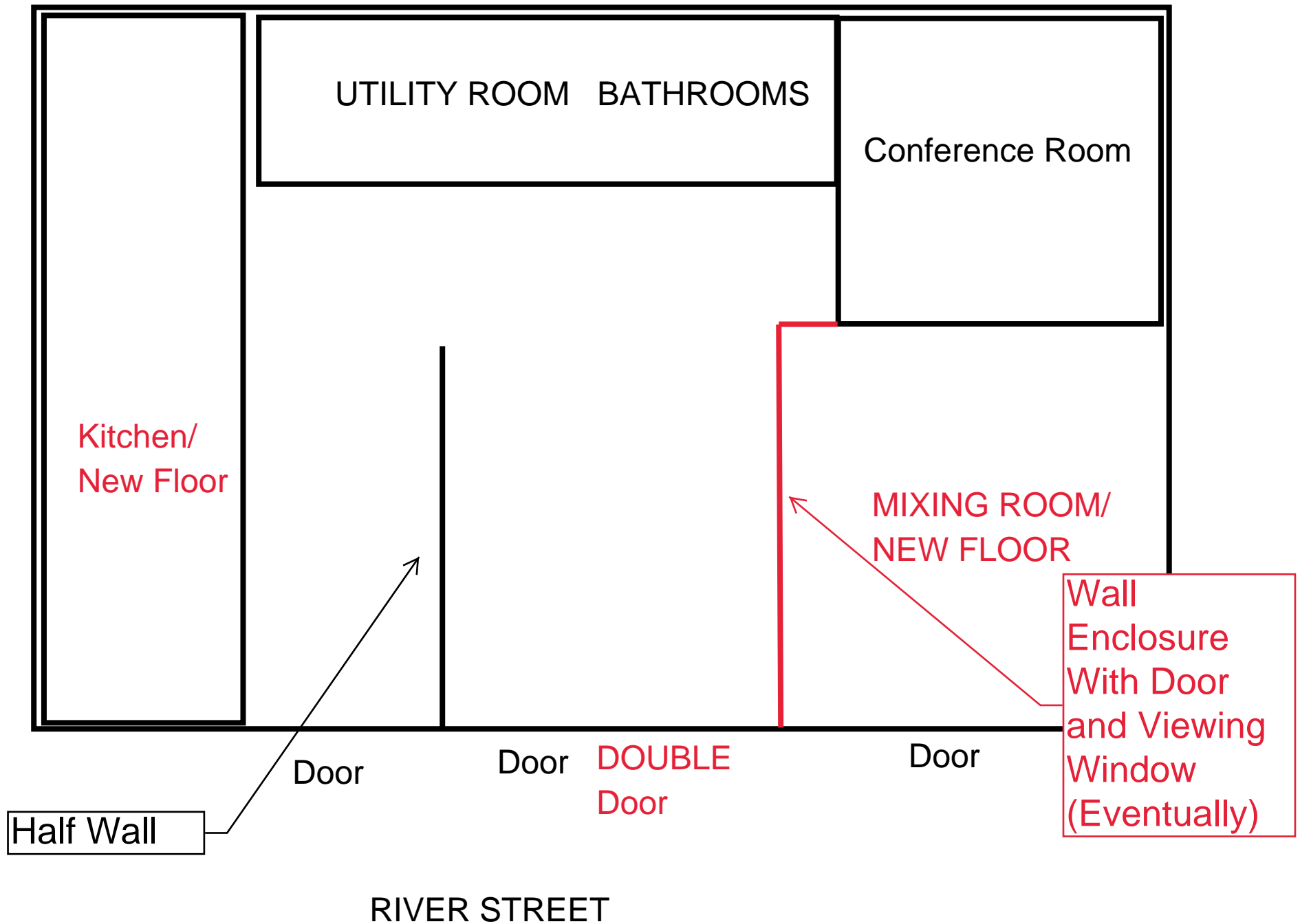
Christian Ervin
Fire Inspector
City of Hailey.



March 15, 2021

1" = 25'





Google Maps 117 N River St



Image capture: Aug 2018 © 2021 Google

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of May 3, 2021

To: Hailey Planning & Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Sub #15 (2740 Winterhaven Dr.) is subdivided into six (6) sublots, ranging in size from 6,001 square feet to 18,279 square feet, with all vehicular access from Winterhaven Dr. Several lots contain shared driveways. An 18,712 square foot open space, Parcel A, is to be dedicated to the City for public access. This project is located within the Limited Business (LB) Zoning District.

Hearing: May 3, 2021

Applicant: Quartz Properties c/o Jake Libaire

Project: Winterhaven Estates

Request: Preliminary Plat

Location: AM Lot 2A, Block 61, Woodside Subdivision #15 (2740 Winterhaven Drive)

Size & Zoning: 1.94 acres, Limited Business (LB) Zoning District

Notice: A public hearing before the Planning and Zoning Commission was scheduled for April 5, 2021; however, the Applicant and City Staff felt it best to reconfigure the site plan and bring it back to the Commission for consideration at a later date. The revised plat was submitted on April 9, 2021. Notice for the public hearing was published in the Idaho Mountain Express on April 14, 2021, and mailed to adjoining property owners on April 14, 2021.

Background and Application: Consideration of a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Subdivision #15 (2740 Winterhaven Drive) is subdivided into six (6) sublots, ranging in size from 6,001 square feet to 18,279 square feet.

This parcel is unique in that access can only be achieved from Winterhaven Drive. The proposed development abuts a private drive, Serenity Lane (Parcel ZZ). Access cannot be achieved from Serenity Lane, due to the surrounding development. Pursuant Section 16.04.020.I, Private Streets may be allowed to serve a maximum of five (5) residential dwelling units only. Parcel ZZ (Serenity Lane) currently services five (5) residential dwellings; therefore, additional access to the site is unachievable.

Lot Configuration, Driveways and Open Space: Shared driveways (20' in width) between proposed Sublots 2-3 and Sublots 4-5 are proposed. A 12'-wide access easement to benefit proposed Sublot 6 is also proposed.

Additionally, an open space parcel (Parcel A), approximately 18,712 square feet in size, is proposed to be dedicated to the City of Hailey as permanent open space. The open space parcel has been delineated in the site plan. The Applicant is proposing to construct a pathway connecting the existing Toe-of-the-Hill Trail to an access point off of Serenity Lane and from Parcel M2, an existing open space parcel owned by the City. Upon further development of the Toe-of-the-Hill Trail, the Applicant is suggesting, and has shown in the site plan, the addition of a bench, dog bag station, trash can, and picnic table. Existing vegetation to remain as is.

Procedural History: The project is to be known as Winterhaven Estates and is located in the Limited Business (LB) Zoning District.

The Application was submitted on March 10, 2021 and certified complete on March 10, 2021. A public hearing before the Planning and Zoning Commission was scheduled for April 5, 2021; however, the Applicant and City Staff felt it best to reconfigure the site plan and bring it back to the Commission for consideration at a later date. The revised plat was submitted on April 9, 2021. The public hearing will be held on May 3, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Engineering: All infrastructure will require detailed final construction drawings to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.</p> <p><i>The Public Works Department recommends that the following be incorporated into the final design:</i></p> <ul style="list-style-type: none"> - Due to significant sheet flooding from hillside runoff in the past, the Applicant shall convey surface waters along the right-of-way. Increased ditch capacity and driveway culvert capacity will likely be needed. Design concepts shall be presented by Applicant, which must conform to City of Hailey standard drawings, specifications and procedures.
				<p>Life/Safety: The Hailey Fire Department recommends that the following be resolved and/or completed prior to final desk:</p> <ul style="list-style-type: none"> - If the driveway to Sublot 6 exceeds 150' in length, a fire lane/turnaround (compliant with the Fire Code) would need to be constructed to service the subplot.
				<p>Water and Wastewater: The Water Division recommends that the following be resolved and/or completed prior to final design:</p>

	<ul style="list-style-type: none"> - Water meter vaults shall be moved out of driveways or a metal collar shall be installed. - Proposed Lot 4 has an existing service, which is a 1.5" meter vault. The Applicant may need to replace with a ¾" meter vault. <p>The Wastewater Division recommends that the following be resolved and/or completed prior to final design:</p> <ul style="list-style-type: none"> - There is an existing sewer service to proposed Sublot 1 from Winterhaven Drive. This service shall be utilized. All other sewer services to proposed sublots are acceptable. - The Applicant shall cleanout the gravity-pressure connection to Sublot 6. <p>The recommendations above have been made Conditions of Approval.</p>			
	Building: No comments			
	<p>Streets: The Streets Division recommends that the following be resolved and/or completed prior to final design:</p> <ul style="list-style-type: none"> - Drywell and other construction details shall be provided a final design. - For road cuts exceeding 25% of the road area (Winterhaven Drive), a repave of Winterhaven Drive will be necessary. <p>The recommendations above have been made Conditions of Approval.</p>			
	City Arborist: No comments			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.010 Development Standards</p> <p>Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</p>
				<p>Staff Comments</p> <p>Please refer to the specific standards as noted herein.</p>
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	<p>Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p>
			Staff Comments	<p>The project will connect to Winterhaven Drive. Additional connectivity to the site is not possible, as the only other option is Serenity Lane. Serenity Lane is a private road and five (5) residential dwellings are serviced via this lane. Pursuant Section 16.04.020.L: Private Streets, private streets may be allowed to serve a maximum of five (5) residential dwellings; therefore, additional access to the site is unachievable. The parcel is surrounded by existing single-family and multifamily dwellings.</p>


				Winterhaven Drive is a public street with a 60'-wide right-of-way, and is adequate to safely accommodate existing and anticipated vehicular/pedestrian traffic. For further comments or concerns noted by the Streets Division, please refer to Section 17.06.050: Streets.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Cul-De-Sacs; Dead-End Streets: Cul-de-sacs or dead-end streets shall be allowed only if connectivity is not possible due to surrounding topography or existing platted development. Where allowed, such cul-de-sacs or dead-end streets shall comply with all regulations set forth in the IFC and other applicable codes and ordinances. Street rights-of-way extended into un-platted areas shall not be considered dead end streets.
			Staff Comments	N/A, as no cul-de-sac or dead-end street is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Access: More than one access may be required based on the potential for impairment of a single access by vehicle congestion, terrain, climatic conditions or other factors that could limit access.
			Staff Comments	N/A. Due to the surrounding development and the maximum restriction of five (5) dwelling units per private street, additional connectivity and/or access are not possible.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D.	Design: Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than eighty (80) degrees. Where possible, four-way intersections shall be used. A recommended distance of 500 feet, with a maximum of 750 feet, measured from the center line, shall separate any intersection. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer. Three-way intersections shall only be permitted where most appropriate or where no other configuration is possible. A minimum distance of 150 feet, measured from the center line, shall separate any 2 three-way intersections.
			Staff Comments	N/A, as the street, Winterhaven Drive, is existing.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Centerlines: Street centerlines which deflect more than five (5) degrees shall be connected by a curve. The radius of the curve for the center line shall not be more than 500 feet for an arterial street, 166 feet for a collector street and 89 feet for a residential street. Alternatively, traffic calming measures including but not limited to speed humps, speed tables, raised intersections, traffic circles or roundabouts, meanderings, chicanes, chokers, and/or neck-downs shall be a part of the street design. Alternate traffic calming measures may be approved with a recommendation by the City Engineer.
			Staff Comments	N/A, as the street, Winterhaven Drive, is existing.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Width: Street width is to be measured from property line to property line. The minimum street width, unless specifically approved otherwise by the Council, shall be as specified in City Standards for the type of street.
			Staff Comments	N/A, as no private streets are proposed and Winterhaven Drive is existing.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Roadways: Roadway, for the purpose of this section, shall be defined as the area of asphalt from curb face to curb face or edge to edge. Roadway includes areas for vehicle travel and may include parallel or angle in parking areas. The width of roadways shall be in accordance with the adopted City Standards for road construction.
			Staff Comments	N/A, as no private streets are proposed and Winterhaven Drive is existing.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Road Grades: Road Grades shall be at least two percent (2%) and shall not generally exceed six percent (6%). Grade may exceed 6%, where necessary, by 1% (total 7%) for no more than 300 feet or 2% (total 8%) for no more than 150 feet. No excess grade shall be located within 200 feet of any other excess grade nor there any horizontal deflection in the roadway greater than 30 degrees within 300 feet of where the excess grade decreases to a 2% slope.
			Staff Comments	N/A, as no private streets are proposed and Winterhaven Drive is existing.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I.	Runoff: The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	To adequately accommodate runoff, drywell and other construction details shall be provided a final design. The Applicant shall also complete an EPA NPDES General Permit for Stormwater Discharge from Construction Activity prior to the commencement of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J.	Signage: The developer shall provide and install all street and traffic control signs in accordance with City Standards.
			Staff Comments	N/A, as no street signage is proposed and/or necessary.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	Dedication; Names: All streets and alleys within any subdivision shall be dedicated for public use, except as provided herein. New street names (public and private) shall not be the same or similar to any other street names used in Blaine County.
			Staff Comments	N/A, as no new streets or private streets are proposed. Winterhaven Drive is existing.
			L.	Private Streets:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 1.	Private streets may be allowed (a) to serve a maximum of five (5) residential dwelling units, (b) within Planned Unit Developments, or (c) within commercial developments in the Business, Limited Business, Neighborhood Business, Light Industrial, Technological Industry, and Service Commercial Industrial districts. Private streets are allowed at the sole discretion of the Council, except that no Arterial or Major Street, or Collector or Secondary Street may be private. Private streets shall have a minimum total width of 36 feet, shall be constructed to all other applicable City Standards including paving, and shall be maintained by an owner's association.
			Staff Comments	N/A, as no new streets or private streets are proposed. Winterhaven Drive is existing.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 2.	Private streets, wherever possible, shall provide interconnection with other public streets and private streets.
			Staff Comments	N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 3.	The area designated for private streets shall be platted as a separate parcel according to subsection 16.04.060C below. The plat shall clearly indicate that the parcel is unbuildable except for public vehicular and public pedestrian access and ingress/egress, utilities or as otherwise specified on the plat.
			Staff Comments	N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 4.	Private street names shall not end with the word "Road", "Boulevard", "Avenue", "Drive" or "Street". Private streets serving five (5) or fewer dwelling units shall not be named.

			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 5.	Private streets shall have adequate and unencumbered 10-foot-wide snow storage easements on both sides of the street, or an accessible dedicated snow storage easement representing not less than twenty-five percent (25%) of the improved area of the private street. Private street snow storage easements shall not be combined with, or encumber, required on-site snow storage areas.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. 6.	Subdivisions with private streets shall provide two (2) additional parking spaces per dwelling unit for guest and/or overflow parking. These spaces may be located (a) within the residential lot (e.g., between the garage and the roadway), (b) as parallel spaces within the street parcel or easement adjacent to the travel lanes, (c) in a designated guest parking area, or (d) as a combination thereof. Guest/overflow parking spaces are in addition to the minimum number of parking spaces required pursuant to chapter 17.09 of this code. The dimension of guest/overflow parking spaces shall be no less than ten feet by twenty feet (10'x20') if angle parking, or ten feet by twenty-four feet (10'x24') if parallel. Guest overflow parking spaces shall be improved with asphalt, gravel, pavers, grass block, or another all-weather dustless surface. No part of any required guest/overflow parking spaces shall be utilized for snow storage.
			<i>Staff Comments</i>	<i>N/A, as no new streets or private streets are proposed. Access is proposed from Winterhaven Drive and Winterhaven Drive is existing.</i>
			M.	Driveways:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 1.	Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single-family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g., no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.
			<i>Staff Comments</i>	<i>At this time, the Applicant is proposing a 20'-wide shared driveway easement between proposed Sublots 2 and 3, and a 20'-wide shared driveway easement between proposed Sublots 4 and 5. No driveway is shown on proposed Sublot 1; however, access will be achieved from Winterhaven Drive. Additionally, a 12'-wide access and utility easement to benefit Sublot 6 is proposed along the southern property line of proposed Sublot 5. This easement will be utilized to access townhomes on proposed Sublot 6. Additionally, a Fire Department approved turnaround will be needed on Sublot 6 due to the length of the driveway. While the Applicant does not intend to further subdivide, additional density is possible.</i> <i>Lastly, all driveways will meet City Standards and further details will be provided at the time of Building Permit submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 2.	Driveways shall be constructed with an all-weather surface and shall have the following minimum roadway widths: a) Accessing one residential unit: twelve feet (12') b) Accessing two residential units: sixteen feet (16') No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.
			<i>Staff Comments</i>	<i>At this time, the Applicant is proposing a 20'-wide shared driveway easement between proposed Sublots 2 and 3, and a 20'-wide shared driveway easement between proposed Sublots 4 and 5. No driveway is shown on</i>

				<p><i>proposed Sublot 1; however, access will be achieved from Winterhaven Drive. Additionally, a 12'-wide access and public utility easement to benefit Sublot 6 is proposed along the southern property line of proposed Sublot 5. Sublot 6 will incorporate a fire truck turnaround, as the length of the easement exceeds 150' in length.</i></p> <p><i>No driveway materials are proposed at this time, but shall conform to this standard. Additionally, no portion of the driveways are proposed to be utilized for parking, above-ground utility structures, dumpsters, snow storage and other obstructions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 3.	<p>Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.</p>
			Staff Comments	<p><i>It appears that the easement of proposed Sublot 6 exceeds 150' in length. The Applicant shall provide a fire lane/turnaround area, to be approved by the Fire Department. This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 4.	<p>Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.</p>
			Staff Comments	<p><i>At this time, the Applicant is proposing a 20'-wide shared driveway easement between proposed Sublots 2 and 3, and a 20'-wide shared driveway easement between proposed Sublots 4 and 5. No driveway is shown on proposed Sublot 1; however, access will be achieved from Winterhaven Drive.</i></p> <p><i>The proposed shared driveway easements access more than one (1) residential dwelling unit. Said driveways shall be maintained by the HOA. Furthermore, driveways will meet City Standards and further details will be provided via the C.C. & Rs, as well as at the time of Building Permit submittal. This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 5.	<p>The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.</p>
			Staff Comments	<p><i>Please refer to Section 16.04.020(M) for further details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. 6.	<p>No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.</p>
			Staff Comments	<p><i>Driveways will not impact existing infrastructure and appear compatible with existing and planned residential units. Please refer to Section 16.04.020(M) for further details.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	<p>Parking Access Lane: A parking access lane shall not be considered a street but shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p>
			Staff Comments	<p><i>N/A</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O.	<p>Fire Lanes: Required fire lanes, whether in private streets, driveways or parking access lanes, shall comply with all regulations set forth in the IFC and other applicable codes and ordinances.</p>

			Staff Comments	<i>If the driveway for proposed Sublot 6 exceeds 150' in length, a fire lane/turnaround will be required, and shall be compliant with regulations set forth in the IFC.</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			Staff Comments	<p><i>The Applicant is proposing to construct a sidewalk and drainage improvements along the property frontage of Winterhaven Drive. There is an existing sidewalk along Winterhaven Drive on the opposite side of the street from this development, as well as to the north of this development and on the same side of the street. Just to the north of this project is a City-owned parcel, Parcel M2. The sidewalk begins at 2550 Winterhaven Drive, just north of Parcel M2.</i></p> <p><i>Per the original Development Agreement, dated January 10, 2005, a five-foot (5') wide concrete sidewalk shall be constructed adjacent to Lots 1A, 2A and 3A and adjacent to Parcel M2. The subject parcel is existing Lot 2A. Additionally, the Developer shall complete construction of the sidewalk adjacent to Parcel M2 prior to recordation of the Final Plat and no later than the installation of the sidewalk adjacent to Lots 2A or 3A, whichever occurs first.</i></p> <p><i>Though the Applicant is not proposing to install a sidewalk along the property frontage of Parcel M2, City Staff concurs that a five-foot wide sidewalk adjacent to Parcel M2 shall be constructed, as it would be a missing link along this section of Winterhaven Drive. City Staff feels the construction of this sidewalk could also count toward the required park improvements for proposed Parcel A. The Commission may wish to discuss this further.</i></p> <p><i>The image below explains in more detail where sidewalks shall and could be installed.</i></p>

				
				<i>This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			Staff Comments	Please refer to Section 16.04.030(A) for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			Staff Comments	Please refer to Section 16.04.030(A) for further details.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			Staff Comments	N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			Staff Comments	N/A
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	The minimum width of an alley shall be twenty-six (26') feet.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	All alleys shall be dedicated to the public or provide for public access.
			Staff Comments	N/A, as no alleys are proposed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 4.	All infrastructures to be installed underground shall, where possible, be installed in the alleys platted.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 5.	Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 6.	Dead-end alleys shall not be allowed.
			Staff Comments	N/A, as no alleys are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 7.	Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.
			Staff Comments	N/A, as no alleys are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot-wide fisherman's access easement, measured from the Mean High-Water Mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.
			Staff Comments	Though the proposed subdivision does not border the Big Wood River, the following easements are shown on the proposed plat: 1. A 20'-wide Shared Driveway Easement on proposed Sublots 2 and 3. 2. A 20'-wide Shared Driveway Easement on proposed Sublots 4 and 5. 3. A 12'-wide Access easement to benefit proposed Sublot 6 and Public Utility Easement 4. A 10'-wide Snow Storage Easement along the property frontage of all sublots. 5. The City could require an easement for the proposed extension of the Toe of the Hill Trail in-lieu of accepting dedication of this parcel.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian setback easement, measured from the Mean High-Water Mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River.

				Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.
			<i>Staff Comments</i>	<i>N/A, as no natural resource, riparian area, hazardous area or other limitation requires an easement for the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk and other circulation areas. No dimension of any snow storage area may be less than 10 feet. All snow storage areas shall be accessible and shall not be located over any above ground utilities, such as transformers.
			<i>Staff Comments</i>	<i>Snow storage easements have been delineated on the Civil Plans. The site plan shows a 10'-wide Public Utility and Snow Storage Easement along all property frontages of the proposed sublots.</i>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.
			<i>Staff Comments</i>	<i>All proposed blocks are shown on the Preliminary Plat.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060	Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.
			<i>Staff Comments</i>	<i>Two (2) sublots are more than double the minimum lot size of the Limited Business (LB) Zone District (minimum size is 6,000 square feet). These lots are large enough to allow for two townhomes, but that is not the intent of the Applicant. The Applicant has no intention to further subdivide the proposed sublots within the subdivision. Additionally, no sublots are proposed to be at or larger than one-half (1/2) acre.</i> <i>The Applicant intends to construct a single townhome on each lot. The configuration is yet to be determined.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not

				be considered to have platted double frontage lots. The 25-foot-wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).
			<i>Staff Comments</i>	<i>N/A, as no double frontage lots are proposed. While Sublot 6 appears as a double frontage lot, it is not, as access is not permitted off of Serenity Place.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green Space shall be clearly designated as such on the plat.
			<i>Staff Comments</i>	<i>Open space is delineated (Parcel A); no unbuildable lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	A single flag lot may be permitted at the sole discretion of the Hearing Examiner or Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.
			<i>Staff Comments</i>	<i>N/A, as no flag lot is proposed at this time. Sublot 6 is not considered a flag lot, as this is a townhouse subdivision and not a land subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Section 16.04.020 of this Ordinance. Townhouse Sub-Lots are excluded from this requirement; provided, however, that Townhouse Developments shall have frontage on a street.
			<i>Staff Comments</i>	<i>The proposed subdivision is a Townhouse Development, and includes Townhouse Sublots. In other words, there is one (1) primary lot and six (6) sublots. The primary lot has frontage on the public street, Winterhaven Drive, which complies with this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e., lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.
			<i>Staff Comments</i>	<i>N/A, as this project is not located within the Townsite Overlay (TO) Zoning District.</i>
16.04.070: Orderly Development				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	<i>N/A, as no phasing is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<u>Agreement:</u> Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.
			<i>Staff Comments</i>	<i>N/A, as no phasing is proposed; therefore, no Phasing Agreement is required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	<u>Mitigation of Negative Effects:</u> No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the

				<p>Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:</p> <ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. b) Provision of other off-site improvements. c) Dedications and/or public improvements on property frontages. d) Dedication or provision of parks or green space. e) Provision of public service facilities. f) Construction of flood control canals or devices. g) Provisions for ongoing maintenance.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> a) Provision of on-site or off-site street or intersection improvements. <i>N/A</i> b) Provision of other off-site improvements. <i>To reduce the consumption of and impact to municipal services, City Staff suggests that the following irrigation restrictions be applied:</i> <ul style="list-style-type: none"> i. <i>For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.</i> ii. <i>For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf and up to a maximum of 3,500 square feet.</i> iii. <i>For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf and up to a maximum of 3,500 square feet.</i> iv. <i>For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.</i> v. <i>Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.</i> vi. <i>Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent”.</i> <p><i>The above restrictions have been made Conditions of Approval.</i></p> <ul style="list-style-type: none"> c) Dedications and/or public improvements on property frontages. <i>N/A</i> d) Dedication or provision of parks or green space. <i>The Applicant is proposing to dedicate an open space parcel (Parcel A) to the City of Hailey. Please refer to Section 16.04.110 for further details.</i> e) Provision of public service facilities. <i>All public utilities and services proposed will be developed as part of the subdivision.</i> f) Construction of flood control canals or devices. <i>The construction and/or incorporation of roads, swales and drywells are anticipated to improve drainage and flooding conditions onsite.</i>

				g) Provisions for ongoing maintenance. If the open space parcel is dedicated to the City, no provisions for ongoing maintenance are needed. That said, if the open space parcel remains private to benefit the subdivision, a plan for ongoing maintenance will be addressed within the C.C. & R's.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	<p>When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:</p> <ol style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. <p>The commission and council may require that any or all contiguous parcels be included in the subdivision.</p>
			Staff Comments	N/A, as no contiguous parcel is owned by the Applicant.
16.04.080: Perimeter Walls, Gates and Berms				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			Staff Comments	N/A, as it appears no perimeter walls, gates or landscape berms are proposed.
16.04.090: Cuts, Fills, Grading and Drainage				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			Staff Comments	No floodplain exists and the parcel is currently vacant.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	A preliminary soil report prepared by a qualified engineer may be required by the Hearing Examiner or Commission and/or Council as part of the preliminary plat application.
			Staff Comments	At this time, the City Engineer has not required that a Soils Report be prepared and/or submitted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 2.	<p>A preliminary grading plan prepared by a civil engineer may be required by the Hearing Examiner or Commission and/or the Council as part of the preliminary plat application, to contain the following information:</p> <ul style="list-style-type: none"> a) Proposed contours at a maximum of two (2) foot contour intervals; b) Cut and fill banks in pad elevations; c) Drainage patterns; d) Areas where trees and/or natural vegetation will be preserved; e) Location of all street and utility improvements including driveways to building envelopes; and f) Any other information which may reasonably be required by the Administrator, Hearing Examiner, Commission and/or Council.
			Staff Comments	<i>Preliminary grading, drainage, and street and utility improvements have been shown on the Civil Plans and/or Landscaping Plans. City Staff has conducted an initial review and any comments and/or concerns are noted herein.</i>
			B.	Design Standards: The proposed subdivision shall conform to the following design standards:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Grading shall be designed to blend with natural land forms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Staff Comments	<i>The grading has been developed for the existing street, Winterhaven Drive. Grading for dwelling units shall meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. 2.	Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for Green Space for the benefit of future property owners within the subdivision.
			Staff Comments	<i>N/A, as none exist onsite.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the Developer for Revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction, including temporary irrigation for a sufficient period to establish perennial vegetation. Until such time as the vegetation has been installed and established, the Developer shall maintain and protect all disturbed surfaces from erosion.
			Staff Comments	<i>Erosion control and re-vegetation shall be included in final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 4.	<p>Where cuts, fills or other excavation are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) Fill areas for structures or roads shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b) Fill for structures or roads shall be compacted to at least 95 percent of maximum density as determined by American Association State Highway Transportation Officials (AASHTO) and American Society of Testing & Materials (ASTM). c) Cut slopes shall be no steeper than two horizontals to one vertical. Subsurface drainage shall be provided as necessary for stability. d) Fill slopes shall be no steeper than three horizontals to one vertical. Neither cut nor fill slopes shall be located on natural slopes of three to one or steeper, or where fill slope toes out within twelve (12) feet horizontally of the top of existing or planned cut slope. e) Tops and toes of cut and fill slopes shall be set back from structures and property lines as necessary to accommodate drainage features and drainage structures.

			Staff Comments	<i>Proposed grading appears to meet standards; further review shall take place during final design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 5.	The developer shall provide storm sewers and/or drainage areas of adequate size and number to contain the runoff upon the property in conformance with the applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by planning staff and shall meet the approval of the City engineer. Developer shall provide a copy of EPA's "NPDES General Permit for Storm-water Discharge from Construction Activity" for all construction activity affecting more than one acre.
			Staff Comments	<i>A Storm Water Pollution Prevention Plan (SWPPP) will be necessary for any disturbances greater than one (1) acre and shall be provided at final design. Additionally, the Applicant will complete all applicable EPA permitting prior to construction.</i>
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 2.	Subdivisions located partially in the Flood Hazard Overlay District shall have designated building envelopes outside the Flood Hazard Overlay District to the extent possible.
			Staff Comments	<i>N/A, as the proposed subdivision is not located within the Flood Hazard Overlay District.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 3.	Any platted lots adjacent to the Big Wood River or its tributaries shall have designated building envelopes.
			Staff Comments	<i>N/A, as the proposed subdivision is not located adjacent to the Big Wood River or its tributaries.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Hillside Overlay District:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 1.	Subdivisions or portions of subdivisions located within the Hillside Overlay District shall comply with all provisions of Section 17.04N, of the Hailey Municipal Code.
			Staff Comments	<i>The proposed subdivision is located partially within the Hillside Overlay District, specifically proposed Sublot 1 and Sublot 2, as well as the north and northeast area of Parcel A (see site plan for further details).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 2.	Subdivisions located partially in the Hillside Overlay District shall have designated building envelopes outside the Hillside Overlay District.
			Staff Comments	<i>The proposed subdivision is located partially within the Hillside Overlay District, specifically proposed Sublots 1 and 2, as well as the north and northeast area of Parcel A. Building envelopes shall be designated within proposed Sublot 1 and Sublot 2, if possible. If unachievable due to location of the Hillside Overlay District, bulk requirements shall be as follows:</i> <ul style="list-style-type: none"> <i>i. Maximum Lot Coverage: All buildings and structures, including fences (except wire fences), shall be fully contained within the platted building envelope. If no building envelope exists, maximum lot coverage shall be forty percent (40%).</i> <i>ii. Maximum Building Dimension: No building dimension shall exceed seventy-five feet (75').</i>

				<p>iii. <i>Maximum Building Height: Twenty-eight feet (28').</i></p> <p><i>Additionally, a Hillside Site Alteration Permit shall be obtained for all properties or development within the overlay prior to construction. That said, City Staff feels the section of pathway, approximately 100 feet in length within Parcel A and Parcel M2, and located within the Hillside Overlay, could be approved concurrently with the subdivision approval and noted as such on the plat: A new Plat Note could read: Construction of the Toe of the Hill Trail within Parcel A and Parcel M2, approximately 100' in length, has been approved via a Hillside Site Alteration Permit. Approval for said development was given on _____ (insert date of approval).</i></p> <p><i>This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. 3.	<p>All approved subdivisions shall contain a condition that a Site Alteration Permit is required before any development occurs.</p>
			<i>Staff Comments</i>	<p><i>The Applicant shall obtain a Site Alteration Permit prior to any development occurring. This has been made a Condition of Approval.</i></p>
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.</p>
			<i>Staff Comments</i>	<p><i>The Applicant is proposing to dedicate Parcel A, an open space parcel that is approximately 18,712 square feet (0.43 acres) in size, to the City of Hailey as a permanent open space parcel. This parcel would allow for public access, be unbuildable and shall not be subdivided. The Public Works Department has concerns as to the usefulness of this dedication, as the land is barren and steeply sloped. Staff prefers that the land remain private with a public access easement for the trail.</i></p> <p><i>Per the Development Agreement, dated January 10, 2005, the owners of Lots 1A, 2A and 3A (subject parcel is Lot 2A) shall provide park space for each lot, plus improvements, or make in-lieu contributions, as follows:</i></p> <ul style="list-style-type: none"> - 0.42 acre for Lot 1A - 0.56 acre for Lot 2A - 0.06 acre for Lot 3A <p><i>Per the amended Development Agreement, dated March 21, 2007, the 0.06-acre park contribution of Lot 3A shall be shifted from Lot 3A to both Lot 1A and Lot 2A, so that Lot 1A shall contribute 0.44 acres, Lot 2A (subject parcel) shall contribute 0.57 acres, and Lot 3A shall contribute no acreage.</i></p> <p><i>Additionally, because Property B (comprised of existing Lots 1A and 2A) is located within the Limited Business (LB) Zoning District, the area required for a park shall be reduced by 75%, which reduces the required park space for the subject parcel to 5,423 square feet. See calculations below for further details.</i></p>

				<p><i>Lastly, the Applicant is proposing to continue the Toe-of-the-Hill Trail from a parking area off of Parcel ZZ (Serenity Lane), and across Parcel A to a connection point on Parcel M2 (an existing open space parcel owned by the City of Hailey). The addition of a picnic table, bench and trash can, and dog bag station are also proposed.</i></p> <p><i>City Staff are supportive of the Applicant's proposal to maintain Parcel A as an open space parcel and develop pathway connections, with further discussion by the Commission, and Parks and Lands Board, as to whether the parcel should remain public or private.</i></p>
			A. 1.	Parks:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1. a.	<p>The developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:</p> <p>P = x multiplied by .0277</p> <p>"P" is the Parks contribution in acres</p> <p>"x" is the number of single-family lots, residential townhouse sub-lots or residential condominium units contained within the plat. Where multi-family lots are being platted with no fixed number of units, "x" is maximum number of residential lots, sub-lots, and units possible within the subdivision based on current zoning regulations.</p>
			Staff Comments	<p><i>Mathematical calculations of this formula for the submitted plat result in the following requirements:</i></p> <p>Project Buildout with Number of Units: <i>Project Buildout: 6 x .0277 = 0.166 acres (7,230 square feet); however, per the Development Agreement, because Property B (comprised of existing Lots 1A and 2A) is located within the Limited Business (LB) Zoning District, the area required for a park shall be reduced by 75%. Required park space would be as follows:</i></p> <ul style="list-style-type: none"> - 0.166 X 0.75 = 0.1245 - Required park space: 5,423 square feet <p><i>The above calculation only pertains to the subject parcel, existing Lot 2A, as existing Lot 1A has not been developed and is not part of this consideration. Changes to park requirements may look differently if and when existing Lot 1A is proposed for development. As such, City Staff supports the proposed open space parcel (approximately 18,712 square feet), which will allow for public access, be unbuildable and shall not be subdivided.</i></p> <p><i>Access to the open space parcel will be off of Parcel ZZ (Serenity Lane) and from Parcel M2 (an existing open space parcel owned by the City of Hailey). The Applicant is proposing to continue the Toe-of-the-Hill Trail from a parking area off of Parcel ZZ (Serenity Lane), and across Parcel A to a connection point on Parcel M2 (an existing open space parcel owned by the</i></p>

Multiple Ownership: Where a parcel of land is owned or otherwise controlled, in any manner, directly or indirectly:

- a) By the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or
- b) By different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies), or b) the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies).

				<p>c) Multiple subdivisions of the parcel that cumulatively result in three (3) or more residential lots, townhouse sub-lots or condominium units, are subject to the provisions of this ordinance, and shall provide the required improvements subject to the required standards at or before the platting or development of the lots, sub-lots or units.</p> <p>d) Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.</p>
			<i>Staff Comments</i>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Parks and Lands Board: The parks and lands board shall review and make a recommendation to the hearing examiner or commission and council regarding each application subject to the provisions of Section 4.10 of this ordinance. Such recommendation will be based on compliance with the master plan and provisions of this ordinance.
			<i>Staff Comments</i>	<i>The Parks and Lands Board is tentatively scheduled to meet and discuss the project on May 26, 2021. Any and all recommendations will be brought to the Commission at a subsequent hearing.</i>
			D.	Minimum Requirements:
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	D. 1.	Private Green Space: Use and maintenance of any privately-owned green space shall be controlled by recorded covenants or restrictions which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.
			<i>Staff Comments</i>	<p><i>No private green space is being proposed at this time. The Applicant is proposing to dedicate Parcel A, an open space parcel, to the City of Hailey for public access. See earlier comments regarding Staff preference that this parcel remain private open space.</i></p> <p><i>City Staff are supportive of the Applicant's proposal to maintain Parcel A as an open space parcel and develop pathway connections, with further discussion by the Commission, and the Parks and Lands Board, as to whether the parcel should remain public or private. If a private park space, the City could require an easement for the proposed extension of the Toe of the Hill Trail in-lieu of accepting dedication of this parcel.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 2.	Neighborhood Park: A neighborhood park shall include finished grading and ground cover, large grassy areas, trees and shrubs, sheltered picnic table(s), trash container(s), dog station(s), bike racks, park bench(es), parking as required by ordinance, and two or more of the following: play structure, restrooms, an athletic field, trails, hard surface multiple use court (tennis or basketball courts), or gardens that demonstrate conservation principles. Neighborhood Parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree species may be used. Landscaping and irrigation shall integrate water conservation. A neighborhood park shall be deeded to the City upon completion, unless otherwise agreed upon by the developer and City.
			<i>Staff Comments</i>	N/A, as no neighborhood park is proposed as this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 3.	Mini Park: A mini park shall include finished grading and ground cover, trees and shrubs, picnic table(s), trash container(s), dog station(s), bike racks and park bench(es). All mini parks shall provide an average of 15 trees per acre, of which at least 15% shall be of 4" caliper or greater. A maximum of 20% of any single tree

				species may be used. Landscaping and irrigation shall integrate water conservation.
			<i>Staff Comments</i>	<i>N/A, as no mini park is proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. 4.	Park/Cultural Space: A park/cultural space shall include benches, planters, trees, public art, water features and other elements that would create a gathering place. Connective elements, such as parkways or enhanced sidewalks may also qualify where such elements connect two or more parks or park/cultural spaces.
			<i>Staff Comments</i>	<i>N/A, as no park/cultural space is proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. 5.	Pathway: Pathways shall have a minimum twenty-foot (20') right-of-way width and shall be paved or improved as recommended by the Parks and Lands Board. Construction of Pathways shall be undertaken at the same time as other public improvements are installed within the development, unless the Council otherwise allows when deemed beneficial for the project. The Developer shall be entitled to receive a Park dedication credit only if the Developer completes and constructs a Pathway identified in the Master Plan or completes and constructs a Pathway not identified in the Master Plan where the Pathway connects to existing or proposed trails identified in the Master Plan. The City may permit easements to be granted by Developers for Pathways identified in the Master Plan, thereby allowing the Developer to include the land area in the determination of setbacks and building density on the site, but in such cases, a Park dedication credit will not be given. A Developer is entitled to receive a credit against any area required for a Park for every square foot of qualified dedicated Pathway right-of-way.
			<i>Staff Comments</i>	<i>The Applicant is proposing to continue the Toe-of-the-Hill Trail from a parking area off of Parcel ZZ (Serenity Lane), and across Parcel A to a connection point on Parcel M2 (an existing open space parcel owned by the City of Hailey). The pathway does not appear to be 20' in width nor will it be paved or improved. The existing Toe-of-the-Hill Trail is a smooth-surface pathway. The Applicant intends to create the proposed extension and retain the natural state of the existing pathway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E.	Specific Park Standards: All Parks shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 2.	Shall provide safe and convenient access, including ADA standards.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 3.	Shall not be gated so as to restrict access and shall not be configured in such a manner that will create a perception of intruding on private space. If a Park is privately owned and maintained, the use of the park shall not be exclusive to the homeowners, residents or employees of the development.
			<i>Staff Comments</i>	<i>No gates or restricted access are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 4.	Shall be configured in size, shape, topography and improvements to be functional for the intended users. To be eligible for Park dedication, the land must, at a minimum, be located on slopes less than 25 degrees, and outside of drain ways, floodways and wetland areas. Mini Parks shall not be occupied by non-recreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.
			<i>Staff Comments</i>	<i>Please refer to Section 16.040.110 for further details.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 5.	Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.
			Staff Comments	Please refer to Section 16.040.110 for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. 6.	Shall require low maintenance or provide for maintenance or maintenance endowment.
			Staff Comments	Please refer to Section 16.040.110 for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F.	Specific Pathway Standards: All Pathways shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 1.	Shall meet the minimum applicable requirements required by Subsection D of this section.
			Staff Comments	Please refer to Section 16.040.110.D for further details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. 2.	Shall be connected in a useful manner to other Parks, Pathways, Green Space and recreation and community assets.
			Staff Comments	Please refer to Section 16.040.110.A for further details.
			G.	Specific Green Space Standards: If green space is required or offered as part of a subdivision, townhouse or condominium development, all green space shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting one or more of the criteria):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 1.	Shall meet the minimum applicable requirements required by subsection D of this section.
			Staff Comments	Please refer to Section 16.04.110 for further details.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 2.	Public and private green spaces on the same property or adjacent properties shall be complementary to one another. Green space within proposed developments shall be designed to be contiguous and interconnecting with any adjacent Green Space (both existing and potential future space).
			Staff Comments	N/A. Please refer to Section 16.04.110 for further details.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. 3.	The use of the private green space shall be restricted to Parks, Pathways, trails or other recreational purposes, unless otherwise allowed by the City.
			Staff Comments	N/A, as no private green space or open space is proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. 4.	The private ownership and maintenance of green space shall be adequately provided for by written agreement.
			Staff Comments	Maintenance shall be managed and funded by the Subdivision's HOA, if private space is proposed.
			H.	In-Lieu Contributions:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 1.	After receiving a recommendation by the Parks and Lands Board, the Council may at their discretion approve and accept voluntary cash contributions in lieu of Park land dedication and Park improvements.
			Staff Comments	N/A, as the Applicant is not proposing to pay in-lieu fees for the open space parcel (Parcel A).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 2.	The voluntary cash contributions in lieu of Park land shall be equivalent to the area of land (e.g., square footage) required to be dedicated under this ordinance multiplied by the fair market value of the land (e.g., \$/square foot) in the development at the time of preliminary plat approval by the Council. The City shall identify the location of the property to be appraised, using the standards in subsections E4 and E5 of this section. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant.

			<i>Staff Comments</i>	<i>N/A, as the Applicant is not proposing to pay in-lieu fees for the open space parcel (Parcel A).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 3.	Except as otherwise provided, the voluntary cash contribution in lieu of Park land shall also include the cost for Park improvements, including all costs of acquisition, construction and all related costs. The cost for such improvements shall be based upon the estimated costs provided by a qualified contractor and/or vendor. In the Business (B), Limited Business (LB), Neighborhood Business (NB) and Transitional (TN) zoning districts, in-lieu contributions will not include the cost for Park improvements.
			<i>Staff Comments</i>	<i>N/A, as the Applicant is not proposing to pay in-lieu fees for the open space parcel (Parcel A).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. 4.	In-lieu contributions must be segregated by the City and not used for any other purpose other than the acquisition of Park land and/or Park improvements, which may include upgrades and replacement of Park improvements. Such funds should be used, whenever feasible or practicable, on improvements within walking distance of the residents of the subdivision.
			<i>Staff Comments</i>	<i>N/A, as the Applicant is not proposing to pay in-lieu fees for the open space parcel (Parcel A).</i>

16.05: Improvements Required:

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.
			<i>Staff Comments</i>	<i>The Applicant intends to construct all necessary infrastructure, if the project is approved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Plans Filed, maintained: Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Preconstruction Meeting: Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	Term of Guarantee of Improvements: The developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of approval of all improvements as complete and satisfactory by the City engineer, except that parks shall be guaranteed and maintained by the developer for a period of two years.

			Staff Comments	<i>This standard will be met.</i>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.020	Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.
			Staff Comments	<i>All public infrastructure shall meet City specifications. No street lights are proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Street Cuts: Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year. (Ord. 1191, 2015)
			Staff Comments	<i>Any and all proposed street cuts shall be per this standard and shall be approved by the Streets Division prior to construction.</i> <i>All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Signage: Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standard, and the street name signs and traffic control signs shall thereafter be maintained by the City.
			Staff Comments	<i>N/A, as no new streets or street names are proposed. Access to the proposed lots will be from Winterhaven Drive.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Streetlights: Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
			Staff Comments	<i>N/A, as no street lights are shown and/or proposed.</i>
16.05.030: Sewer Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.030	Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
			Staff Comments	<i>Sewer services are shown from each lot and connecting into an eight (8") inch sewer main. Connection details to the existing sewer system shall be approved by the Wastewater Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must</i>

				<p>conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</p> <p>Other recommendations and/or comments made by the Wastewater Division include:</p> <ul style="list-style-type: none"> - There is an existing sewer service to proposed Sublot 1 from Winterhaven Drive. All other sewer services to proposed lots are acceptable. - The Applicant shall cleanout the gravity-pressure connection to Sublot 6. <p>The items above have been made Conditions of Approval.</p>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p>Water services are shown from each lot and connecting into an eight (8") inch water main. Connection details to the existing water system shall be approved by the Water Division prior to construction. All infrastructure will require detailed final construction drawings, to be submitted to the City and approved by the City prior to construction. All construction must conform to City of Hailey Standard Drawings, Specifications and Procedures. This has been made a Condition of Approval.</p> <p>Other recommendations and/or comments made by the Water Division include:</p> <ul style="list-style-type: none"> - Water meter vaults shall be moved out of driveways or a metal collar shall be installed. - Proposed Lot 4 has an existing service, which is a 1.5" meter vault. The Applicant may need to replace with a ¾" meter vault. <p>This has been made a Condition of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>Townsite Overlay: Within the Townsite Overlay District, 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.</p>
			Staff Comments	N/A, as this project is not within the Townsite Overlay (TO) District.
16.05.050: Drainage				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p>

			Staff Comments	<p><i>Drainage details have been submitted. Review of drainage calculations will take place during final design. Design appears to be sufficient for anticipated runoff.</i></p> <p><i>That said, due to significant sheet flooding from hillside runoff in the past, the Applicant shall convey surface waters along the right-of-way. Increased ditch capacity and driveway culvert capacity will likely be needed. Design concepts shall be presented by Applicant, which must conform to City of Hailey standard drawings, specifications and procedures.</i></p>
16.05.060: Utilities				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.060	Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.
			Staff Comments	<i>Utilities will be constructed and installed underground. Additional utility company comment and engineering details will be required at final design.</i>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.
			Staff Comments	<i>Please refer to Section 16.04.110 for further detail.</i>
16.05.080: Installation to Specifications; Inspections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.080	Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the City engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.
			Staff Comments	<p><i>An inspection schedule will be established for any/all components at final design. All infrastructure must meet City of Hailey specifications and will be further evaluated in greater detail at final design. The inspection process of the proposed public improvements shall include materials testing to ensure the compliance with the Hailey Municipal Code.</i></p> <p><i>The City will need to select an inspector, to be paid for by the Applicant, for all water, sewer, and roadway infrastructure during construction.</i></p>
16.05.090: Completion; Inspections; Acceptance				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.
			Staff Comments	<i>This standard shall be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	The developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)
			Staff Comments	<i>N/A, as completion of all major infrastructure by the Developer is preferred over bonding.</i>

16.05.100: As Built Plans and Specifications				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			Staff Comments	As built drawings will be required. This standard will be met.
16.08: Townhouses:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.010	Plat Procedure: The developer of the townhouse development shall submit with the preliminary plat application and all other information required herein a copy of the proposed party wall agreement and the proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control (including billing, where applicable) and maintenance of all common utilities, commonly held facilities, garages, parking and/or green spaces. Prior to final plat approval, the developer shall submit to the city a final copy of the party wall agreement and any other such documents and shall record the documents prior to or at the same time of the recordation of the plat, which plat shall reflect the recording instrument numbers thereupon. (Ord. 1191, 2015)
			Staff Comments	This standard shall be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.020	Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific townhouse units on the townhouse plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development. (Ord. 1191, 2015)
			Staff Comments	No garages have been shown on the plat. That said, it is expected that all garages be located on the same subplot as the principal dwelling. This standard shall be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.030	Storage, Parking Areas: Residential townhouse developments shall provide parking spaces according to the requirements of title 17, chapter 17.09 of this code. (Ord. 1191, 2015)
			Staff Comments	Per the Hailey Municipal Code, Multifamily Dwellings are required to provide at least 1.5 onsite parking spaces. At this time, no onsite parking has been delineated. Upon further development of a site plan, this standard shall be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.040	Construction Standards: All townhouse development construction shall be in accordance with the IBC, IRC and IFC. Each townhouse unit must have separate water, sewer and utility services, which do not pass through another building or unit. (Ord. 1191, 2015)
			Staff Comments	This standard shall be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.050	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse developments. (Ord. 1191, 2015)
			Staff Comments	This standard shall be met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.060	Expiration: Townhouse developments which have received final plat approval shall have a period of three (3) calendar years from the date of final plat approval by the council to obtain a building permit. Developments which have not received a building permit shall be null and void and the plats associated therewith shall be vacated by the council. If a development is to be phased, construction of the second and succeeding

				phases shall be contingent upon completion of the preceding phase unless the requirement is waived by the council. Further, if construction on any townhouse development or phase of any development ceases or is not diligently pursued for a period of three (3) years without the prior consent of the council, that portion of the plat pertinent to the undeveloped portion of the development shall be vacated. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.070	Conversion: The conversion by subdivision of existing units into townhouses shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080	Density: The maximum number of cottage townhouse units on any parcel shall be twelve (12), and not more than two (2) cottage townhouse developments shall be constructed adjacent to each other. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The proposed parcel is zoned Limited Business (LB), which allows for twenty (20) units per one (1) acre. The proposed parcel is 1.94 acres in size and the Applicant is proposing six (6) sublots per acre.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.11.010	Exceptions: Whenever the tract to be subdivided is, in the shape or size, or is surrounded by such development or unusual conditions that the strict application of the requirements contained herein would result in real difficulties and substantial hardships or injustices, the council may vary or modify such requirements by making findings for their decision so that the developer is allowed to develop his property in a reasonable manner, while ensuring that the public welfare and interests of the city and surrounding area are protected and the general intent and spirit of this title are preserved. As used in this section, the phrase "real difficulties and substantial hardships or injustices" shall apply only to situations where strict application of the requirements of this title will deny to the developer the reasonable and beneficial use of the property in question, and not in situations where the developer establishes only that exceptions will allow more financially feasible or profitable subdivision. (Ord. 1191, 2015).
			<i>Staff Comments</i>	<i>N/A</i>

Summary and Suggested Conditions of Approval: The Commission shall review the Preliminary Plat Application and continue the public hearing, approve, conditionally approve, or deny the Application. If approved, the Preliminary Plat Application will be forwarded to the Hailey City Council.

The following are suggested Conditions of Approval for Winterhaven Estates:

General Conditions:

- 1) All Fire Department and Building Department requirements shall be met and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The Applicant shall provide a fire truck turnaround area within proposed Sublot 6, to be approved by the Fire Department.
- 2) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.

- 3) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- 4) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat
- 5) Any Subdivision Inspection Fees due shall be paid prior to recordation of Final Plat.
- 6) Any Application Development Fees shall be paid prior to recordation Final Plat.
- 7) Prior to construction, the Applicant shall submit the following, if deemed necessary:
 - i. A Storm Water Pollution Prevention Plan (SWPPP)
 - ii. An Erosion Control Plan

Streets and Right-of-Ways:

- 8) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. The proposed shared driveway easements access more than one (1) residential dwelling unit. Said driveways shall be maintained by the HOA.
 - ii. Drywell and other construction details shall be provided at final design.
 - iii. Due to significant sheet flooding from hillside runoff in the past, the Applicant shall convey surface waters along the right-of-way. Increased ditch capacity and driveway culvert capacity will be needed. Design concepts shall be presented by Applicant, which must conform to City of Hailey standard drawings, specifications and procedures.
 - iv. For road cuts exceeding 25% of the road area (Winterhaven Drive), a repave of said portion of Winterhaven Drive will be necessary.

For Discussion Purposes:

- 9) The Applicant shall install a five-foot (5') wide sidewalk along the property frontage of Winterhaven Drive, as well as a sidewalk adjacent to Parcel M2. The installation of the sidewalk(s) shall be completed prior to recordation of the Final Plat.

Water and Wastewater:

- 10) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
 - i. Water meter vaults shall be removed from driveways or a metal collar shall be installed.
 - ii. Proposed Sublot 4 has an existing service, which is a 1.5" meter vault. The Applicant shall replace with the a ¾" meter vault.
 - iii. There is an existing sewer service to proposed Sublot 1 from Winterhaven Drive. This service shall be utilized.

- iv. The Applicant shall cleanout the gravity-pressure connection to Sublot 6.

Parks and Open Space:

- 11) The Applicant shall construct a soft surface trail that matches the width of the existing Toe of the Hill Trail, and connecting the existing Toe of the Hill Trail from Parcel M2 (existing open space parcel) through Parcel A (proposed open space parcel) and ending at Parcel ZZ (Serenity Lane) prior to recordation of Final Plat.
- 12) If the park/open space parcel, Parcel A, is private green space, the plat shall be amended to create a 10'-wide pedestrian access easement over the Toe of the Hill Trail.
- 13) Parcel A shall be maintained as a private open space parcel.

Other:

- 14) Section 16.04.100.B: Hillside Overlay District, building envelopes shall be delineated on Sublot 1 and Sublot 2, if possible, that are outside of the Hillside Overlay District. If unachievable due to location of the Hillside Overlay District, bulk requirements shall be as follows:
 - i. Maximum Lot Coverage: All buildings and structures, including fences (except wire fences), shall be fully contained within the platted building envelope. If no building envelope exists, maximum lot coverage shall be forty percent (40%).
 - ii. Maximum Building Dimension: No building dimension shall exceed seventy-five feet (75').
 - iii. Maximum Building Height: Twenty-eight feet (28').
- 15) The Applicant shall apply for a Hillside Site Alteration Permit for development that occurs within the Hillside Overlay District. Said permit(s) shall receive approval prior to construction/development.
 - i. Construction of the Toe of the Hill Trail within Parcel A and Parcel M2, approximately 100' in length, is hereby granted a Hillside Site Alteration Permit. Approval for such development was given on _____ (insert date of approval). This shall be added as a plat note.
- 16) The following shall be added as a plat note:

"The following turf landscape restrictions apply:

- vii. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
- viii. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf and up to a maximum of 3,500 square feet.
- ix. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf and up to a maximum of 3,500 square feet.
- x. For lots greater than 14,000 square feet, a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.
- xi. Promotes a low water use landscape through the use of drought tolerant plants either from an approved list or as recommended by a landscape design professional.

- xii. Each residential irrigation system shall be at a 70% distribution uniformity for turf areas and/or utilize EPA water sensor controllers and heads or equivalent”.

Motion Language:

Approval: Motion to approve the Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Subdivision #15 (2740 Winterhaven Drive) is subdivided into six (6) sublots, ranging in size from 6,001 square feet to 18,279 square feet, finding that the application meets all City Standards, and that Conditions (1) through (16) are met.

Denial: Motion to deny the Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Subdivision #15 (2740 Winterhaven Drive) is subdivided into six (6) sublots, ranging in size from 6,001 square feet to 18,279 square feet, 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].

WINTERHAVEN ESTATES TOWNHOMES

HAILEY, IDAHO

APRIL 2021

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF HAILEY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF HAILEY STANDARDS ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE 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. CONTRACTOR SHALL CALL EXLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
3. CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
4. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM IMPROVEMENT CONSTRUCTION GENERAL PERMIT (COP) PERMIT COVERAGE).
6. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
7. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. 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-4958. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-45% OF DENSITY MEASUREMENTS. THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
8. - **PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH-DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
9. - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL, TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
10. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (STD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
11. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (STD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITS T-91.
12. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 10" (15MM) NOMINAL SIZE CONFORMING TO TABLE 808B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
13. ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1.C. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C-309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
16. ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
17. PER IDAHO CODE § 55-1013, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND BE MONUMENTED AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
18. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF HAILEY UTILITIES DEPARTMENT STANDARDS.
19. CONTRACTOR SHALL PRESSURE TEST, DISINFECT AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
20. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSIS/ASTM 610 COMPLIANT.
21. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 3.0%.
22. THE CONTRACTOR SHALL USE ANSIS/ASTM STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
23. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).

DEVELOPER

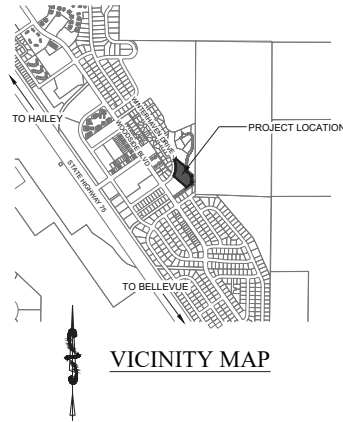
QUARTZ PROPERTIES
WWW.QUARTZPROPERTIES.COM

CIVIL ENGINEER

SAMANTHA STAHLNECKER, PE
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333

LAND SURVEYOR

MARK PHILLIPS, PLS
GALENA ENGINEERING, INC.
317 N. RIVER ST.
HAILEY, IDAHO 83333



VICINITY MAP

SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C0.2	PRELIMINARY PLAT
C1.0	SIDEWALK AND UTILITY IMPROVEMENTS
C1.1	UTILITY DETAILS

COVER SHEET

WINTERHAVEN ESTATES TOWNHOMES
LOCATED WITHIN SECTION 14, T.2N. R.1E. S.8E., B.M. CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR QUARTZ PROPERTIES

PROJECT NO: 2021-001
DATE: 04/01/21



SKS
DESIGNED BY
SKS
DRAWN BY
SMF
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineer & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 785-1700
email: galena@galena-engineering.com

PURPOSE: ISSUE FOR SUBDIVISION (03/05/2021)	NOTED BY:	REVISIONS
1. 04/01/21	SKS	TOWNHOUSE PLAT

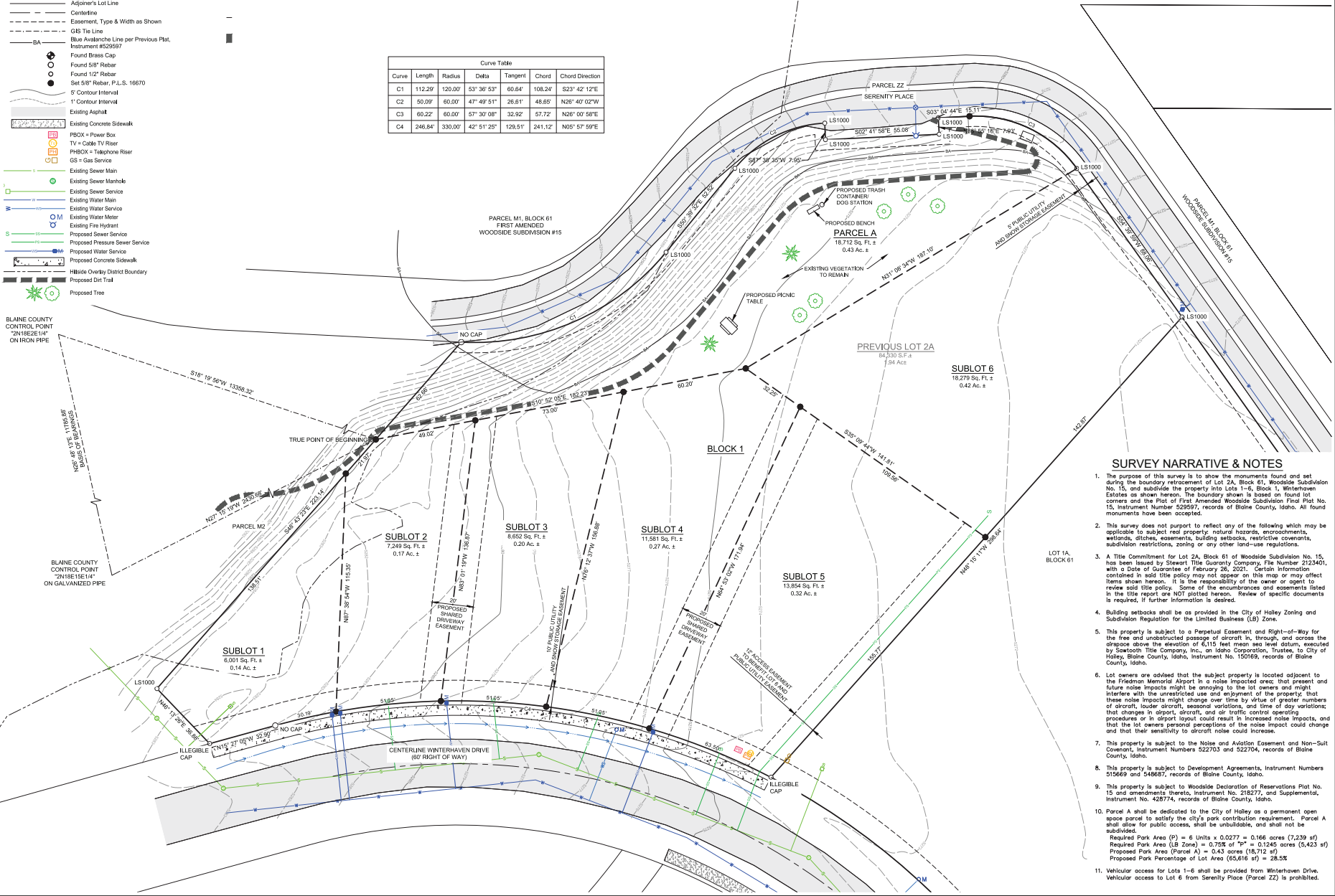
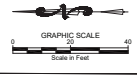
C0.1

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used in any project or for any other purpose without the written consent of the engineer of record. The engineer of record is not responsible for the use of these drawings for any purpose other than that for which they were prepared.

LEGEND

- Property Line
- Proposed Property Line
- Adjoiner's Lot Line
- Centerline
- Easement, Type & Width as Shown
- GIS Tie Line
- Blue Avalanche Line per Previous Plat, Instrument #529597
- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- 5' Contour Interval
- Existing Right-of-Way
- Existing Concrete Sidewalk
- PBX = Power Box
- TV = Cable TV Riser
- PHBX = Telephone Riser
- GS = Gas Service
- Existing Sewer Main
- Existing Sewer Manhole
- Existing Sewer Service
- Existing Water Main
- Existing Water Service
- Existing Water Meter
- Existing Fire Hydrant
- Proposed Sewer Service
- Proposed Pressure Sewer Service
- Proposed Water Service
- Proposed Concrete Sidewalk
- Hillside Overlay District Boundary
- Proposed Dirt Trail
- Proposed Tree

Curve Table					
Curve	Length	Radius	Delta	Tangent	Chord Direction
C1	112.29'	120.00'	53° 36' 53"	60.84'	62° 42' 12"E
C2	50.89'	60.00'	47° 48' 51"	26.81'	N26° 40' 02"W
C3	60.22'	60.00'	57° 30' 08"	32.92'	N26° 00' 58"E
C4	246.84'	330.00'	42° 51' 25"	126.51'	N05° 57' 58"E



SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 2A, Block 61, Woodside Subdivision No. 15, and to subdivide the property into Lots 1-6, Block 1, Winterhaven Estates as shown hereon. The boundary shown is based on found lot corners and the Plat of First Amended Woodside Subdivision First Plat No. 15, Instrument Number 529597, records of Blaine County, Idaho. All found monuments have been accepted.
- This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, ditches, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
- A Title Commitment for Lot 2A, Block 61 of Woodside Subdivision No. 15, has been issued by Stewart Title Guaranty Company, File Number 2123401, with a Date of Guarantee of February 26, 2021. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of specific documents is required, if further information is desired.
- Building setbacks shall be as provided in the City of Haley Zoning and Subdivision Regulation for the Limited Business (LB) Zone.
- This property is subject to a Perpetual Easement and Right-of-Way for the free and unobstructed passage of aircraft in, through, and across the airspace above the elevation of 6,115 feet mean sea level datum, executed by Sweetbath Title Company, Inc., an Idaho Corporation, Trustee, to City of Haley, Blaine County, Idaho, Instrument No. 150169, records of Blaine County, Idaho.
- Lot owners are advised that the subject property is located adjacent to the Friedman Memorial Airport in a noise impacted area; that present and future noise impacts might be annoying to the lot owners and might interfere with the unrestricted use and enjoyment of the property. That these noise impacts might change over time by virtue of greater numbers of aircraft, louder aircraft, seasonal variations, and time of day variations; that changes in airport, aircraft, and air traffic control operating procedures or in airport layout could result in increased noise impacts, and that the lot owners' personal perceptions of the noise impact could change and that their sensitivity to aircraft noise could increase.
- This property is subject to the Noise and Aviation Easement and Non-Suit Covenant, Instrument Numbers 522703 and 522704, records of Blaine County, Idaho.
- This property is subject to Development Agreements, Instrument Numbers 515669 and 548667, records of Blaine County, Idaho.
- This property is subject to Woodside Declaration of Reservations Plat No. 15 and amendments thereto, Instrument No. 218277, and Supplemental, Instrument No. 428774, records of Blaine County, Idaho.
- Parcel A shall be dedicated to the City of Haley as a permanent open space parcel to satisfy the city's park contribution requirement. Parcel A shall allow for public access, shall be unbuildable, and shall not be subdivided.
Required Park Area (P) = 6 Units x 0.0277 = 0.166 acres (7,239 sf)
Required Park Area (LB Zone) = 0.708 of "P" = 0.1245 acres (5,423 sf)
Proposed Park Area (Parcel A) = 0.43 acres (18,712 sf)
Proposed Park Percentage of Lot Area (55,616 sf) = 28.5%
- Vehicular access for Lots 1-6 shall be provided from Winterhaven Drive. Vehicular access to Lot 6 from Serenity Place (Parcel 22) is prohibited.

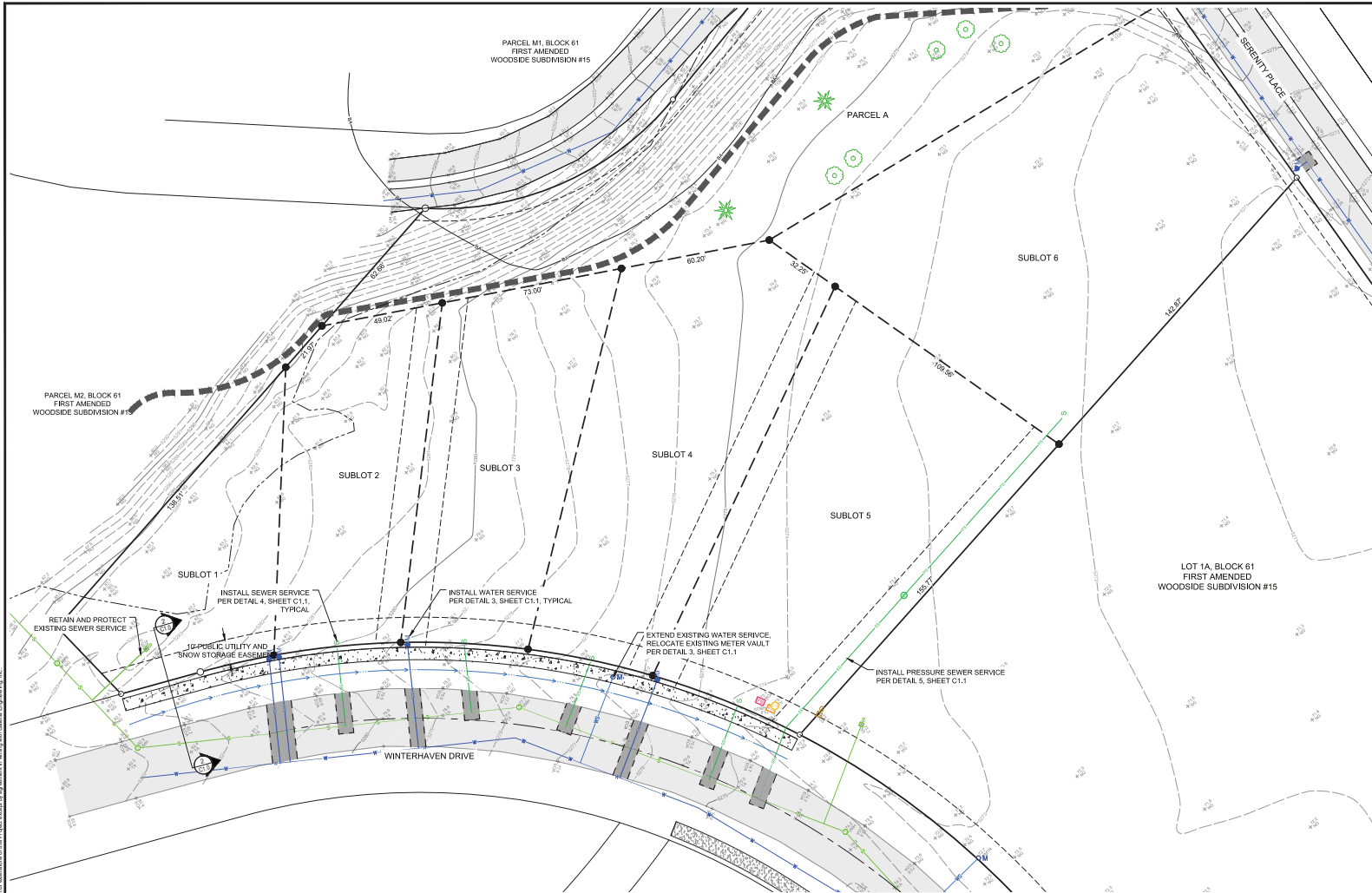
PRELIMINARY PLAT
WINTERHAVEN ESTATES TOWNHOMES
LOCATED WITHIN SECTION 14, T2N, R1E, BL. CITY OF HAILEY, BLAINE COUNTY, IDAHO
PREPARED FOR PRIVATE PROPRIETIES



GALENA ENGINEERING, INC.
Civil Engineer & Land Surveyors
317 N. River Street
(208) 781-1705
email: galena@gaengineering.com

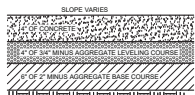
PURPOSE: ISSUE FOR SUBDIVISION (03/05/2021)			
NOT DATE BY	BY	REVISIONS	
11/02/2021	BS	HILLSIDE OVERLAY DISTRICT	
03/05/2021	BS	TOWNHOUSE PLAT	

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used for any project or purpose other than that for which they were originally prepared without the written consent of Galena Engineering, Inc.

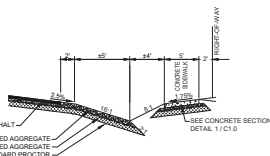


LEGEND

- Property Line
- Proposed Property Line
- Adjoiner's Lot Line
- Centerline
- Easement, Type & Width as Shown
- Blue Avalanche Line per Previous Plat, Instrument #529597
- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- 5' Contour Interval
- 1' Contour Interval
- Existing Asphalt
- Existing Concrete Sidewalk
- PBOX = Power Box
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- PHBOX = Telephone Riser
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- Existing Sewer Main
- Existing Sewer Manhole
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- Existing Water Service
- Existing Water Meter
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- Proposed Pressure Sewer Service
- Proposed Water Service
- Proposed Concrete Sidewalk
- Proposed Asphalt Repair
- Proposed Sawcut
- HI/BI Overlay District Boundary
- Proposed Dirt Trail
- Proposed Tree



1
C1.0
TYPICAL CONCRETE SIDEWALK DETAIL
N.T.S.



2
C1.0
SIDEWALK SECTION
N.T.S.

SIDEWALK AND UTILITY IMPROVEMENTS WINTERHAVEN ESTATES TOWNHOMES

LOCATED WITHIN SECTION 14, T2N, R18E, BM, CITY OF HALEY, BANE COUNTY, IDAHO

PROJECT: WINTERHAVEN
PREPARED FOR: QUARTZ PROPERTIES

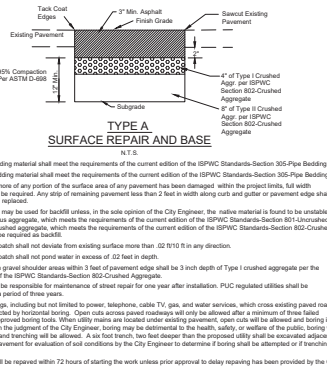
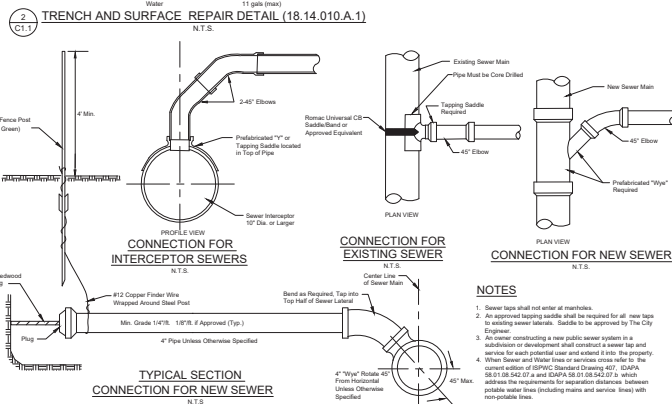
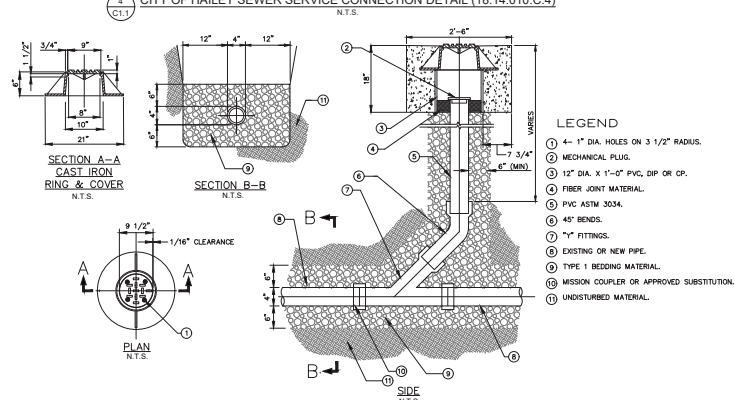


S.K.S.
DESIGNED BY
S.K.S.
DRAWN BY
S.M.F.
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineer & Land Surveyors
317 N. River Street
Boise, Idaho 83720
(208) 785-1700
email: galena@galenaengineering.com

PURPOSE: ISSUE FOR SUBDIVISION (03/05/2021)
NOT FOR CONSTRUCTION
DATE: 03/05/2021
BY: S.K.S.
TOWNHOUSE #1A

C1.0

[illegible][illegible]

6 STANDARD 4" TRAFFIC RATED CLEAN-OUT (ISPPWC SD-506A)

Return to Agenda



STAFF REPORT
Hailey City Council
Regular Meeting of May 5, 2021

To: Hailey Planning and Zoning Commission

From: Lisa, Community Development director

Overview: Consideration of a City-initiated Text Amendment to the Hailey Municipal Code to Title 17: Zoning Regulations, Chapter 17.05, Official Zoning Map and District Use Matrix, Section 17.05.040, District Use Matrix, to amend General Residential Setbacks by adding a new note, Note #23, to the Minimum Side and Rear Setbacks, which establishes new setbacks from property lines abutting private property.

Hearing: May 5, 2021

Applicant: City of Hailey

Location: General Residential (GR) Zoning District

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 14, 2021 and mailed to public agencies on April 14, 2021.

Background: City Planning Staff has listed minor code amendments as a priority for 2021. As such, Staff is proposing to amend the General Residential (GR) Zoning District setbacks to ensure that new development allows for light and air on adjacent properties.

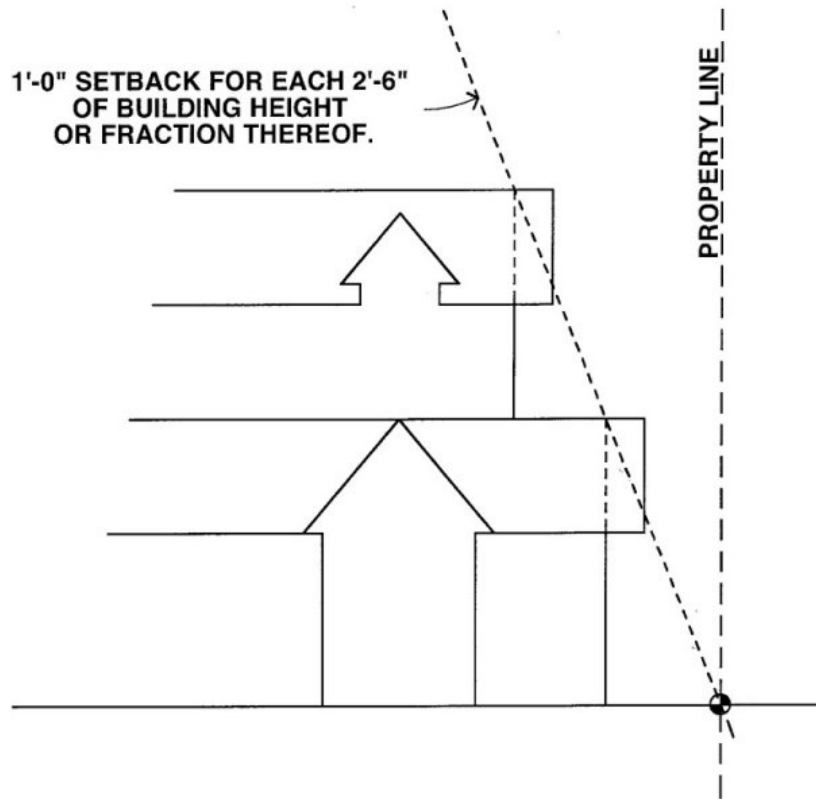
The Commission considered this matter at their February 16, 2021 meeting and suggested that the staff rework the proposal to ensure that the setbacks worked for narrow lots and did not have unintended consequences.

Upon discussing the matter and considering different lots sizes in the GR Zone District, staff recommends that a setbacks regulation similar to the Townsite Overlay (TO) District be applied throughout the GR District. The setback requirement could read as follows:

23. 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 (2½') of wall height (see section 17.04M.090, diagram 1 and table 2 of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the perimeter of properties, but shall not apply to subplot setbacks within a development.

However, the above may have unintended consequences, as the base side yard setback in the GR Zone District is 10', and in most cases in TO, the base side yard setback is 6'. Staff suggests that the Commission should discuss amending the side yard setback in GR to something less restrictive than 10', such as 8'. That change, coupled with the above restriction related to building height, could allow for light and air, while not unduly restricting infill development. (Note that this change to the side yard setback was not included in the public hearing notice, and the item would need to be renoticed).

The diagram below illustrates how building walls are required to “fall away” from property lines:



If adopted, staff suggests the text be added as a new note to the District Use Matrix. The suggested amendments would be applied as follows (changes shown in underline>:

Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix:

Category	Description	RGB	LR-1	LR-2	GR	NB	LB	TN	B	LI	TI	A	SCI-SC O	SCI-I
Setbacks	Minimum Front Yard Setback (feet)	20	25	25	20	10	20	20	0 ⁷	10	20	See note 12	10	10
	Minimum Side Yard Setback (feet)	10	10 ^{3, 19, 20}	10 ^{3, 19, 20}	10 ^{3, 7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	0 ^{7, 19, 20}	10 ^{11, 19, 20}	10 ^{11, 19, 20}	See note 12	10	10
	Minimum Rear Yard Setback (feet)	10	10 ^{3, 19, 20}	10 ^{3, 19, 20}	10 ^{23, 7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	10 ^{7, 19, 20}	0 ^{7, 19, 20}	10 ^{11, 19, 20}	10 ^{11, 19, 20}	See note 12	10	10

Notes	<u>23. 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 (2½') of wall height (see section 17.04M.090, diagram 1 and table 2 of the Hailey Municipal Code), but not less than the base setback for the GR Zone District. This shall apply to walls on the perimeter of properties, but shall not apply to sublots within a development.</u>
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For those parcels where sublots can be created and utilized for townhome and cottage developments, Staff finds that by excluding the interior setbacks of the development from this standard, more flexibility is given to those parcels that allow for cottage-style developments and the likes. Additionally, this note shall apply to perimeter setbacks from adjacent properties within this same development.

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 Comprehensive Plan does not go in to the specificity that this code section contemplates. That said, 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”.

The City is seeing robust growth and building construction. When the Council adopted the new Accessory Dwelling Unit regulations, they requested that staff examine setbacks in the GR Zone District to address sunshine and light and air.

Staff finds that, while the proposed amendments allow for smart growth and infill and redevelopment, while retaining the small-town charm of Hailey, they may have unintended consequences if side yard

setbacks are not modified. The Commission should discuss if side yard setbacks should be reduced in combination with the above modification.

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 propose amendments will not result in a change in allowed uses nor will they create excessive additional requirements at public cost for services. The amendments are intended to clarify regulations, to simplify administration of the requirements, and to implement best practices.

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

The proposed text amendments will no result in a change in allowed uses.

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

The amendments recommended could be consistent with the Hailey Comprehensive Plan, but may have unintended consequences. The proposed code revisions will not result in a change in allowed uses.

Motion Language:

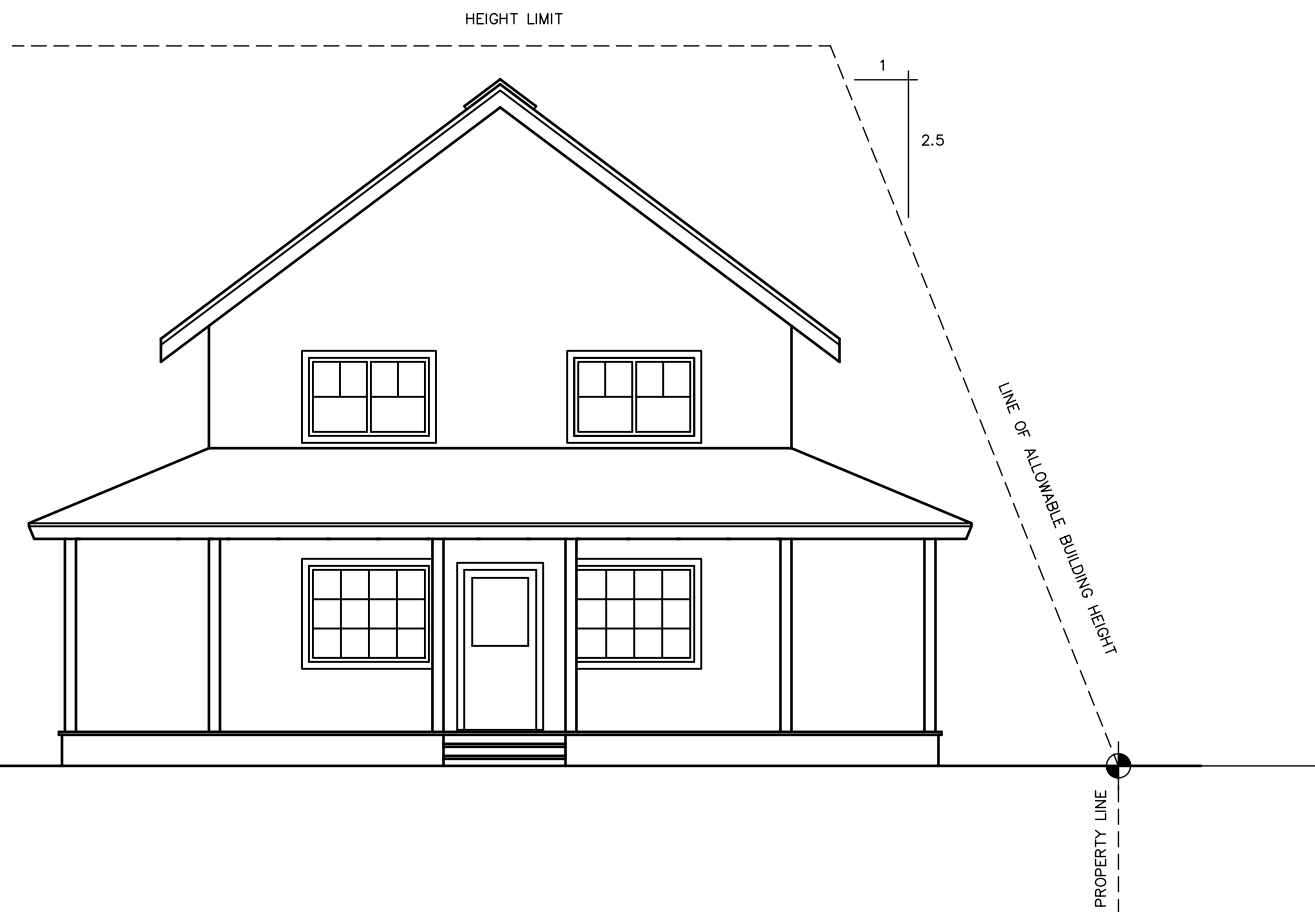
Renotice and further refinements: I move to direct staff to re-notice this item with further amendments included as follows: ____ (insert as per discussion).

Approval: I move to recommend approval to the Hailey City Council an Ordinance amending 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 amend the General Residential (GR) Zoning District setbacks by adding Note #23 to the Minimum Side and Rear Setbacks, 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.

Denial: Motion to deny recommendation of the attached revisions to Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.05: Official Zoning Map and District Use Matrix, Section 17.05.040: District Use Matrix), finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

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





Return to Agenda