

AGENDA
Hailey Planning and Zoning Commission
Monday, June 5, 2023
5:30 p.m.

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

From your computer, tablet, or smartphone: <https://meet.goto.com/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 Meeting Minutes dated May 15, 2023. **ACTION ITEM.**
- **CA 2** Adoption of Findings of Fact, Conclusion of Law of a Design Review Application submitted by the City of Hailey for a new 4,820 square feet mixed-use building consisting of two (2), one (1)-bedroom units above office and industrial space for the Hailey Water Division located at 4297 Glenbrook Drive (Lot 17 and 18, Parcel K, Sewer Plant, Block 42, Woodside Subdivision No. 10) within the Light Industrial (LI) Zoning District. **ACTION ITEM**

Public Hearing

- **PH 1** Consideration of a Design Review Application submitted by the Blaine County School District and ARCH Community Housing for a new, two (2) bedroom single-family residence of 1,195 square feet, , and a one (1) bedroom accessory dwelling unit (ADU) of 573 square feet to be located at 111 East Croy Street (Lots W 45' of 9, and 10-12, Block 34, Hailey Townsite) within the Transitional (T) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- **PH 2** Consideration of a Design Review Application submitted by Lyn Holt for construction of a new 1,344 square foot garage in conjunction with a two (2) bedroom accessory dwelling unit above, to be located at 519 South River Street (Lots S 23' of 9, all of 10, Block 10, 20 ft. adj. vacated Chestnut St., Hailey Townsite) within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts. **Continue on record to June 20, 2023 ACTION ITEM**
- **PH 3** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 17: Zoning Regulations, Chapters 17.05.040 District Use Matrix, as well as Chapter 17.04.010 Articles A, F, and H, to allow for employee housing by way of

Accessory Dwelling Units in the Light Industrial (LI), Technological Industry (TI), and Recreational Green Belt (RGB) Zoning Districts. **ACTION ITEM**

Staff Reports and Discussion

- [SR 1](#) Discussion of current building activity, upcoming projects, and zoning code changes. *(To be presented as time permits)*
- [SR 2](#) Discussion of the next Planning and Zoning Meeting: **June 20, 2023 starts at 5:30 PM**
 - TA: Cottage Lots
 - DR: Holt Garage/ADU
 - DR: Ivie Garage/ADU

Return to Agenda

Meeting Minutes
Hailey Planning and Zoning Commission
Monday, May 15, 2023
4:30 p.m.

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

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Present

Commission: Dan Smith, Sage Sauerbrey, Janet Fugate, Owen Scanlon

Staff: Robyn Davis, Emily Rodrigue, Cece Osborn, Jessie Parker, Christian Ervin

Absent: Dustin Stone

4:33:02 PM Chair Fugate called to order.

- **4:33:19 PM** Public Comment for items not on the Agenda.

4:34:20 PM Consent Agenda

- **CA 1** Adoption of Meeting Minutes dated May 1 2023. **ACTION ITEM.**
- **CA 2** Adoption of Findings of Fact, Conclusion of Law of a Rezone Application, in conjunction with a Development Agreement, submitted by Wood River Land Trust to rezone Lots 5 & 6, Block 39, Townsite (119 N 2nd Ave) from General Residential (GR) to Transitional (TN) Zoning Districts. **ACTION ITEM**
- **CA 3** Adoption of Findings of Fact, Conclusion of Law of a Design Review Application by F & G Idaho, LLC for an eighteen (18) unit residential project, three stories in height, to be known as Maple Street Apartments. The proposed project will be located at 50 W. Maple Street (Lots 16-20, Block 5, Hailey Townsite), within the General Residential (GR) and Townsite Overlay (TO) Zoning Districts, and the Downtown Residential Overlay (DRO). The proposal also includes: eighteen (18) parking spaces, thirteen (13), two-bedroom units and five (5) studio units. **ACTION ITEM.**
- **CA 4** Adoption of Findings of Fact, Conclusion of Law of a Design Review Application submitted by Lido Equities Group Idaho, LLC c/o Edward Smith for seven (7) condominium buildings with three to five (3-5) units each, for a total of thirty-one (31) units, ranging in size from 778 square feet to 1,278 square feet. The proposed project is located on Woodside Boulevard, between Laurelwood and Winterhaven Drives on COPPER RANCH CONDO #1 AM

PARCEL A5 PHASE 6 within the Limited Business (LB) Zoning District. This project is known as Copper Ranch Phase 6 and subject to the Copper Ranch Planned Unit Development Agreement. **ACTION ITEM**

4:34:41 PM Smith motion to approve CA 1 – CA 4. Sauerbrey seconded. All in Favor. All in Favor (Fugate, Sauerbrey, Smith).

Public Hearing

- **4:35:13 PM PH 1** Consideration of a City-Initiated Text Amendment to amend the Hailey Municipal Code, Title 16: Subdivision Regulations, Chapters 16.01, Definitions, 16.04, Development Standards and 16.08, Townhouses and Title 17: Zoning Regulations, Chapters 17.02, Definitions; 17.05, Official Zoning Map and District Use Matrix; 17.06, Design Review and 17.09 Parking and Loading Spaces to modify/create definitions and standards for detached townhouse and cottage housing development. **ACTION ITEM**

4:35:49 PM Davis introduced project and provided summary of intent for this amendment.

4:36:39 PM Rebecca Bundy, contracted planner, disclosed working on project in SCI SO zoning district that is not affected by what discussing tonight. Bundy explained plan for tonight's meeting, intended to be more as a workshop. Bundy summarized current code, and research staff has completed. Bundy provided summarized history of cottage developments. Bundy, using report in packet continued to discuss cottage development codes.

(4:40:54 PM Scanlon arrived to meeting.)

4:50:05 PM Davis referenced access points of the three existing developments that could be considered cottage developments. Bundy continued to discuss existing code vs. cottage housing comparisons with stakeholder's suggestions. Bundy discussed options of review, noting stakeholders would prefer administrative review.

4:55:50 PM Bundy asked commission for their input and guidance on where to go if proceed.

4:56:28 PM Chair Fugate believes it would be good to change and allow for consolidated parking. Bundy expanded on benefits for consolidated parking. **4:58:50 PM** Commission discussed potential of consolidated parking, number of spaces per unit, and if should limit how many cottage developments could show up in existing neighborhoods. **5:05:55 PM** Bundy clarified they difference between multi-family and cottage developments.

5:09:20 PM Davis explained current process of cottage lot developments, and provided aerial view of an existing development under construction. Commission and staff continued to discuss cottage unit developments.

5:16:44 PM Commissioners believes diversity of housing is good for a community, agreed 2 parking spaces per unit in general, important to include personal/private space and keep separate from community space and that would like to keep some flexibility.

5:30:58 PM Chair Fugate opened public comment.

[5:31:31 PM](#) Sarah Michael, BCHA, on issue of parking jurisdictions across the country are waiving parking requirements as because it's one of the greatest impediments to making housing affordable. So think as Hailey becomes more dense and as Mountain Rides provides more services, it's a great opportunity to use public transportation. Her herself often rent a car to drive to Boise if needs to catch a plane, and its *unclear* for her family to do that then to pay for insurance and another car payment. Parking is a really big stumbling block to build homes affordably.

[5:32:43 PM](#) Chair Fugate closed public comment.

[5:32:55 PM](#) Bundy asked how commission felt about allowing community space as an accessory use. Sauerbrey confirmed exists in other areas in US, it's called co-housing. Scanlon expressed his concerns. Bundy confirmed will come back in June with a draft ordinance.

[5:37:10 PM](#) Scanlon motion to instruct staff to proceed with proposed code amendments based on Commission input and continue the public hearing to June 20, 2023. Smith seconded. All in Favor.

[5:37:44 PM](#) Chair Fugate called for 5-min break.

[5:43:06 PM](#) Chair Fugate called back to order.

- [5:43:09 PM PH 2](#) Consideration of a Preliminary Planned Unit Development Application, submitted by Darin and Kathleen Barfuss, to subdivide parcel 1371 Silver Star Drive (HAILEY FR S1/2 TL 7731 SEC 16 2N 18E) into five (5) single-family lots, ranging in size from 8,024 to 12,976 square feet, plus a 3,685 square foot park space. The Applicant also proposes to dedicate two (2) of the single-family residences as Community Housing Units and requests waivers to the following code requirements:
 - Lot Size: Reduce the minimum lot size of the LR-2 Zoning District
 - Park Space: Reduce the park space requirement.
 - Flag lots: Increase the maximum allowed number of flag lots in a subdivision from one (1) to two (2) **ACTION ITEM**

[5:44:01 PM](#) Osborn introduced project and summarized changes made since last hearing. Osborn turned floor over to applicant team.

[5:56:43 PM](#) Chad Blincoe, represent Darin and Kathleen Barfuss, highlighted the changes made – units reduced down to 5, confirmed meet all setbacks met with the proposed plans and elimination of private street, meets fire code for access, meet parking requirements have 4 per unit, potential for ADUs.

[6:00:05 PM](#) Chari Fugate asked if ADU were to be developed if have enough space to meet all code requirements including outdoor space. Blincoe confirmed. Blincoe explained intent for tonight is to use more as a workshop, hear the commissions input so can bring back a complete design at a future date. Blincoe described proposed design and asked for input.

[6:02:30 PM](#) No questions from Scanlon and Sauerbrey. Smith asked what the lot sizes are. Blincoe stated each lot size. Chair Fugate thinks the proposed park space is not usable for community, if it's possible to shift to create larger area along Broadford. Blincoe explained reasoning for proposed space.

[6:05:51 PM](#) Davis clarified that believe if adjust/shift park space could increase buffer along Broadford. Davis explained could eliminate park all together, shift everything to the west and increase buffer along Broadford and assist the city to build out the pathway. Blincoe explained reasons this could be difficult, but if suggested can incorporate. Davis confirmed pathway would remain on the eastside. Commission and staff continued to discuss park space options. [6:11:27 PM](#) Scanlon noted parcel 5 shows setback going to columns of patio. Scanlon suggested may be more palatable to neighbors if two parcels were not as close. Blincoe explained reasoning for design, confirming could separate some and still meet code requirement.

[6:13:16 PM](#) Chair Fugate opened public comment.

[6:14:01 PM](#) Jim Bartolino, 1531 Red Feather Way, President of Colorado Gulch HOA. Thanked commission and staff. Not opposed to the proposed development per say but feel kind of short on the information. To begin with, a PUD requires area development plan to be submitted before it goes to City Council. Really curious to see proposed development plan would be. Their concern is that the Barfuss's abide my LR 2 zoning on south side of Silver Star. City staff has asked Mr. Barfuss for in lieu fees to replace park area just discussed and sidewalk. They would like to use those fees to extend the bike path from Broadford Highlands to Silver Star. That still leaves the most dangerous part of walking into town, that hill to the LDS church. City Staff also told them that there's no obligation to use these fees to extend the bike path that could be used in other parts of towns for another project. Little hesitant about that. It seems unlikely, that the city will get permission to extend the bike path up the hill on Broadford because of those properties there. They talk about the sidewalk being an island, just wonder if the bike will become its own island. They would like to see the park space maintained in lieu of development fees. The proposed development seems likely to direct traffic to Silver Star from Queen of the Hills and Cedar, making a left turn on Silver Star onto Broadford is taking your life into your own hands. People drive way to fast on that stretch, well all of Broadford now. Has been cycling that stretch for 15 years and it's become a race track. Anyway, you're making a left turn at the bottom of the hill on a blind turn onto Broadford and it seems likely that a lot of the traffic will be directed through Queen of the Hills to Cedar. With the ADUs that brings it up to 10 families on this property, that seems like high density for this property.

[6:18:17 PM](#) Becky Riedel, 1340 Queen of the Hills, would like to know how big are the houses and number of stories. Concerned, thinks it sets a precedent that should not be set in a really lovely neighborhood. Have had a quiet, very friendly, privacy, no lights in the windows, and thinks this is too many and should only hold two homes.

[6:20:08 PM](#) Robbie Freund, 1360 Queen of the Hills, spoke out last time as well, feels like density is way too high, this feels more dense then it was before as it is showing five homes with ADUS allowing up to 20 vehicles parked in this area. Little concerned, questions returned with feedback that not sure if agree with. One is that Queen of the Hills and Broadford can hold more traffic, and just does not see that. Adding more vehicles seems dangerous. Also concerned, when look at it thinking City Core is *unclear* and was told the other day that's really not the core any mores it where the post office is, it feels like a moving target. These paths, what's being done to fill in the rest to make them walkable?

[6:22:56 PM](#) Sarah Michael, BCHA, wrote two letters, wanted to talk about the missing middle. Most of the deed restricted housing units in the valley, most people eligible make between \$47,000, a family of four to \$79,000 a year may be eligible to qualify this both for rental or purchase. Have to be making

less than \$63,000 a year. The missing middle is a large swath of our population. Even two homes could really benefit from a category L. For BCHA for ownership, they do annual compliance no matter their category. Many of their owners make less and still able to live in the community. Really hope you think about missing middle and fact that these two homes will make it possible to live here full time that without deed restrictions would not qualify for.

[6:26:04 PM](#) Chair Fugate closed public comment.

[6:26:10 PM](#) Davis reiterated that this is a preliminary PUD hearing and that it will be brought forward at a later day with the subdivision application. Davis noted that the concept plan shows that ADUs could be constructed onsite but does not mean it will occur. Davis explained in lieu fee processes, noting that in this instance if the applicant team decides not to provide a park the shared use path would satisfy that requirement. Davis explained what would take place if the applicant decided to improve the pathway in place of paying in lieu fees. Chair Fugate confirmed if developer agreed to do this portion of shared use pathway, no in lieu fees would be collected. Davis confirmed. Scanlon asked what the limit is if required to improve the pathway. Davis has not done the calculations yet but that the applicant would pay equivalent. Davis noted if applicant decides to improve the pathway, it would start at Cedar and go until the funds equivalent has been reached.

[6:32:53 PM](#) Smith noted that State recently passed in legislation that CC&Rs can no longer prohibit ADU's.

[6:33:51 PM](#) Blincoe summarized design of proposed homes. Blincoe referenced traffic study previously completed with Colorado Gulch. Blincoe asked commission if leaning towards park space or pathway. Commission all agreed – shared pathway. Chair Fugate recommended more separation between two lots. Commission and applicant discussed ADU delineation. Smith suggested rotation one parcel, to help allow for separation and keep shared driveway. Blincoe clarified if chose pathway, if they would be starting at Cedar. Davis confirmed. Chair Fugate confirmed two of the units are deed restricted. Commission continued to discuss elimination of open space, and increasing buffer space. Sauerbrey addressed community housing units and benefits of locking in two solid homes. Commission thanked public for their attendance.

Applicant will resubmit once has a complete packet.

- **[6:51:03 PM PH 3](#)** Consideration of a Design Review Application submitted by the City of Hailey for a new 4,820 square feet mixed-use building consisting of two (2), one (1)-bedroom units above office and industrial space for the Hailey Water Division located at 4297 Glenbrook Drive (Lot 17 and 18, Parcel K, Sewer Plant, Block 42, Woodside Subdivision No. 10) within the Light Industrial (LI) Zoning District. **ACTION ITEM**

[6:51:31 PM](#) Rodrigue introduced project, noting current code restrictions and anticipated text amendment that would allow for mixed use in district. Rodrigue turned floor over to applicant team.

[6:53:26 PM](#) Errin Bliss, architect, using plans submitted, explained project location, current access of property, and existing conditions of project site. Bliss went on to explain proposed project design and use. Bliss confirmed all transformers in snow storage area are below grade. Bliss continued to discuss proposed project design.

[7:00:02 PM](#) Chair Fugate asked if there is an outdoor area for lunch. Bliss noted could be an option. Sauerbrey asked if all lights are dark sky compliant. Bliss confirmed. Bliss continued to discuss proposed project design.

[7:03:31 PM](#) Scanlon asked if there is a reason why all doors open outwards. Bliss stated most of his commercial projects have them open out, regardless of occupant load. Bliss continued to discuss proposed project design. Commission and Bliss discussed exterior materials and design proposed.

[7:11:38 PM](#) Scanlon recommended that put up very stout snow rails on roof and investigate stair thread material detail.

[7:12:53 PM](#) Smith asked parking, how many employees work at the facility. Bliss estimates seven people. Smith asked why building is not facing front of street; Smith suggested amending language so it reads that the proposed building is secondary to the primary building that faces the street. Smith asked what gravel mulch is. Smith asked if have a conditional use permit on file for the chain link fence. Rodrigue confirmed will need irrigation plan for proposed landscaping trees.

[7:17:14 PM](#) Sauerbrey would like to have a better idea of housing component. Simms explained proposed amendment coming soon to planning and zoning regarding housing. Davis explained commission could approve project tonight and how the language would be stated regarding if approved tonight.

[7:20:55 PM](#) Chair Fugate asked if could require outdoor space. Chair Fugate confirmed bike racks have been added.

[7:21:48 PM](#) Chair Fugate opened public comment.

[7:22:08 PM](#) Chair Fugate closed public comment.

[7:22:25 PM](#) Commission confirmed will approve as discussed tonight with language provided by staff.

[7:22:42 PM](#) Sauerbrey motion to approve the Design Review Application submitted by the City of Hailey for one (1) new 4,820 square foot potentially mixed-use building, consisting of two (2) one-bedroom units, each 418 square feet in size, above 2,095 square feet of combined office and industrial space on 0.378 acres, for use by the Hailey Water Division, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (n) are met. Scanlon seconded, as amended. All in Favor.

Staff Reports and Discussion

- [SR 1](#) Discussion of current building activity, upcoming projects, and zoning code changes. *(To be presented as time permits)*
- [SR 2](#) Discussion of the next Planning and Zoning Meeting: **June 5, 2023 starts at 5:30 PM**
 - [TA](#): Live/Work within LI or Public Use Definition
 - [DR](#): Holt Garage
 - [DR](#): ARCH/BCRD

Davis summarized upcoming projects.

Davis asked commission if they would prefer to have or cancel the July 3rd hearing. Smith would not be able to attend. Commission agreed to cancel the meeting.

7:28:10 PM Smith motion to adjourn. Sauerbrey seconded. All in Favor.

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 15, 2023, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by the City of Hailey for one (1) new 4,820 square foot building, which may be considered for mixed-use. If it is so considered, it will consist of two (2) one-bedroom, 418 square foot residential units, located above 2,095 square feet of combined office and industrial space for the Hailey Water Division. If mixed-use is not ultimately permitted as a use for the site, the second floor of the proposed building will consist of 1,325 square feet of mezzanine/storage space. This project is known as the Hailey Water Division Office Building and is located at 4297 Glenbrook Drive (Lots 17 and 18, Parcel K, Sewer Plant, Block 42, Woodside Subdivision #10) within the Light Industrial (LI) Zoning District.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on April 26, 2023, and mailed to property owners within 300 feet on April 26, 2023. No additional notices were sent, or publications made.

Background and Project Overview: The Applicant is proposing to construct one (1) new two-story, potentially mixed-use building with dwelling units, consisting of 1,311 square feet of shop space, 784 square feet of office space, one (1) first floor, ADA compliant restroom, and two (2) one-bedroom, 418 square foot residential units. On April 12, 2023, the City of Hailey submitted a Design Review Application for the project, known as Hailey Water Division Office Building. This project is also associated with a separate City-initiated Application for a Lot Line Adjustment and Vacation of Public Utility Easement, specifically regarding Parcel K, Lot 17, and Lot 18, as referenced in this Staff Report. The public commenting period for this Adjustment and Vacation Application was held from April 26-May 7, 2023. Two (2) of the three (3) public utility easement holders (Idaho Power and Cox Communications) stated that they do not have any facilities within the easement, and thus do not oppose the Lot Line Adjustment, nor the Vacation. Intermountain Gas could not be reached for comment. The Findings of Fact for the Lot Line Adjustment and Vacation of Public Utility Easement were subsequently approved on May 9, 2023.

The Applicant Team is proposing to construct one (1), two-story, potentially mixed-use building with dwelling units, which will contain Hailey Water Division office space, workshop/storage space, and two (2) residential units available for occupancy by City of Hailey employees. The first floor of the building is proposed to be 2,883 gross square feet in size, while the second floor is proposed at 1,937 gross square feet. The total residential unit area (both units) is proposed to be 836 square feet in size, with approximately 1,100 square feet remaining as a shared mezzanine/storage area. If mixed-use and dwelling units are not ultimately permitted as a use for the site, the second floor of the proposed building will consist of 1,325 square feet of mezzanine/storage space. The project lot, Lot 17, is 16,452 square feet in size, which places the proposed building at 17% of lot coverage, well below the 75% maximum lot coverage limit for parcels in the LI zoning district. The project will also offer eleven (11) onsite parking spaces, including 1 ADA space.

This project is located within the Light Industrial (LI) Zoning District, which does not currently permit dwelling units or residential occupancy within mixed-use buildings. However, due to the evolving circumstances of housing availability and affordability for City Employees (and for many

groups/individuals in our local community) and the dynamic nature of Hailey’s Municipal Code, City Staff anticipate a Text Amendment Application, to be submitted by the Applicant, that will eventually allow for residential occupancy and mixed-use dwelling units within the LI Zoning District. As a Condition of Approval for this Design Review Application, the proposed project shall conform with all regulations and standards as outlined in Title 17 of the Hailey Municipal Code, prior to issuance of a Building Permit. The City of Hailey is committed to utilizing the proposed commercial space as permitted until an amendment allows for residential uses - mixed-use, multifamily, or otherwise - within the LI Zoning District.

On May 15, 2023, the Planning and Zoning Commission voted unanimously to approve the Design Review Application by the City of Hailey. With their approval, they also offered the following comments and suggestions, to be included in final project design:

- **Permit parking in excess of 200%, as enabled by specific action of the Commission.** As outlined in Section 17.09.040 “On-site Parking Req.” of the May 15, 2023 Staff Report, the final categorization of building type for the proposed Hailey Water Division Office Building will influence its On-site Parking Requirements, as dictated by Hailey Municipal Code. Mixed-use designation would require six (6) spaces by Code, while a non-mixed-use designation would require five (5) spaces. In this case of a non-mixed-use designation, eleven (11) proposed parking spaces would place the project just slightly over the 200% excess parking spaces maximum allowable by Code. However, the Commission raised the prescient point that various contractors, technicians, and employees will be accessing this site at times, although they are not accounted for in routine site traffic levels. With this unique site occupancy scenario, the single parking space in excess as permitted, and the possible residential occupancy and its associated traffic levels at the site, the Commission found it amenable to allow for an excess of one (1) additional parking space at the site.
- **Clarify and highlight proposed Hailey Water Division Office Building as subservient to the existing structure to the west; highlight future site development plans for connecting the two (2) buildings.** The Commission noted that Design Review Standard 17.06.080(A)2d states that, “The front façade of buildings shall face the street”, and the submitted site plans and Staff Report show/discuss the front façade as facing 90 degrees away from the street, towards open space at the north of the site. The Commission agreed that the front façade, as currently designed, is acceptable for the project, given that the existing building shields a majority of the proposed building, and its front façade faces Glenbrook Drive. It is further anticipated that the existing commercial building and the proposed mixed-use building will connect in the future, turning the two buildings into one larger mixed-use development. While the Commission expressed their approval of this scenario, as a matter of public record, they requested that the specific building layouts of the site be discussed and highlighted, so as to define the proposed building as secondary/subservient to the existing building, in addition to future site development plans that propose the two (2) buildings to eventually be connected. These conditions support the existing building as the primary structure that must abide by Design Review Standard 17.06.080(A)2d.
- **Highlight the site’s original Conditional Use Permit for chain link fencing (2002) and classify the additional proposed section of chain link fencing as an extension of the original CUP.** Per Hailey Municipal Code, Section 17.08A.010.02 (D), “Chainlink material is prohibited except for public uses or public utility facilities with an approved conditional use permit”. The proposed building and site are used for public utility purposes, allowing chainlink fencing with an

approved conditional use permit (CUP). Archived record investigation revealed that a CUP from 2002 does exist for the site’s original chainlink fencing. Given that the proposed updates are an extension of existing fencing on the site, and that chainlink fencing can provide necessary site security while using public funds efficiently, and due to its minor scope overall, City Staff recommended that the Commission allow for the proposed addition of chainlink fencing and honor the existing CUP for the site.

- **The Applicant shall submit an irrigation plan using water conservation measures for the turf area and new tree plantings at the site. This has been made a Condition of Approval.** Upon the date of the Public Hearing for the Application, consensus on ground cover for the site had not yet been achieved. Mulch was included as one consideration, while keeping the existing turf was offered as an alternative option. New tree plantings were proposed, but irrigation was not explicitly shown on site plans. Thus, appropriate irrigation plans using water conservation measures were not submitted and will be required in final site designs.
- **The Applicant shall update site plans to include attractive, usable outdoor space for gathering and enjoyment of both employees of the site and potential occupants of the proposed residential units. This has been made a Condition of Approval.** At the suggestion of City Staff, the Commission is requiring that the Applicant include outdoor space amenities, such as a patio area, picnic tables, benches, pergola, and/or other similar features, at a site location that is convenient accessible for both site employees and potential residents of the proposed dwelling units. This addition will enhance the working and living experience and quality of place for all site users, visitors, and potential inhabitants.

| General Requirements for all Design Review Applications | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--|
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.050 | Complete Application |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Department Comments | <p>Streets, Engineering: <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></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> <p>Life/Safety: <i>Access to the site and buildings have been provided according to the standards within Chapter 16.04.</i></p> <p>Water & Wastewater: <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></p> |

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------------|--|
| | | | | <p><i>Finding: Compliance. This Standard has been met.</i></p> <p>Building: No Comments.</p> <p>Green Space: No Comments.</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>Staff Comments</p> | <p><i>If permitted outright in the LI Zoning District, this proposed project would be categorized as a mixed-use development with dwelling units. Per the Hailey Municipal Code, mixed-use buildings containing dwelling units are required to provide at least one and a half (1.5) onsite parking spaces per unit.</i></p> <p><i>If the Commission does not find this project to be permitted outright in the LI Zoning District as mixed-use, and instead as another use with accessory dwelling units, the Hailey Municipal Code requires a minimum of one (1) space for every residential unit less than 1000 square feet in size. Additionally, industrial sites hosting public utilities/services are required to provide one (1) space for every one thousand (1000) square feet of building area. Per ADA requirements, one (1) accessible parking space is required for every twenty-five (25) standard parking spaces provided.</i></p> <p><i>The Applicant is proposing a total of two (2) residential units within what may potentially be considered a mixed-use building. The designated non-residential area of the proposed building, encompassing the building's first floor, is approximately 2,883 square feet in size. Rounding this first-floor square footage to 3,000, the total number of required parking spaces is six (6) onsite parking spaces, if the proposed building is eventually designated as mixed-use with dwelling units. If a mixed-use designation is not granted, and the residential units are considered solely as units under 1000 square feet in size, the total required parking for the project would be five (5) spaces.</i></p> <p><i>The site plan shows a total of eleven (11) parking spaces; ten (10) standard spaces and one (1) accessible space.</i></p> <p><i>Vehicular minimum parking requirements for the project will be met, regardless of final designation. However, in the case that the project is not designated as mixed-use and the required number of parking spaces is stated as five (5), and eleven (11) parking spaces are proposed, this number of spaces would be slightly in excess of 200% of the number of spaces required (five (5) required, ten (10) spaces as 200%, eleven (11) proposed).</i></p> <p><i>However, the Commission discussed this scenario and will permit the one (1) potential parking space in excess of 200%. This specific action of the Commission permitting excess parking is defined and allowable by Hailey Municipal Code (Section 17.09.040.06). The Commission's rationale for such an action stated that various contractors, technicians, etc. will be accessing this site at times, although they are not accounted for in routine site traffic levels. With this unique site occupancy scenario, the single parking space in excess as permitted, and the possible residential occupancy and its associated traffic levels at the site, the Commission found it amenable to allow for an excess of permitted parking at the site.</i></p> |

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| | | | | <p><i>Per Hailey Municipal Code, all mixed-use development, including new construction and additions, shall provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five percent (25%) of the required number of vehicle parking spaces, whichever is greater.</i></p> <p><i>The proposed project does not offer any bicycle spaces. With respect to City Code, City of Hailey and Blaine County sustainability/resilience goals, and the proximity of the project to the Wood River Trail and Woodside Boulevard (0.3 miles), City Staff request that the Applicant include adequate bicycle parking spaces in their development. This has been made a Condition of Approval.</i></p> <p><i><u>Finding:</u> Compliance. These Standards shall be met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.09.040.06: Excess of Permitted Parking | <p>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p> |
| | | | <i>Staff Comments</i> | <p><i>The final building occupancy type, as agreed upon by the Commission, will determine if there is an excess of permitted parking, according to Hailey Municipal Code. The Commission is amenable to parking in excess of that normally permitted, which was discussed at the Public Hearing on May 15, 2023. Please refer to Section 17.09.040 of the Standards for further explanation.</i></p> <p><i><u>Finding:</u> Compliance. This Standard will be 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. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator. |
| | | | <i>Staff Comments</i> | <p><i>The Applicant will install Dark Sky compliant, downcast, and low wattage fixtures.</i></p> <p><i><u>Finding:</u> Compliance. This Standard has been met.</i></p> |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Bulk Requirements</p> <p>Light Industrial Zoning District:</p> |
| | | | <p>Staff Comments</p> <ul style="list-style-type: none"> - <i>Building Height:</i> <ul style="list-style-type: none"> o Permitted Building Height: 35' o Proposed Building Height: 29' 3" o Required Setbacks: <ul style="list-style-type: none"> ▪ <i>Front Yard (Glenbrook Drive):</i> 10' ▪ <i>Side Yard (west):</i> 10' ▪ <i>Side Yard (east/parking lot):</i> 10' ▪ <i>Rear Yard:</i> 10' o Proposed Setbacks: <ul style="list-style-type: none"> ▪ <i>Front Yard:</i> 69' ▪ <i>Side Yard (west):</i> 75' ▪ <i>Side Yard (east):</i> 46' ▪ <i>Rear Yard:</i> 34' <p><i>Maximum lot coverage permitted in the Light Industrial Zoning District is 75%. The proposed lot coverage is approximately 17%.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>17.06.070(A)1 Street Improvements Required</p> <p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> |
| | | | <p>Staff Comments</p> <p><i>All sidewalks onsite that currently provide access to the existing office building at the north end of the parcel will be retained.</i></p> <p><i>Approximately one hundred and forty-five feet (145') of new concrete sidewalk is proposed for the eastern elevation of the proposed building. This sidewalk will provide connectivity from the parking area into the office space entrance of the proposed building, as well as connection to the existing sidewalk along the existing office building's Glenbrook Drive frontage. Approximately fifteen feet (15') of new concrete sidewalk is proposed for the walkway connecting the existing office building with the potential mixed-use building. Thirty feet (30') of new concrete sidewalk is also proposed for the project's western elevation, providing connection between an additional parking area along the building's southern elevation and a "man door" for the proposed shop/garage space.</i></p> <p><i>Two (2) new drywell and catch basin systems will be constructed on site for this project. Drywell location and site grading will be designed to promote efficient drainage.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>17.06.070(B) Required Water System Improvements</p> <p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (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> |

| | | | <i>Staff Comments</i> | <i>N/A, as the proposed project is not located within the TO Zoning District.</i> |
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| 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 | N | N/A | City Code | City Standards and Staff Comments |
| | o | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1a | <p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p><i>Staff Comments</i></p> <p><i>The proposed building is situated with a slight east-west orientation, with the main entrance for the office facing north, and the exterior, second floor exit for the potential residential units facing west. The three (3) garage doors and shop loading/unloading area faces to the south and east, which maximizes solar exposure in the area that will experience the most vehicle traffic and staging. This orientation will be especially beneficial in winter months, mitigating snow/ice build-up which can cause drainage and operation issues with garage doors and vehicle movement.</i></p> <p><i>The main roof pitch for the building is oriented away from the primary office and potential residential entrances, ensuring that precipitation and snow shed toward locations that promote safe access to buildings. Runoff from the roof will also be directed towards a large grass area and away from parking areas. A small walkway leading to the “man door” entrance of the shop space sits underneath the sloped roof pitch on the south side of the building but given this entrance’s infrequency of use and south-facing exposure, safe access to the building should be upheld.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1b | <p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated, or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p> <p><i>Staff Comments</i></p> <p><i>No trees or significant plant material, other than established turf, appear to be present within the proposed building area (based on aerial imagery analysis).</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1c | <p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p> <p><i>Staff Comments</i></p> <p><i>Site circulation has been designed to shield pedestrians from encounters with Water Division utility vehicles. A new gate and extension of existing chain link</i></p> |

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| | | | <p><i>fence is proposed for the northeastern corner of the project’s parking area, which will limit through-traffic at the site and ensure site security. Per Hailey Municipal Code, chain link material is prohibited except for public uses or public utility facilities with an approved conditional use permit. The proposed building and site are used for public utility purposes, allowing chainlink fencing with a conditional use permit (CUP). Archived record investigation revealed that a CUP from 2002 does exist for the site’s original chainlink fencing. Given that the proposed updates are an extension of existing fencing on the site, and that chainlink fencing can provide necessary site security while using public funds efficiently, and due to its minor scope overall, City Staff recommended that the Commission allow for the proposed addition of chainlink fencing and honor the existing CUP for the site.</i></p> <p><i>Sidewalks along Glenbrook Drive provide access to the existing office building, and pedestrians will have a choice of either utilizing newly-constructed connector sidewalks to the north to access the second, proposed office building, or traveling through the existing office building and using another small sidewalk to access the back entrance of the proposed building. Pedestrians will have multiple options to safely access buildings and move through the site, without having to travel across parking areas.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>17.06.080(A)1d</p> <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><i>Staff Comments</i></p> <p><i>As the proposed building will be at an occupied, operating public utility site, the Applicant will confirm their proposed plan for trash storage/pick up with City Staff, whether that is utilizing existing facilities or installing new ones, prior to issuance of a Building Permit.</i></p> <p><i>Various utility boxes already occupy the site, both at the rear and sides of existing buildings and at the rear of the site.</i></p> <ul style="list-style-type: none"> - <i>Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval.</i> - <i>Equipment shall be screened from view and shall not interfere with any walkways or sidewalks.</i> <p><i>These measures have been made a condition of approval.</i></p> <p><i>Finding: Compliance. This Standard will be met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>17.06.080(A)1e</p> <p>e. Where alleys exist, or are planned, they shall be utilized for building services.</p> <p><i>Staff Comments</i></p> <p><i>N/A, as no alleys exist and/or are proposed.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>17.06.080(A)1f</p> <p>f. Vending machines located on the exterior of a building shall not be visible from any street.</p> |

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| | | | <i>Staff Comments</i> | N/A |
| <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> |
| | | | <i>Staff Comments</i> | <p><i>On-site parking is proposed on the side and at the rear of the new building. A prominent entrance for the existing building, along Glenbrook Drive, is provided; access to the proposed building can be gained through the existing building as well. Parking on the north (side) of the proposed building will be partially screened via the existing building structure. The existing building structure also provides partial buffering from the sidewalk adjacent to the street.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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> |
| | | | <i>Staff Comments</i> | <p><i>Existing on-site parking is accessed via a single approach, directly off of Glenbrook Drive and in front of the existing building. However, the site is currently serviced by two (2) existing driveways. Eight (8) of the proposed on-site parking spots will be accessed via the northern driveway area, while the three (3) remaining parking spots will be accessed via the southern driveway area. A proposed gate and fence for the mid-section of the north driveway will control through-travel in the site. Multiple points of egress/ingress are necessary for safe and appropriate travel within the site, as utility trucks/services will be frequently present on site and only certain City Staff will be permitted in certain areas. Additionally, the adjoining site to the east is also owned by the City of Hailey as a public utility site. Retaining the shared driveway area that services both the existing and proposed public utility buildings will promote reciprocal uses and maximize site efficiency for vehicular travel. City Staff are amenable to on-site parking being accessed from more than one (1) approach.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(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> |
| | | | <i>Staff Comments</i> | <p><i>Snow storage areas comply with this standard.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |

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| <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>The required snow storage area for the project is 3,036 square feet (25%). The proposed snow storage area is 3,053 square feet (25%).</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1k | k. A designated snow storage area shall not have any dimension less than 10 feet. |
| | | | <i>Staff Comments</i> | <i>Snow storage areas comply with this standard. Finding: Compliance. This Standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1l | l. Hauling of snow from downtown areas is permissible where other options are not practical. |
| | | | <i>Staff Comments</i> | <i>At this time, the site and proposed snow storage areas appear to be adequate for the storing of snow. Finding: Compliance. 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>Snow storage areas do not appear to impede any of the stated items. Finding: Compliance. This Standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)1n | n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow. |
| | | | <i>Staff Comments</i> | <i>Based on landscape plans, snow storage areas will be located on existing turf areas, which have proven to be resilient to snow storage and salt throughout the site's history of use. Finding: Compliance. This Standard has been met.</i> |
| 2. Building Design: 17.06.080(A)2, items (a) thru (m) | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | N | N/A | City Code | City Standards and Staff Comments |
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| <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 proportion, size, shape, and roofline of the newly proposed building are each compatible with surrounding buildings, based on existing structure photos provided by the Applicant. The proposed building has a slightly smaller overall building footprint than the existing building directly to the west, and its single-pitch roofline mirrors other rooflines of buildings that occupy the site. Single polygon building footprints characterize the site, and the proposed building design demonstrates this as well. The proposed height of the new building does not attempt to capitalize on the maximum permitted building height, allowing the new building to blend in naturally with existing building heights within this LI-zoned parcel. Finding: Compliance. This Standard has been met.</i> |

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2b | b. Standardized corporate building designs are prohibited. |
| | | | <i>Staff Comments</i> | <i>N/A, as the project is not a corporate design.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2c | c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction. |
| | | | <i>Staff Comments</i> | <p><i>The inclusion of a sidewalk along the northern building edge emphasizes human scale and pedestrian use, especially considering that this feature provides additional connection and access to the existing office building. Sidewalk and human scale-features were previously lacking in this location. The connector sidewalk between the existing and proposed office buildings can promote human activity and interaction amongst both buildings, in addition to interaction/activity outside of buildings during temperate months. This inter-building area will provide some of the only consistent shade at the site, which will especially encourage outdoor human gathering and interaction during hotter weather. Staff would encourage the Applicant to consider placing picnic tables/seating areas in this area, as an amenity to both the employees of the office buildings and the future residents of the new mixed-use building, who have direct exterior stair access from the residential area to this outdoor space.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2d | d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building offsets, 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> | <p><i>The front façade of the proposed building does not face the street, instead facing the adjacent lot line to the north and a small portion of open green space. Given that the new building will be built behind, and shielded by, the existing building at the site, whose front façade does face the street, Staff and the Commission are amenable to the proposed building’s front façade facing the side of the lot. Additionally, there is some interest from the City of Hailey in permanently adjoining the existing building and the proposed building in the future, which would support a primary front entrance facing the street, and a secondary entrance facing the side of the lot. The front façade of the proposed building does incorporate seven (7) windows, glass double-entry front doors, and steel beam accent projections.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2e | e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole. |
| | | | <i>Staff Comments</i> | <i>No future additions or renovations are planned at this time.</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. |
| | | | <i>Staff Comments</i> | <i>The exterior walls of the proposed building incorporate a mixture of tan corrugated metal siding, overhead steel beams with projections and cable detailing, and concrete-steel beam pillars. Steel beams are dark brown, creating variety amongst the tan exterior walls. The three (3) garage doors on the east elevation of the proposed building will also be brown in color,</i> |

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| | | | <p><i>creating a sense of cohesiveness amongst the building’s exterior while breaking up large, tan, metal surfaces. Exterior light features are proposed as “dark bronze”, adding further accent and variety to the exterior walls of the site.</i></p> <p><i><u>Finding:</u> Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>17.06.080(A)2g</p> <p>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</p> <p><i>Staff Comments</i> <i>Exterior building colors and materials have been well-integrated into the architecture of the building. Exposed steel beams and cables evoke the industrial nature that characterizes the site, and surrounding existing buildings use the same exterior siding materials with a similar color palette. With the project site also adjacent to the Recreational Green Belt (RGB) District and a popular hiking trail, the Applicant’s selected color and materials palette will allow the new building to blend with its surroundings and reduce its perceived scale. This is especially important given the numerous buildings that already occupy the site/surrounding sites, and the overall visual impact delivered by the LI to the RGB Zone.</i></p> <p><i><u>Finding:</u> Compliance. This Standard has been met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>17.06.080(A)2h</p> <p>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies, or other design elements.</p> <p><i>Staff Comments</i> <i>N/A, as no flat-roofed buildings are proposed.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>17.06.080(A)2i</p> <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> <ul style="list-style-type: none"> i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south. ii) South facing windows with eave coverage. At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed. <p><i>Staff Comments</i> <i>The proposed building’s longer wall plane is placed on an east-west axis, the selected project windows will be treated with Low Emissivity glazing, and the Applicant intends to install solar PV panels across the single-pitch roof, which is oriented towards the south. City Staff would like to commend the Applicant for embracing solar alternative energy opportunities at the site, especially as it relates to enhancing clean energy for municipal electricity use and addressing the City of Hailey’s Clean Energy Resolution (2020).</i></p> |

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| | | | | <i>Finding: Compliance. This Standard has been met.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2j | <p>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.</p> <p><i>Staff Comments</i> A gabled covering appears to be provided over the main entrance on the north side of the building. Additionally, a single-pitch roof built at approximately 9.46 degrees sloping to the south defines overall building design and rooftop snow-shedding. Sidewalks will be protected on the north side of the proposed building, due to the gabled coverings and direction of roof pitch.</p> <p>Submitted architectural plans show a continuous snow bar/guard along the low side roof edge of the building's south elevation, with gutters and downspouts directing runoff to the roof drain connection.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)2k | <p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p> <p><i>Staff Comments</i> Same as above.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2l | <p>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).</p> <p><i>Staff Comments</i> N/A</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)2m | <p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Section 17.08A.020 of this title.</p> <p><i>Staff Comments</i> N/A, as no signage is proposed is proposed at this time.</p> |
| 3. Accessory Structures, Fences and Equipment/Utilities: 17.06.080(A)3, items (a) thru (i) | | | | |
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)3a | <p>a. Accessory structures shall be designed to be compatible with the principal building(s).</p> <p><i>Staff Comments</i> N/A, as no accessory structures are proposed at this time.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)3b | <p>b. Accessory structures shall be located at the rear of the property.</p> <p><i>Staff Comments</i> Same as above.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3c | <p>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</p> <p><i>Staff Comments</i> Approximately twenty-five feet (25') of new chain link fence is proposed for the site, securing the newly installed gate to existing chain link fence</p> |

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| | | | | <p>occupying the northern parcel boundary. Material compatibility will be achieved by matching fencing material and structure.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3d | <p>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.</p> <p><i>Staff Comments</i> Compared to overall scale and layout of the project site, in addition to the site's existing conditions, the proposed amount of additions of chain link fencing will not dominate the landscape.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3e | <p>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.</p> <p><i>Staff Comments</i> Solar panels are the only roof-mounted mechanical equipment proposed at this time, and therefore do not apply to this Standard.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3f | <p>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.</p> <p><i>Staff Comments</i> The hardware associated with the proposed solar energy source for the building is incorporated into the building's single-pitch roof, which faces and slopes towards the south. This will maximize solar efficiency. Additionally, an existing building on the site, to the south of the proposed building, will help shield the roof-mounted solar equipment from view by the adjacent parcel to the south.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3g | <p>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.</p> <p><i>Staff Comments</i> It does not appear that any new ground-mounted mechanical equipment is proposed, and all existing ground or roof-mounted mechanical equipment is presently shielded by buildings on site.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3h | <p>i. All service lines into the subject property shall be installed underground.</p> <p><i>Staff Comments</i> All services lines will be underground.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)3i | <p>j. Additional appurtenances shall not be located on existing utility poles.</p> <p><i>Staff Comments</i> No appurtenances will be permitted on poles.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |

| 4. Landscaping: 17.06.080(A)4, items (a) thru (n) | | | | |
|---|--|-------------------------------------|------------------------------|--|
| Compliant | | | Standards and Staff Comments | |
| Yes | No | N/A | City Code | City Standards and Staff Comments |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> ? | <input type="checkbox"/> | 17.06.080(A)4a | <p>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.</p> <p><i>Original site landscape plans showed new gravel mulch (highly drought tolerant/drought-proof) to be included around the southern and western sides of the proposed building, at the bulbout at the eastern extent of the north-side parking strip, and within the parking area island on the eastern edge of the site. However, the submitted Site Grading and Drainage Plans denote these areas as "Landscape Area. Install turf type and irrigation system per City of Hailey". After discussion with the Applicant and project team, it was decided that the existing turf at the site shall remain as the primary ground cover, as it has proven to be resilient over many years and adequately serves the site.</i></p> <p><i>Five (5) Swedish Aspen are proposed for the site, which are considered to be drought-tolerant.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4b | <p>b. All plant species shall be hardy to the Zone 4 environment.</p> <p><i>It appears that plant materials will be appropriate for the environment.</i></p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4c | <p>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.</p> <p><i>No irrigation system was included in site plans. The Applicant shall submit site plans that clearly depict an irrigation system using water conservation measures, appropriate for establishing the five (5) proposed Swedish Aspen trees and maintaining the current condition of the site's existing turf. This has been made a Condition of Approval.</i></p> <p><i>Finding: Compliance. This Standard will be met.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4d | <p>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees, shrubs, vines, ground covers, and ornamental grasses shall be used. Newly landscaped areas shall include trees with a caliper of no less than two-and-one-half (2 ½) inches. A maximum of twenty percent (20%) of any single tree species shall not be exceeded in any landscape plan, which includes street trees. New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I Zoning Districts are excluded from this standard.</p> |

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| | | | <i>Staff Comments</i> | <i>N/A, as the proposed building is within the LI Zoning District.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4e | e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts. |
| | | | <i>Staff Comments</i> | <i>The Applicant shall ensure that seasonal plantings are incorporated into final site design. This has been made a Condition of Approval.</i> <i>Finding: Compliance. This Standard will be met.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4f | f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets. |
| | | | <i>Staff Comments</i> | <i>N/A, as the proposed project is located within the Light Industrial Zoning Districts.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(A)4g | g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials. |
| | | | <i>Staff Comments</i> | <i>A site geometry and grading plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the site geometry and grading plan.</i> <i>Finding: Compliance. 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). |
| | | | <i>Staff Comments</i> | <i>The City of Hailey shall be responsible for all maintenance of the landscaping areas.</i> <i>Finding: Compliance. 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. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are existing or proposed at this time</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4j | j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are existing or proposed at this time</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. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are existing or proposed at this time</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4l | l. Landscaping should be provided within or in front of extensive retaining walls. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are existing or proposed at this time</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4m | m. Retaining walls over 24" high may require railings or planting buffers for safety. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are existing or proposed at this time</i> |

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17.06.080(A)4n | n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide. |
| | | | <i>Staff Comments</i> | <i>N/A, as no retaining walls are existing or proposed at this time</i> |

Additional Design Review Requirements for Accessory Dwelling Units within the City of Hailey

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

| Compliant | | | Standards and Staff Comments | |
|-------------------------------------|--------------------------|--------------------------|------------------------------|---|
| Yes | No | N/A | City Code | City Standards and <i>Staff Comments</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(D)1a | <p>a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.</p> <p><i>Staff Comments</i> The location of the proposed building responds appropriately to adjoining parcels, including the existing paved areas, driveways, buildings, and grading, and drainage. The site currently hosts other City of Hailey utility offices and shops, which supports the addition of this Hailey Water Division Office and its associated vehicular circulation and access. Additions of on-site parking are proposed away from egress/ingress of adjoining parcels as well.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(D)1b | <p>b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.</p> <p><i>Staff Comments</i> The adjacent site to the east of the proposed building is also owned by the City of Hailey as a public utility site. Utility vehicle egress and ingress for industrial uses of both parcels is confined to and shared by the southern driveway on site. Please see Section 17.06.080 (A)1h for further detail.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(D)1c | <p>c. Vehicle circulation, parking and loading shall not block pedestrian accessways. .</p> <p><i>Staff Comments</i> The placement of the proposed Hailey Water Division Office Building, and its driveways and parking/loading areas, promotes safe and efficient pedestrian accessways between the existing and proposed buildings and amongst the site.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |

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 <i>Staff Comments</i> |
| | | | 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 |

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <p>varying materials, textures, and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.</p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17.06.080(D)2b | <p>b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.</p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)2, items (a) thru (m) for further details.</p> <p><i>Finding: Compliance. This Standard has been met.</i></p> |

17.06.060 Criteria.

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

apply the security to the completion of the improvements and complete construction of the improvements.

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 17, Section 17.06.040(D), was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, the project conforms to the applicable standards of Chapter 17.06, Design Review, other Chapters of the Hailey Municipal Code and City Standards.

DECISION

Design Review Application by the City of Hailey for one (1) new 4,820 square foot building, which may be considered for mixed-use, if it is so considered, will consist of two (2) one-bedroom, 418 square foot residential units, located above 2,095 square feet of combined office and industrial space for the Hailey Water Division. If mixed-use is not ultimately permitted as a use for the site, the second floor of the proposed building will consist of 1,325 square feet of mezzanine/storage space. This project, known as the Hailey Water Division Office Building, located at 4297 Glenbrook Drive (Lots 17 and 18, Parcel K, Sewer Plant, Block 42, Woodside Subdivision #10) within the Light Industrial (LI) Zoning District, has been approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (m) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- d) The Applicant shall include adequate bicycle parking spaces in their development, as required by Hailey Municipal Code.
- e) The Applicant shall submit an irrigation plan using water conservation measures for the turf area and new tree plantings at the site.
- f) The Applicant shall ensure that seasonal plantings are incorporated into final site design.

- g) Ground and roof-mounted equipment shall be shown on the building permit plans and are subject to Staff review and approval.
- h) Ground-mounted equipment shall be screened from view and shall not interfere with any walkways or sidewalks.
- i) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- j) The Applicant shall update site plans to include attractive, usable outdoor space for gathering and enjoyment of both employees of the site and potential occupants of the proposed residential units.
- k) 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.
- l) 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.
- m) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day the Findings of Fact are approved.

Signed this ____ day of _____, 2023.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

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