

AGENDA
Hailey Planning and Zoning Commission
Monday, May 6, 2024
5:30 p.m.

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

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

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Meeting ID: 249 576 139 181

Passcode: Ge6Z7Q

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Or call in (audio only)

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

Phone Conference ID: 602 369 677#

Call to Order

- Public Comment for items not on the Agenda.

Consent Agenda

- [CA 1](#) Motion to approve Meeting Minutes dated April 15, 2024. **ACTION ITEM**
- [CA 2](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision recommending denial of a Design Review Application by Rezone Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and located within the Townsite Overlay (TO) Zoning Districts. **ACTION ITEM. ACTION ITEM**

Public Hearing

- [PH 1](#) Consideration of a Design Review Application by Eric Cueva, represented by Youdall Architecture, for an 877 square foot detached garage addition as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the addition. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**
- [PH 2](#) Consideration of a Design Review Preapplication submitted by Macintosh Holdings, LLC, represented by Erinn Bliss with Bliss Architecture, for the construction of a new

6,390 square foot multifamily townhome development project located at 637 S. River Street (AM Lot 2A Block 1, Maple Subdivision). The development consists of two (2), three story, multifamily buildings, which includes six (6) dwelling units in total. **ACTION ITEM**

Administrative Review (No Action)

- [AR 1](#) Accessory Dwelling Unit (ADU) Application by Brant Tanner, for a new 870 square foot Accessory Dwelling Unit, to be located at 140 Sunbeam Street (Lot 13, Block 2, Sunbeam Subdivision Phase I) within the Limited Residential (LR-1) Zoning District.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
 - May 20, 2024:
 - Stream Alteration near Heagle Park
 - DR McCloud
 - DR Idaho Lumber

Return to Agenda

Meeting Minutes
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
April 15, 2024
5:00 PM

Hailey Development Impact Fee Advisory Committee 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:

Committee: Sam Stahlnecker, Daryl Fauth, Owen Scanlon, Dan Smith, Janet Fugate, Jordan Fitzgerald

Staff: Lisa Horowitz, Brian Yeager, Robyn Davis, Ashley Dyer, Emily Rodrigue, Christian Ervin

Absent: Sage Sauerbrey

5:00:31 PM Call to Order

Public Hearing

- **5:00:48 PM PH 1** Continuation of proposed amendments to 2024 City Capital Budget Component. The Advisory Committee will form recommendations regarding the proposed budget and review updates to the FY 2024 Capital Improvement Plan for Hailey City Council's consideration as per Idaho Code [67-8205](#). **(ACTION ITEM)**

5:01:13 PM Horowitz referred to April 1, 2024 meeting and that ready for questions.

5:01:52 PM Stahlnecker expressed concern of accessibility of parks and if able to include options for this. Smith added that was done in Pocatello and it required mats. Yeager and Horowitz explained how staff is working on ADA accessibility starting with Hop Porter. Yeager explained intent for new tables at Hop Porter and that a percentage of those will be ADA. Yeager explained that the committee is able to make recommendation as see fit to the Council. Stahlnecker suggested including this in as part of planning efforts for future.

[5:05:25 PM](#) Stone asked if the Bullion Promenade will have ADA built in. Yeager explained that all projects are including ADA.

[5:07:59 PM](#) Chair Fugate suggested including options for shading at rodeo grounds. Horowitz noted that the rodeo ground is on the list. Yeager explained timeline for rodeo grounds. Discussion continued of ideas of how to market the rodeo better- shade and flooring is the largest concern. [5:11:55 PM](#) Smith suggested talking with PCRA regarding mini domes. Discussion continued with potential options for flooring.

[5:15:03 PM](#) Smith asked if received quotes for River Street. Yeager confirmed, and summarized bids received, rejection letter sent and plans going forward. Discussion continued of reducing scope of work and bid amounts receiving. Scanlon asked if part of the money is the federal grant. Yeager explained requirements as part of the grant monies.

[5:19:33 PM](#) Fauth asked what is currently being done. Yeager explained that the current plan for Hop Porter that has been on the schedule since last fall.

[5:22:13 PM](#) Smith encourages looking for property close to the development taking place on River Street for pickle ball, basketball and parking in winter. Yeager and Horowitz explained what staff and URA are trying to plan.

[5:24:12 PM](#) Yeager, using the CIP Project list, referred to primary list (page 1), explained how funds are based of Annual Budget and the year progresses how the numbers may change slightly.

[5:25:43 PM](#) Scanlon asked about upgrades to city lots. Yeager explained that city buildings have electronic keypads for access to the buildings and that the current equipment is aging/failing. Yeager explained estimate is about \$10,000 per door, that it is the exterior rating that increases the price. Yeager estimates these would last about 10 years.

[5:30:00 PM](#) Fitzgerald noted it would be interested in discussing the fee schedule but does not believe it applies to this discussion. Horowitz and Yeager explained how the development impact fees are determined and that it comes back to the committee every five years, noting that next year is the five year mark.

[5:37:33 PM](#) Chair Fugate opened public comment.

[5:37:48 PM](#) Chair Fugate closed public comment.

[5:33:24 PM](#) **Smith motioned to recommend approval to the Hailey City Council for the proposed amendments to 2024 City Capital Budget Component. Fauth seconded. All in Favor.**

[5:37:59 PM](#) **Scanlon motion to adjourn. Smith seconded. All in Favor.**

[5:38:49 PM](#) Chair Fugate called for break before begin.

AGENDA
Hailey Planning and Zoning Commission
Monday, April 15, 2024
6:00 p.m. (Will begin after the DIF Advisory Committee)

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Phone Conference ID: 602 369 677#

Present:

Commission: Owen Scanlon, Dan Smith, Janet Fugate, Jordan Fitzgerald

Staff: Robyn Davis, Ashley Dyer, Emily Rodrigue, Christian Ervin

Absent: Sage Sauerbrey

5:44:45 PM Call to Order

- [5:44:53 PM](#) Public Comment for items not on the Agenda.

5:45:35 PM Consent Agenda

- [CA 1](#) Motion to approve Meeting Minutes dated March 18, 2024. **ACTION ITEM**

- [CA 2](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Preliminary Plat Application by Butterfly, LLC, to reconfigure Lot 2D, Block 3, Airport West Subdivision #2 (1911 Lear Lane) into two (2) condominium lots, with one (1) 950 square foot unit (approximately) on each lot and a shared 11,953 square foot common area. This project is known as Homeworks Condominium Association, Inc. and it is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM**

- [CA 3](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision of a Design Review Application by Rivian Automotive, LLC, for an improved parking area consisting of electric vehicle charging stations. The Applicant is proposing a total of five (5) standard charging stalls and one (1) pull-in trailer stall onsite, to be located on North Main Street (Lots 6-8, Block 44, Hailey Townsite) within the Business (B), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts. This project is

also associated with a Conditional Use Permit Application, which was formally approved by the Planning and Zoning Commission on January 16, 2024. **ACTION ITEM**

- **CA 4** Motion to approve the Findings of Fact, Conclusions of Law, and Decision Design Review Application submitted by Noe and Rene Orihuela for the construction of a new, two story, 8,218 sq. ft. industrial space to be located at 4323 Glenbrook Drive (Lot 4, Block 42, Woodside Sub #10) within the Light Industrial (LI) Zoning District. **ACTION ITEM**

Scanlon has comments on CA 2 & 4.

Smith noted that CA 1 date on the agenda needs to be modified to April 1st.

[5:46:26 PM](#) **Smith motion to approve CA 1- CA3 as amended. Fitzgerald seconded.**

Scanlon noted CA 2 needs to be dated for tonight. Staff confirmed needs to be amended to tonight's meeting. Scanlon asked about additional condition, staff explained determined was not needed as condition but applicant agreed to complete.

[5:48:06 PM](#) **Scanlon motioned to approve CA 2 and CA 4 as amended. Fitzgerald seconded. All in Favor.**

Public Hearing

- [5:48:26 PM PH 1](#) Consideration of a Design Review Preapplication submitted by Frosty Acres, LLC, represented by Samantha Stahlnecker with Opal Engineering, for the construction of a new 26,720 square foot multifamily townhome development located at 2730 Winterhaven Drive (Lot 1A, Block 61, Woodside Subdivision #15). The development consists of eight (8), two story, multifamily buildings, which includes sixteen (16) dwelling units in total. This project is to be known as Rockridge Townhomes. **ACTION ITEM**

[5:48:59 PM](#) Dyer summarized project proposed, noting revised floor plans received today and turned floor to applicant. Michele Griffith, not representing ARCH, introduced herself and discussed work force and affordable housing. Griffith noted this is not affordable housing, but market rate. Griffith explained that this development proposed is unique as four bedrooms are being proposed. Griffith explained that owner would like to fence the property for safety reasons. Griffith turned floor to Sam Stahlnecker.

[5:52:27 PM](#) Samantha Stahlnecker summarized project, noting units will be for rent. Stahlnecker stated happy to answer any questions and feedback.

[5:53:22 PM](#) Scanlon asked about one elevation not having roof detail. Griffith confirmed can add.

[5:54:01 PM](#) Fitzgerald asked for applicant to elaborate on site plan, such as how site will be used, and outdoor space. Stahlnecker explained that not sure all those details have been ironed out yet. Fitzgerald asked if thinking one fence along property or per unit. Griffith explained owner would appreciate either. Fitzgerald asked about staff comments about flooding. Stahlnecker explained studies she has done, and that will be matching design drainage soil concept as discussed previously on this hill. Fitzgerald asked if there are any plans for phase two. Stahlnecker explained street is private and that there would be no connectivity to adjacent lot. Fitzgerald asked if there needs to be

more of an entrance facing access to streets. Stahlnecker explained challenges and reason for design as proposed with back of house facing Woodside. Fitzgerald asked if proposal is to include windows on both levels. Applicant confirmed.

[5:58:37 PM](#) Smith noted housekeeping detail on A3B. Smith suggested would like to see some trim or belly band, something to help break up the elevations between floors. Smith suggested different trim colors as well. Griffith asked if comfortable having one side of duplex different the other. Smith said he would be. Smith suggested providing additional paved areas for guests to park. Smith confirmed all rental properties. Stahlnecker confirmed can look at that.

[6:02:20 PM](#) Chair Fugate suggested guest parking at hammer head of private drive. Chair Fugate suggested some pop of color to help brighten it up. Chair Fugate is not opposed to some type of attractive fencing. Chair Fugate asked if concern with distance between access to intersection. Davis confirmed will examine with applicant team internally then bring forward for their review.

[6:04:46 PM](#) Chair Fugate opened public comment.

[6:05:09 PM](#) Emily Jones, IME, wondering about total unit count assuming added the four bedroom configuration.

[6:05:47 PM](#) Justin Weber, lives on Winterhaven, feels with these being rentals possible to have four adults with four vehicles and thinks its important to provide additional parking.

[6:06:39 PM](#) Chair Fugate closed public comment.

[6:06:56 PM](#) Griffith confirmed number of units do not change with the four bedroom design. Griffith noted owner is already exceeding parking requirements and will find a way to add additional parking. Scanlon asked if all units will be four bedrooms. Griffith confirmed all units would be four bedrooms. Chair Fugate confirmed no parking on Serenity. Griffith confirmed. Scanlon asked about trash. Griffith explained expectation will be that each unit will have residential trash. Chair Fugate asked about trash.

[6:09:15 PM](#) Fitzgerald suggested larger area for open space and suggested reviewing kitchen layout. Chair Fugate agreed would like to see more outdoor amenities when come back.

[6:10:05 PM](#) Griffith believes feedback is clear, summarizing requests made.

[6:11:02 PM](#) Smith suggested using topography to help reduce runoff towards buildings.

No motion.

- [6:11:33 PM PH 2](#) Consideration of a Rezone Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and located within the Townsite Overlay (TO) Zoning Districts.

ACTION ITEM

[6:11:58 PM](#) Rodrigue introduced project, summarized background of ongoing conversations between applicant and staff; a PUD was presented to applicant and as of this time staff is still encouraging applicant to explore. Rodrigue turned floor to applicant team.

[6:14:01 PM](#) Matthew Adams and Carol Weise introduced themselves. Adams complimented staff and stated excited to present the project. Adams using a presentation (on file with community development) explained the reason for a rezone vs. a PUD, that understands and anticipates a PUD in their process, and discussed the community need. Weise, using the same presentation, addressed how the rezone complies with the comprehensive plan, and land use. Adams, using same presentation, explained how the rezone does how assist with the lot coverage and onsite parking, the early proposal shows only 50% of lot covered.

[6:23:21 PM](#) Ron Wrenkel, Pastor, stated the Catholic Church has been there for 140 years. Wrenkel provided a brief history of the Catholic Church and its location. Wrenkel explained how they seek to preserve the feel of old Hailey while they modernize, update and marrying buildings. Wrenkel explained important parts of their church and benefits of marrying the buildings for safety reasons. Wrenkel continued to discuss benefits of their parish hall to the community and services they offer. Wrenkel explained how they are trying to reach out and be a conduit of information to the Latino community. Wrenkel stated they would really like to stay where they are at. Wrenkel explained want to have dialogue with the neighbors and have made that commitment to the community.

[6:31:30 PM](#) Adams summarized that the application does align with the Hailey Comprehensive Plan. Adams stated are hopeful for an approval of this application.

[6:32:24 PM](#) Scanlon confirmed size of lot and asked size of existing buildings. Scanlon estimates that the current square footage is about 9000 and that they have not made an attempt to comply with the TN requirements. Scanlon expressed concern of parking. Scanlon noted that he has been part of the soup kitchen for approximately 20 years and that he has done some work on different buildings of years. He can understand why people don't want to move but can also understand concerns of neighbors. Scanlon explained how he does not see any reference to the historical aspect on the conceptual designs. Scanlon recommends that whatever they do, please compliment the historic value.

[6:36:32 PM](#) Fitzgerald asked what the design concept of the parking even with the pud. Adams explained how parking is tough challenge. Adams explained that does not know yet, but have discussed structured parking's. Adams explained how the PUD allows for them to present a solution to parking via off site or an amenity in place. Adams summarized that at this time has not solved the issue.

[6:38:00 PM](#) Smith confirmed applicant expects to do a PUD. Smith asked if does not think a PUD with the existing property as zoned now to achieve their goals. Adams explained the concern with PUD due to the lot coverage, and benefits of the two step process with a rezone and PUD.

[6:39:35 PM](#) Adams addressed Scanlon comments about design, that the concepts were not intended as final look and understands needs to go through the design review process. Scanlon asked Adams to expand on his comments about writing in the rezone into the PUD. Adams explained would need to work with staff, that some jurisdictions allow for development

agreements if conditioned rezone. Adams explained trying to express willingness to commit to staying on the property and continue as operating as a church.

[6:41:59 PM](#) Chair Fugate, does not agree with some of the things in concert with the comprehensive plan. Chair Fugate asked how they see the business zone as more appropriate than the current zoning. Chair Fugate stated seems business zone is not appropriate whereas TN is. Adams explained how TN does not allow them parking and to expand. Adams explained their assessment provided to two options – rezone or PUD; that not discounting a PUD is a possibility but was not ready to move that fast for a PUD. Adams explained goal is to be able to expand.

[6:44:21 PM](#) Fitzgerald added that a big part of our zones is the use, not just the lot coverage. Fitzgerald asked if the use is changing or if the zone just fits the physical attributes. Chair Fugate explained concerns with rezone. Adams confirmed the use is intended to stay, the physical attributes it is the reason for the rezone.

[6:45:53 PM](#) Chair Fugate opened public comment.

[6:46:22 PM](#) Fritz Haemmerle, 1st Ave, expressed his concern of the loss of the old Hailey feel and how he is protective of that. He suggested coming with a conditional rezone with the development agreement so commission knows what they are doing.

[6:49:07 PM](#) Bruce Collier, lives in Ketchum owns property at 301 1st Ave s, that his son lives there and rents unit in back to health care professionals, that takes no pleasure in objecting but does object the rezone. Collier explained how he wants to advocate to preserve the existing zone, suggests that can achieve the changes under a PUD and development agreement. Collier does not doubt the intentions of his neighbors but no one knows the future, that if rezoned a done deal. Collier stated that the church has considered moving and that they could consider it again and it could be sold to a developer. Collier explained how the applicant has other ways, that not going about it to protect and preserve their neighborhood.

[6:54:27 PM](#) Matt Engel, follow up as a member of the parish and the steering committee, clarified that Saint Charles is not approaching this from a nefarious or ill intention. Trying to do what can for the community, to utilize the property to serve the community, that they have has been through several iterations of what options may or may not be achievable. That their intentions are not to negatively impact their neighbors or community. That they are there to find a way to make this parcel work.

[6:55:47 PM](#) Maureen Patterson, born in this valley, fourth generation to the valley, life long catholic, wants St Charles to remain where it is and that the community of St Charles wants to be a blessing not a burden to anyone.

[6:56:35 PM](#) Anne Tokareff, 109 E Pine St, expressed concerned about parking and the noise. It's almost a daily occurrence, have no onsite parking, its almost weekly occurrence for her to find garbage in yard, and that a lot of activity goes on over there. She does not attend the church but increasing the building will increase the amount of traffic. Noise – church has a lot of celebrations, music and street noise is common year round. Tokareff believes the church needs a better management strategy to renting out the hall. Asked if there will be local jobs created, so far it's been people out of Boise. The maintenance of the grounds is community service by members. She wonders if there are other options to distribute members back to Bellevue.

Tokareff summarized what she compared of nearby church parking options. Other concern was snow removal might be an issue. She is not against improvement, but it's affecting the neighborhood.

[7:03:18 PM](#) John Mc Cabe, lives directly across the street at 306 1st Ave S, lived there for 35 years, spoke with Father John for about an hour today to try to explain what is going on. That he explained much of what has already been covered. His thought is that much of the heavy load of the congregation on Saturday and Sunday is from the Bellevue area. Mc Cabe suggested taking a portion of the money of this project and building a facility in Bellevue as well as keeping the facility here. That it would benefit those in Bellevue and those in our community. Mc Cabe expressed concern of emergency access while the street is covered in cars.

[7:06:23 PM](#) Allison Kennedy, 530 Ivy Street, has background in planning and does not think the discussion is about the use. That the most important thing is that the City of Hailey is being asked is to rezone before they are ready to rezone. She asked if this is an area the City wants to see turn into business. That if borders get pushed, neighbors will be asked to be rezoned and will end up with a business zone the city did not plan for. What is the intention of the TN zone? What's the land use decision here and the consequence of that decision?

[7:08:49 PM](#) **Chair Fugate closed public comment.**

[7:09:02 PM](#) Adams stated that neighbors can be challenging no matter what. Adams explained they need a path forward that allows for the good work that is being done; that the good work requires offices, kitchen not just mass space. Adams explained how land use can be emotion but that is why there are codes and comprehensive plans that are not emotional. Adams provided what ifs if St Charles could. Adams explained how this applications should not be feared.

[7:12:02 PM](#) Scanlon complimented public for comments received tonight. Scanlon explained that they do have guidelines that sometimes they are should and others that they shall, that the guidelines offer flexibility at times. Scanlon explained how he thinks about those that laid out the guidelines. Scanlon explained how he thinks that they can expand the operations and meet the community needs without a rezone. That through a well-designed PUD process can achieve their goals. Scanlon believes the applicant has other options should investigate.

[7:14:58 PM](#) Fitzgerald agrees with Scanlon, that wants to see those positive goals achieved. Fitzgerald noted that lot coverage is different than density, that thinks could add more square footage and still meet the lot coverage design. Fitzgerald thinks it is concerning to increase density when cant even handle where at now. Fitzgerald does think the goals can be achieved without a rezone.

[7:17:10 PM](#) Smith echoes Scanlon's comments about appreciating public comment. Smith stated future is a long time and who knows what it will hold. Smith explained why he believes the PUD process is the best path forward. Smith explained that the business zone is a reach to far. Smith suggested taking staffs recommendation going the PUD route. Smith summarized why he is not in favor of a rezone on this property.

[7:19:57 PM](#) Chair Fugate also agreed with appreciation of public comment. Chair Fugate explained that they understand their intention but the commission's decision cannot be based on

intention. Chair Fugate would like to see them remain in place and encourages the improvement but believes it is possible with the current zone. Chair Fugate explained that the path forward needs to be clear to them. Chair Fugate also believes can achieve their goals with the PUD.

[7:22:58 PM](#) Scanlon motioned to deny the Zone Change Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and located within the Townsite Overlay (TO) Zoning Districts, finding that this application does not support the welfare and wellbeing of the community at large and the neighborhood next to it. Smith seconded. All in favor.

All commissioners confirmed that they do look forward in seeing them future.

Staff Reports and Discussion

- **SR 1** Discussion of building activity, upcoming projects, and zoning code changes.
- **SR 2** Discussion: Next Planning and Zoning Meeting:
 - May 6, 2024:
 - DR: Eric Cueva
 - DR PreApp: 637 S. River

Davis summarized upcoming projects at next meeting.

[7:26:26 PM](#) Smith motion to adjourn. Scanlon seconded. All in Favor.

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 15, 2024, the Hailey Planning and Zoning Commission considered and recommended denial to the Hailey City Council a Zone Change Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and located within the Townsite Overlay (TO) Zoning Districts.

FINDINGS OF FACT

Notice: Notice for the public hearing was mailed to property owners and agencies within 300 feet on April 7, 2023 and published in the Idaho Mountain Express on April 12, 2023. Notice was posted on the property on April 24, 2023. One (1) public comment was received by Staff.

Background: According to the Applicant, the Zone Change Application for 311 S 1st Avenue represented a proposal that “aims to better align the zoning classification to the current use, allow for enhancement and expansion of the church buildings to support current uses, and improve connectivity to the surrounding community”. The church onsite hosts both English and Spanish services, with greater regular attendance for the Spanish masses, according to the Applicant. The Applicant stated that there is “a notable demand for social services to be provided on the church site”, and that other current functions include youth religious education and community gatherings. Generally speaking, the Applicant highlighted the large role the site plays for community connectivity and inclusivity.

At the Public Hearing, Staff highlighted the ongoing process for submittal that the Applicant has been engaged in. In the fall of 2023, representatives from the Applicant team began communicating their intent to redevelop the St. Charles site at 311 S 1st Avenue. Multiple conversations and meetings occurred, where Staff shared the various requirements, restrictions, and processes for development of the parcel. The Applicant indicated that their vision for site redevelopment did not include any onsite parking. Staff subsequently highlighted that the Applicant did not meet onsite parking requirements (1 space for every 5 seats in the church, per Hailey Municipal Code) with their preliminary site plan. In addition, the Applicant’s conceptual building plans also exceeded the lot coverage maximum assigned to the parcel, as currently zoned (30% lot coverage maximum permitted in TN Zoning District, 53% lot coverage proposed by Applicant).

Due to the conceptual scale, scope, and overall nature of this project, Staff strongly encouraged the Applicant to pursue a Planned Unit Development Application. Via a PUD, the benefits would be twofold:

- the Applicant would have ample flexibility and creativity to develop the land to best meet the needs of the Church, and
- a compatible relationship between the existing use and future redevelopment of the site to the surrounding land uses and users would be maintained, as well as the provisioning of lasting community benefits (parks, pathways, sidewalks, and/or preservation of vegetation, etc.)

Despite this guidance from Staff, the Applicant proceeded with submitting a Zone Change Application for 311 S 1st Avenue. At the April 15, 2024 Public Hearing for this project, Hailey Planning and Zoning Commissioner Dan Smith asked the Applicant to elaborate on their reasoning to not initially pursue a PUD Application. According to the Applicant, “...the concern with the PUD was the time, the effort, the expense [preparing] the application with feeling no confidence in the ability to do the [lot] coverage”. It

is Staff's understanding that the Applicant was not confident in their ability to receive a PUD approval that included waivers for both lot coverage exceedance and lack of onsite parking. A zone change approval to a zoning with a higher permitted lot coverage (from TN to B), therefore, would address one of the Applicant's requested waivers, giving their conceptual project a greater chance to come to fruition.

At the April 15, 2024 Public Hearing, the Applicant stated that "We feel a two-step, measured approach is the approach that works for this". Commissioner Smith then asked the Applicant to clarify that they were referring to an approach that included both a zone change application and then a subsequent PUD Application, contingent upon an approval by Hailey City Council for the zone change. The Applicant confirmed this hypothetical sequence of events, stating, "And then we would go to that next step of PUD process if we do [receive a zone change approval]. If we get a denial, we don't know, we need to regroup and determine what our next steps are".

Reasoned Statement: At the April 15, 2024, Public Hearing, the Hailey Planning and Zoning Commission unanimously recommended denial of the Applicant's proposal to the Hailey City Council. These Findings of Fact, Conclusions of Law, and Decision ("Findings") represent the summary, and majority opinion of the determinative body of the City of Hailey pursuant to Idaho Code. These Findings represent a recommendation for denial, after extensive on-the-record deliberations, as more completely documented in the Minutes therefore, and the recordings thereof. These Findings represent a unanimous recommendation of the Hailey Planning and Zoning Commission, after deliberations on each of the criteria detailed herein.

During the public hearing, numerous public comments were made by meeting attendees, both virtually and in-person. Most of the comments came from adjacent property owners and surrounding neighbors, in opposition to the Zone Change Application. Two (2) St. Charles parish members offered comments in support of the Church's plans and intentions with site redevelopment. Comments in opposition were centered around a concern of "business creep" into the residential areas of the Townsite Overlay District and Old Hailey; the lack of parking already present at the church site, the current negative impacts to surrounding property owners from this lack of parking, and the exacerbated impacts in the future with the growth of the church; the possibility of future site redevelopment that includes total lot coverage (permitted for the (B) Zoning District) and business uses, should the Zone Change Application be approved and the church happen to sell/vacate the property in the future; and that the property's current use (religious institution and place of worship) and zoning (TN) is permitted outright, whereas the proposed zone change to the (B) zoning district would only allow the current use under a Conditional Use Permit, and that the (B) zoning district represents a less appropriate zoning district for the use.

The Commissioners deliberated on the criteria provided by the code and guidance from Hailey's Comprehensive Plan, in addition to considering the public comments, and each concluded that the proposed zone change would not satisfy the criteria of Hailey Code Section 17.14.060.(A).1-4. More specifically, the Application was found not to be in accordance with the Comprehensive plan. An amendment to the "B" Zoning District was inconsistent with the residential buffer and preservation of the historic nature of the church building itself. An increase in the intensity of use on the site as may be allowed in the "B" zone was found to be incompatible with criteria 2, that may place an unreasonable burden on residential neighbors. Commissioner Dan Smith directly addressed this specific concern with

the proposed zone change, stating “We don’t want to put an imposition not only on the immediate neighbors but also on the city that would have a negative impact in the long term”.

The proposed zoning change was found to be incompatible with the surrounding area, and therefore not compliant with criteria 3. Commissioner Dan Smith also directly addressed the application’s noncompliance with criteria 3, stating “I’m concerned that a business zone at this location could have future impacts that are not compatible with the sense of place that is important to the engagement and enjoyment of our Old Town”, referring to what is colloquially known as “Old Hailey” and represented more broadly by the Townsite Overlay District.

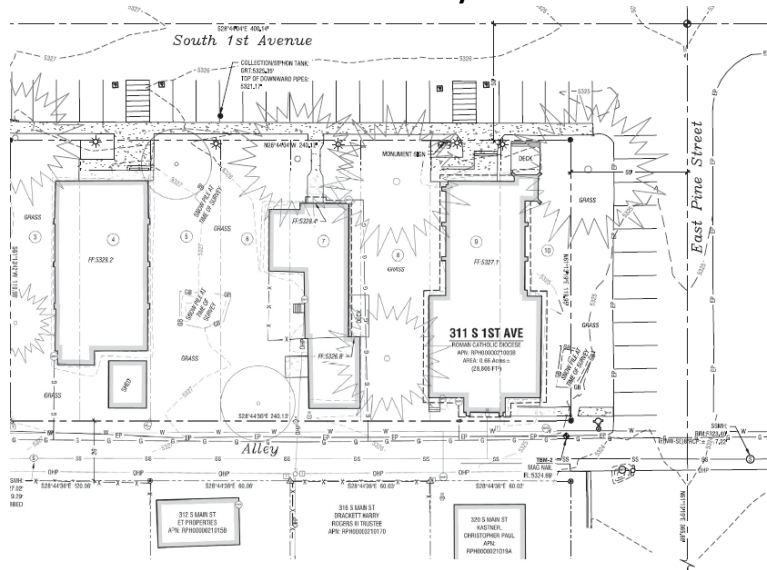
Finally, the Commission found the proposed rezone incompatible with Hailey’s Comprehensive Plan, nor did it promote the public health, safety, and general welfare of the community at-large and in the surrounding neighborhood, thus non-compliant with Hailey Municipal Code Section 17.14.060(A). 4. Additionally, the Applicant has not provided Staff with any information regarding vacancy rates of existing buildings and land within the existing transitional (TN) zoning district, which the hearing examiner or commission and council is required to consider when evaluating any proposed zoning ordinance map amendment to rezone property to business (B), limited business (LB), or transitional (TN) zoning districts, per Hailey Municipal Code Section 17.14.060(B).

Procedural History: The Application was submitted on March 5, 2024, and certified complete on March 7, 2024. A Public Hearing before the Hailey Planning and Zoning Commission was held on April 15, 2024, in the Hailey City Council Chamber and virtually via Microsoft Teams, at which time the Commission voted to unanimously recommend denial to the Hailey City Council the Zone Change Application submitted by St. Charles Borromeo Catholic Church (Roman Catholic Diocese), represented by The Land Group, proposing to rezone Lots 3-10, Block 21, Townsite (311 South 1st Ave) from Transitional (TN) to Business (B), and located within the Townsite Overlay (TO) Zoning Districts.

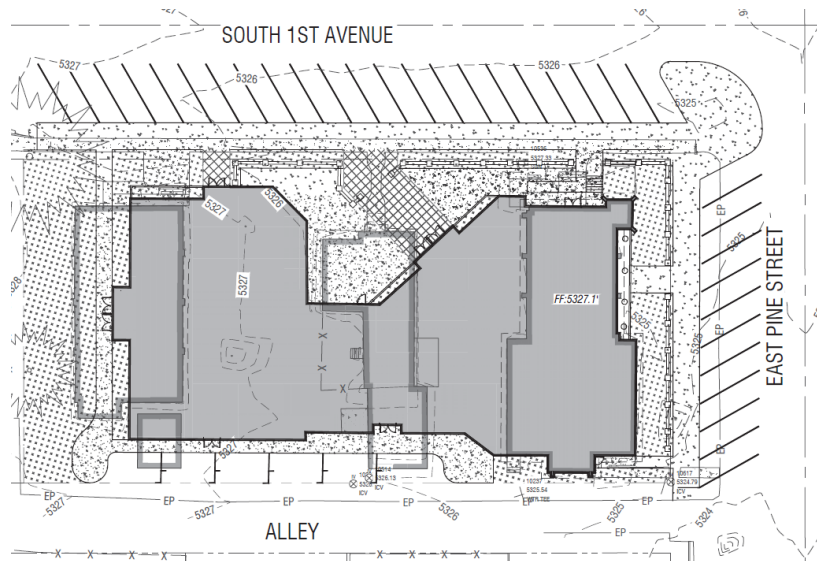
Analysis and Discussion:

The subject property is located on the west corner of S. 1st Avenue and E. Pine Street, east of the Main Street/State Highway 75, one (1) block east and south of the Central Core (CC) Overlay District. The lot borders Business (B) zoning to the west, Transitional (TN) to the north and south, and General Residential (GR) to the east. Further east is the Limited Residential (LR-1) zoning of Old Hailey. The Applicant has stated that the church community at this site has a 100+ year history, and that “the church has added a pastoral residence/office and Parish Hall”. Blaine County records confirm that three (3) buildings (church; residence/office; Parish Hall) currently occupy the site. The gabled roof lines, metal roofing, and exterior building materials/colors (brick, tan lap siding, and brown shingles), are characteristic of structures within the parcel’s Townsite Overlay (TO) Zoning District.

Current Site Layout



Proposed Site Layout



1. Existing Land Uses

a. Adjacent to the

i. East:

1. GR Zoning District

a. Single-family, small-scale homes

ii. South

1. TN Zoning Districts
 - a. Single-family, small-scale homes
 - b. Pine Street Station Mixed-Use Building
- iii. West
 1. B Zoning District (Main Street/HWY 75 Frontage)
 - a. CK's Real Food restaurant
 - b. Empty lot with landscaping
 - c. Single-story commercial (Worth Printing)
 - d. Single-story micro-apartments (5 units)
- iv. North
 1. Single-family home zoned TN

2. Purposes of the Zoning Districts:

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

- **311 South 1st Avenue (Hailey Lots 3-10, Block 21 (Church) Exempt App Received 2024)**
 - The Applicant is proposing that the parcel, currently zoned within TN be rezoned to B.
 - The proposed zoning would permit the Applicant’s current uses and future intentions for the site (“Religious institution and place of worship”) as a conditional use, according to Hailey Municipal Code’s District Use Matrix. This conditional designation in the matrix speaks to the somewhat incongruous nature of siting a church within the present-day Business (B) Zoning District. Religious institutions and places of worship do not promote ongoing general business nor commercial activities. With the removal of the parish residence currently onsite, the Applicant would also be eliminating the existing “limited number of residential uses” with their proposed development as well. With a rezone to Business (B), the Applicant may take full advantage of the bulk requirements and larger-scale site redevelopment potential granted to parcels whose intent is to generate commercial and business activity (with possible limited residential components), without generating those activities themselves. Redevelopment of the property under St. Charles Borromeo Church will not produce any increases in property tax revenue over time as well, as religious institutions are tax-exempt entities.
 - In its current form, the site achieves the stated purpose of the TN zoning district as providing a “buffer zone between residential and business areas within the townsite overlay district”. Of the ten (10) parcels directly contiguous to 311 S 1st Avenue (removing streets and alleys for the purpose of this analysis), five (5) of those parcels host small-scale residential structures. Maintaining the residential character of the area “by preserving the existing buildings and requiring new building designs in keeping with the residential nature of the area”, as stated in the purpose of the TN zoning district, will be eliminated with a rezone to (B).

3. Bulk Requirements Comparison:

If approved, the rezone would:

- Increase the building height maximum by up to ten feet (10’), if a residential dwelling is included, to the maximum allowable height in the City of Hailey at forty feet (40’). Current building height maximum in the TN and TO zoning districts is thirty feet (30’).
- Decrease all building setbacks to zero feet (0’). Under the TN and TO zoning district(s), setbacks are currently set at:
 - Twelve feet (12’) from any street right of way
 - Six feet (6’) from any alley right of way
 - Ten feet (10’), plus wall height maximum additional setback (1 foot setback for every 2.5 feet of wall height). I
- Increase permissible lot coverage, from 30% to 100%.

		Zoning Districts		Summary of proposed changes
		Existing	Proposed	
		TN, TO	B, TO	
Lot	Minimum lot size	6,000 ^{14, 15}	0 ^{14, 15}	No change.

dimensions	(square feet)			
	Minimum lot width (feet)	50 ^{14, 16}	0 ¹⁶	No change.
Building Height	Maximum building height	35 ¹⁴	35 ^{14, 17}	Substantial change; Townsite Overlay Zoning District reduces TN parcels to 30' maximum, allows B parcels to build up to 40', if at least one (1) residential unit is included.
Setbacks	Minimum front yard setback (feet)	12	0	Substantial change.
	Minimum side yard setback (feet)	10 ^{14, 18, 20}	0 ^{14, 18, 20}	Substantial change.
	Minimum rear yard setback (feet)	6	0	Substantial change.
Multi-family and mixed-use density	Mixed use residential density: maximum units per acre	10	20 ²	Substantial increase.
	Multi-family residential density: maximum units per acre	10	20	Substantial increase.
Total lot coverage	Total maximum coverage by all buildings, which includes 1 accessory dwelling unit (percentage)	30 ¹⁴	-	Extreme increase; full lot coverage would be permitted.
Maximum floor area	Aggregate gross floor area for individual retail/wholesale trade (square feet)	-	36,000	Extreme increase and new uses allowed.
	Aggregate gross floor area for grouped retail/wholesale (square feet)	-	50,000	Extreme increase and new uses allowed.

Notes:

2. (may be applicable)	Mixed-use buildings and multi-family dwellings incorporating small residential units require a Conditional Use Permit and shall comply with subsection 17.04Q of this title.
7. (not applicable)	Townhouse unit shall be allowed 0 setbacks from the lot lines created by a townhouse subplot and the separation of the building containing townhouse units in a townhouse development parcel shall be not less than 6 feet as measured between any wall or any projection of a building, including, but not limited to, eaves, cornices, canopies, or other similar roof overhang features, pergolas, chimney chases, bay windows, decks, steps, wainscot, and utility meters; or the minimum distance required by the IBC and IFC, whichever is greater.

14. (Applicable)	May be subject to additional provisions per the Townsite Overlay Zoning District (TO). See subsection 17.04M1 of this title.
15. (Not applicable)	Townhouse sublots should have a maximum aggregate density of ten (10) lots per acre in the GR and TN Zoning Districts, fifteen (15) lots per acre in the NB Zoning District, and twenty (20) lots per acre in the LB and B Zoning Districts.
16. (Not applicable)	Townhouse sublots shall conform to the standards established in the IFC.
17. (Not applicable)	For a building with any portion of the building footprint within the Special Flood Hazard Area, building height shall be measured two (2) feet above the base flood elevation (BFE). For buildings located within the Special Flood Hazard Area and the LR Zoning Districts, buildings shall in no instance exceed a building height of thirty-two feet (32') from record grade. For buildings located within the Special Flood Hazard Area, and within the GR Zoning District, buildings shall in no case exceed a building height of thirty-five feet (35') from record grade.
19. (not applicable when zone change is to Business/no setback required)	See also subsections 17.07.010 F and G of this title.
20. (not applicable when zone change is to Business/no setback is required)	See also subsections 17.07.010 F and G of this title.

Criteria for Review:

17.14.060(A) Criteria Specified: When evaluating any proposed amendment under this Article, the Commission shall make findings of fact on the following criteria:

1) The proposed amendment is in accordance with the Comprehensive Plan;

The Comprehensive Plan aims to “Retain a compact City comprised of a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted on the Land Use map” (Goal 5.1, pg. 29). The Land Use Map depicts broad community goals, meant to guide land use decisions. On the Land Use Map, the St. Charles Borromeo parcel is located on the periphery of the “Downtown” core, in the “Residential Buffer”. The Comprehensive Plan (pg. 29) describes the intent of the related areas, as follows.

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

The historical relevance of the church site and its buildings and the parcel’s proximity to the Downtown core underline the importance of careful consideration and deliberation for rezoning of the site, as it relates to both the historic and future legacies of Hailey’s unique town character. The history and culture of Hailey are imbued in historic structures, like the ones at 311 S 1st Avenue. The Applicant alluded to St. Charles Borromeo as a “Special Site” in their application, as discussed in Section 3 of the

Hailey Comprehensive Plan. Section 3 states a goal to “assure the protection and preservation of Special Sites, Areas, and Features to maintain a strong community identity for future generations”. A rezone of this parcel should ensure the protection and preservation of St. Charles Borromeo’s unique historical and cultural character.

Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.

While there is not a strong residential component to the site currently, nor proposed in the future, the site’s location and non-commercial uses do lend themselves to the stated purpose of the Residential Buffer land use area. Small-scale single-family homes are immediately east of the site, followed by lower density residential neighborhoods zoned as Limited Residential-1. Main Street is just one (1) block to the west. The St. Charles Borromeo site plays an important role in bolstering the buffer between the ever-increasing traffic and activity of Main Street and the lower density, historic neighborhoods of Old Town Hailey. Care should be taken by the Applicant to ensure their site continues to support, and not detract, from this buffer area.

Part 3, Section 7 of Hailey’s Comprehensive Plan, as stated by the Applicant, “underscores the importance of promoting inclusivity and addressing the needs of all segments of the population, particularly those at risk of discrimination or facing social or economic disadvantages”. Goals 7.1 and 7.2 encourage projects and programs that foster cultural understanding, cross-cultural exchange, and educational enrichment. According to the Applicant, St. Charles Borromeo has higher weekly attendance for the Spanish-speaking services when compared to the English-speaking services. “St. Charles serves as a significant cultural hub, facilitating interactions and exchanges across diverse backgrounds”, according to the Applicant. Staff commends the Applicant and the leadership of St. Charles Borromeo for promoting cross-cultural engagement and inclusivity in the Hailey community through their programs and services. For Staff, it is imperative that any redevelopment of this site, including the possibility of a rezone, continues to uphold these outcomes and community values.

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 proposed rezone, if approved, would grant the Applicant the ability to redevelop the site to a greater scale than the underlying zoning TN currently permits. According to the Applicant, this redevelopment is hinged upon the increasing parish membership and demand for services, as well as broad parish community sentiments to update and redevelop the church building(s). As it currently operates and with conceptual site redevelopment plans, there is no parking provided on site for St. Charles Borromeo. All parking for the site currently exists in the form of improved (1st Avenue and Pine Street) and ancillary unimproved right-of-way parking. In their decision, the Commission considered the potential impacts of rezoning and subsequent redevelopment/expansion (no on-site parking proposed), on public parking in the site’s vicinity, as well as the impact on surrounding neighbors.

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

The proposed zone change does not include a proposed change in use of 311 S 1st Avenue. Business (B) zoned parcels currently exist to the west and north (although indirect) of the site in question. The

current and proposed uses of the site are compatible with the surrounding area, which is small-scale residential in nature. However, a rezone to the (B) zoning district activates the opportunity for different uses of the site in the future, should St. Charles Borromeo cease to occupy the property. The impacts of different uses and compatibility with the surrounding area will vary on a use-by-use basis.

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

City Staff noted a variable basis in the Hailey Comprehensive Plan for this type of amendment. The proposed rezone could allow St. Charles Borromeo the opportunity to expand and modernize their facilities and programming to best meet the demand of Hailey’s growing community. Cultural enrichment, cross-cultural exchange, community-building, and social service provisioning stand to benefit from redevelopment of the site. However, a rezone to (B) could also have unintended consequences for the surrounding neighborhood of St. Charles Borromeo. Parking availability and the new bulk requirements of the proposed rezoned site must be carefully considered.

CONCLUSIONS OF LAW AND DECISION

Based upon the above, the Planning and Zoning Chair and Commission executes these Conclusions of Law and Decision, recommending denial of the Application for a Zone Change for the reasons stated herein.

Signed this _____ day of _____, 2024.

Janet Fugate, Planning and Zoning Chair

Attest:

Jessica Parker, Community Development Building and Operations Manager

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of May 6, 2024

To: Hailey Planning and Zoning Commission

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

Overview: Consideration of a Design Review Application by Eric Cueva, represented by Youdall Architecture, for an 877 square foot detached garage addition as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the addition. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts.

Hearing: May 6, 2024

Applicant: Eric Cueva

Location: Lots S20' of 12 All of 13 & 14, Block 9

Zoning/Size: Business (B), Residential Overlay (DRO) and Townsite Overlay (TO)
Total Lot Area: 9,598 square feet

Notice: Notice for the May 6, 2024, public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on April 17, 2024.

Application: The Applicant is proposing the construction of an 877 square foot detached garage addition as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the garage. This project will complement an existing 880 square foot, single-family residence already onsite. This project is located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) Business (B), Downtown Residential Overlay (DRO), and Townsite Overlay (TO) Zoning Districts.

Procedural History: The Application was submitted on March 28, 2024, and certified complete on April 1, 2024. A public hearing will be held on May 6, 2024, in the Council Chambers and virtually via Microsoft Teams.

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

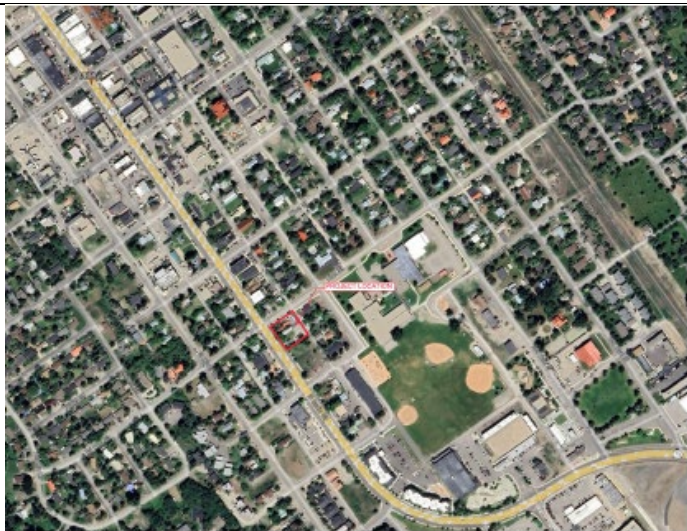
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<p>Life/Safety: <i>No comments</i></p> <p>Water and Sewer: <i>The Wastewater Division Manager has stated that the Applicant is not allowed to make a new connection to the sewer main and must tap into their existing sewer service for the site.</i></p> <p><i>This has been made a Condition of Approval.</i></p> <p>Building: <i>No comments</i></p> <p>Streets: <i>The Streets Division Manager and Public Works Director have both stated that the Applicant shall remove the Main Street curb cut to the property, and that the Applicant shall install new sidewalk to match the remaining pedestrian improvements within the right-of-way.</i></p> <p><i>This has been made a Condition of Approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	<p>17.08A Signs: <i>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.</i></p>
			<i>Staff Comments</i>	<i>N/A, No sign is associated with the garage & ADU addition.</i>
<input 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 Accessory Dwelling Units and all dwellings less than 1,000 square feet: Minimum 1 space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces.</p>
			<i>Staff Comments</i>	<p><i>The Hailey Municipal Code requires a minimum of one (1) onsite parking space for Accessory Dwelling Units, and a minimum of two (2) onsite parking spaces for a site developed with both a primary dwelling less than 1,000 square feet in size, and an Accessory Dwelling Unit. Additionally, single-family dwellings must provide a minimum of two (2) parking spaces, with six (6) spaces per dwelling maximum.</i></p> <p><i>A minimum of three (3) onsite parking spaces are required. The proposed onsite parking for the ADU is located in the proposed three-car garage, constructed below the ADU. The remaining two (2) spaces within the garage meet the minimum code requirement for single-family dwellings. The Applicant is also proposing an additional three (3) parking spaces in the southwest corner of the site, bringing the total onsite parking spaces to six (6).</i></p> <p><i>While parking requirements for the proposed residence are met, per Hailey’s Municipal Code – Section 17.09.020.01: Location of Onsite Parking Spaces, Item D., new onsite parking areas shall be located to the rear of the building. The Applicant’s long-term goal is to construct a commercial or mixed-use building on the site (as shown on the site plan), and to the east of the proposed parking area. To ensure code compliance, Staff recommends that the Applicant reconfigure the proposed parking area and prefab metal building to meet this standard. This has been made a Condition of Approval.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.08C.040 Outdoor Lighting Standards</p>	<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.
			<p><i>Staff Comments</i></p>	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures.</i></p> <ul style="list-style-type: none"> - Four (4) recessed lighting fixtures are proposed for the covered porch area. - Four (4) fully shielded, downcast wall sconces are proposed around the garage bay doors as well as one (1) by the ADU entrance door.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>Zoning District: Business (B) Townsite Overlay (TO) and Downtown Residential Overlay (DRO) Zoning Districts:</p> <ul style="list-style-type: none"> - Maximum Building Height: 40 feet - Front Yard Setback: 0 feet* - Side Yard Setbacks: 0 feet* - Rear Yard Setback: 0 feet* - Alley setback: 0 feet* - Lot Coverage: No maximum <p>* No townhouse units are proposed with this project.</p>
			<p><i>Staff Comments</i></p>	<p><i>Setbacks proposed by the Applicant are as follows and comply with the zoning districts:</i></p> <ul style="list-style-type: none"> - Maximum Building Height: 23'-10" - Front Yard Setback: +75' - Side Yard Setbacks: Approximately 2' (north); Approximately 50' (south) - Rear/ alley Setback: 17' - Lot Coverage: 26% = 2,449 square feet <p><i>All setback, building height, and lot coverage requirements have been met.</i></p>
<input 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>

			<i>Staff Comments</i>	<i>The Streets Division Manager and Public Works Director have both stated that the Applicant shall remove the Main Street curb cut to the property, and that the Applicant shall install new sidewalk to match the remaining pedestrian improvements within the right-of-way.</i> <i>This has been made a Condition of Approval.</i>
<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>The Applicant is proposing the construction of a new garage and ADU off the alleyway. Insulating the water service line and main line has been made a Condition of Approval.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and 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>	<i>The proposed garage/ADU respects the existing Old Hailey grid. The structure is situated on the alley side of the lot in a rectangular fashion that preserves the open space at the front of the lot.</i> <i>A Lot Line Adjustment to remove or adjust the interior, southern-most lot lines of Lots South 20' of Lot 12 and Lot 13 shall be submitted. This will maintain the pattern of the Old Hailey town grid while creating a new lot that is appropriately sized for modern building scales and code requirements. Approval of the Lot Line Adjustment shall be made a Condition of Approval for this Design Review.</i>

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Guideline: Site planning for new development and redevelopment shall address the following:</p> <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • 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. <p><i>Staff Comments</i></p>	<ul style="list-style-type: none"> • <i>The scale of the proposed garage/ADU is consistent with the scale and massing of buildings in the surrounding neighborhood. The new building footprint is approximately 100 square feet smaller than the site's existing single-family residence, and the Applicant is proposing a new structure that is approximately 16' feet below the maximum permitted building height for the site and Zoning District.</i> • <i>The rectangular massing and required lot line adjustment will respect the existing grid pattern of Old Hailey.</i> • <i>The original house has a clearly visible entrance from Main Street and the ADU proposes a pedestrian entrance facing south, interior to the lot, and a vehicular entrance facing the alley to the east.</i> • <i>The proposed garage/ADU will be accessed from the alley.</i> • <i>The proposed lot coverage is 26%, with no permitted lot coverage maximum for the site's Zoning District. Ample lot space remains onsite, should the property owner need recreational vehicle storage.</i> • <i>1,125.64 square feet of turf lawn will be retained/offered by this project. A new patio paver area (approximately 144 square feet),</i>

				<p><i>as well as 164 square feet of outdoor deck space for the ADU will provide further yard and open space benefits to the project.</i></p> <ul style="list-style-type: none"> • <i>The proposed ADU is on the north and east side of the lot, preserving solar access from the south and west.</i> • <i>Snow storage has been identified on the site plan and appears sufficient for the site.</i> • <i>Utilities are existing; the Applicant is required to utilize existing water/wastewater utilities on site, and the current aboveground electricity lines servicing the site will be required to be placed underground with site development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</p>
			<i>Staff Comments</i>	<p><i>The energy-conserving strategy for this project, according to the Applicant team, is to utilize southern exposure for solar gain for the primary living area of the ADU. The building's south elevation includes sliding glass doors with full shielding from the roof overhang. This will allow for natural lighting of the ADU, minimizing direct glare and overheating from south-aspect sunlight. The Applicant has not indicated any other energy-conserving design strategies for this project.</i></p> <p><i>As with any new construction, Staff encourages the Applicant to consider energy-conserving measures such as pre-wiring/"rough-in" components for future installation of solar PV panels, high-efficiency HVAC equipment (heat-pumps/mini-splits), above-Code insulation for walls, roofs, and windows, and/or installation of EV-ready electrical infrastructure for charging.</i></p> <p><i>Staff are available to discuss these measures with the Applicant, in addition to available financial assistance and incentive programs that support implementation.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p> <p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p> <p><i>Staff Comments</i></p> <p><i>The proposed garage/ADU design meets all Hailey Municipal Code bulk requirements.</i></p> <p><i>The structure is proposed for the northeast corner of the lot, directly adjacent from the alley. According to the Applicant, the garage/ADU will feature a 2:12 pitch shed roof. This low roof pitch, combined with the roof's slope angled interior to the property and the building's tallest wall plane facing the alley, creates a perceived mass that is smaller in nature and appropriate for the property's surrounding context.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p>3. Architectural Character</p>
			17.06.090(C)3a	<p>a. General</p>

				<p>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p> <p><i>Staff Comments</i> While the proposed ADU incorporates a shed roof, the materials and roof overhangs are consistent with traditional Old Hailey vernacular. The wood post and beams, wood soffits and detailing, corrugated metal wainscoting, and color palette of the exterior cladding blends well with the surrounding context of the Hailey Townsite Overlay. Steel cable railings around the second-level exterior deck provide a modern material and design element that captures the era in which the structure will be built, without detracting from the historical styles and charm of Old Hailey.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p>b. Building Orientation</p> <p>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p><i>Staff Comments</i> The original house orients to the street in a similar manner to the surrounding residences. The proposed garage/ADU will be accessed from the alley, as is typical in Old Hailey. No change to the front entry of the primary structure is proposed.</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> <p><i>Staff Comments</i> The existing residence orients to the street in a similar manner to the surrounding residences, with the building's shorter wall plane facing Main Street. The proposed garage/ADU will be accessed from the alley, as is typical in Old Hailey, and it will be positioned in line with the existing residence on the property's northern boundary, to the greatest degree possible given existing utilities and site conditions. The existing grid pattern in Old Hailey will not be impacted by the proposed building placement and design.</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> <p><i>Staff Comments</i> The garage/ADU is constructed of rectangular forms, with the longer side facing the existing building and Main Street and the shorter side facing interior lot lines. These forms are traditionally found in Old Hailey.</p> <p>The proposed garage/ADU is rectangular in shape and it incorporates a small footprint, relative to the lot's total size. As previously mentioned in this Staff Report, the structure will feature a low-pitch roof, with the shortest wall plane facing west/towards Main Street. This roof form will reduce the perceived scale of the garage/ADU from established front of the property.</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>

			<i>Staff Comments</i>	<i>The structure will feature a low-pitch roof, with the shortest wall plane facing west/towards Main Street. This roof form will reduce the perceived scale of the garage/ADU from established front of the property (Main Street). The three (3) garage bay entrances will face the alley, diminishing these entrances to all surrounding traffic and uses, aside from activity in the alley itself.</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>The proposed garage/ADU will utilize snow retention bars to store the roof snow on the roof. The building proposes a single roof pitch (2:12/low angle) that angles toward the interior of the property, ensuring that snow will not shed onto adjacent properties and that all drip lines will route to a proposed drought-tolerant flower bed.</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>The Applicant has proposed a shed roof form of 2:12 pitch, which represents design elements that are similar to or match those traditionally found in the Townsite Overlay District. The standing seam metal roofing material is used widely across the Townsite Overlay District as well, which the Applicant is proposing to use for this project.</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 Section 17.06.090(C)3d.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>e. Wall Planes</p>
				<p>Guideline: Primary wall planes should be parallel to the front lot line.</p>
			<i>Staff Comments</i>	<p><i>The garage/ADU's longest wall plane is parallel to the front lot line, although residential access to the structure will be achieved via the shorter, south-facing wall plane.</i></p> <p><i>While the Applicant originally intended for the residential access and exterior covered deck to face west towards Main Street, utility setbacks required by existing Idaho Power infrastructure in the alley has resulted in amended site plans to be submitted by the Applicant. These amendments now represent the finalized site plans, including a 90 degree, counter-clockwise rotation of the proposed garage/ADU. This amendment achieves Idaho Power clearance requirements for their equipment.</i></p>
<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>The wall planes of the proposed structure are similar or subservient in size to neighboring residences and/or buildings. The Applicant is proposing a structure that is 23' 10" tall at its highest point, while the maximum</i>

				<i>permitted building height for the Zoning District (Business, Townsite Overlay, Downtown Residential Overlay) is 35’.</i>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			<i>Staff Comments</i>	<p><i>The southern wall plane features a covered deck space with a steel cable railing, which helps to significantly break up this wall plane. However, Staff feel that north and west wall planes have a large massing that is not fully conducive of the design guidelines for residential buildings in the Townsite Overlay. The west elevation, in particular, presents the largest uninterrupted area of wall plane for the project. The primary material and color for the garage/ADU will be off white, vertical wood siding. While appropriate materials and colors for the building and its surrounding context in the Townsite Overlay District, the presentation of scale and massing with the materials and colors on the north and west elevations does not offer visual interest and may serve to dominate the site and the existing primary residence.</i></p> <p><i>The Commission may wish to discuss design enhancements to large, unbroken wall planes of the Applicant’s design proposal. These could include features like belly band siding of an alternate color, more wood accenting, suspended awnings, or a wrap-around extension of the covered porch.</i></p>
<input 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>	<p><i>The four (4) windows facing Main Street are of traditional size, scale, and proportion. However, the Applicant may wish to consider including additional windows on the Main Street (west-facing) elevation, especially for the ground-level garage space. The large double windows on the far left side of the west elevation serve the interior stairwell leading to the ADU. The other small square window provides natural light for the garage bathroom. The Applicant may wish to confirm if the garage doors include any windows, but in general, the garage space lacks an effective natural light source.</i></p> <p><i>The addition of first-floor windows on the west, street-facing building elevation will not only enhance the overall building design, as viewed from Main Street, but the garage functionality will also be enhanced with west elevation window additions as well.</i></p> <p><i>The Commission may wish to discuss if the four (4) Main Street-facing windows, as currently proposed, adequately address this guideline and provide sufficient value to the design and function of the building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			<i>Staff Comments</i>	<i>The proposed windows on the side lot lines adjacent to other buildings respect the privacy of neighbors. Only two clerestory (2) windows on the north elevation are proposed, and the southern elevation features the</i>

				<p><i>covered deck space. This recesses the windows and sliding glass doors by nature of the building’s design, further protecting the privacy of neighbors.</i></p> <p><i>It should also be noted that the remaining lots to the south, completing the Chestnut to Elm Street block, are currently vacant.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p>g. Decks and Balconies</p> <p>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</p> <p><i>Staff Comments</i> <i>The second floor, covered deck is set back from the first-floor façade and sheltered by the main roof. The proposed size of 164 square feet is in scale with the surrounding neighborhood. The Commission may recall the Benson Dental project reviewed in 2023, located on the corner of Elm and 1st Avenue and directly across from this project’s existing alley. The Benson Dental project also featured a second level ADU with covered exterior deck space, approximately 125 square feet in size.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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> <p><i>Staff Comments</i> <i>The proposed second floor deck space faces south, interior to the property. The deck is not oriented to immediately adjoin an adjacent property line. The remaining lots to the south of the Applicant’s property, completing the Chestnut to Elm Street block, are currently vacant. No adverse impact to the privacy of neighbors is anticipated.</i></p>
<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p>h. Building Materials and Finishes</p> <p>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.</p> <p><i>Staff Comments</i> <i>The proposed garage/ADU will complement that of the surrounding neighborhood, as well as the site’s existing primary residence.</i></p> <p><i>According to the Applicant, a corrugated metal siding is proposed at the ground floor level to minimize moisture damage from snow against the building. This ground floor material will also provide variety in texture and appearance when compared to the rest of the exterior materials of the building, which is primarily vertical wood siding in an off-white color scheme.</i></p> <p><i>Yellow cedar wood trim around human entry and garage doors and architectural grade plywood soffit material adds further texture and detailing that reduce some of the perceived scale of large walls. The siding changes are separated by belly bands that match the existing house. The color palette consists of brown tones with enough contrast to emphasize the different siding treatments.</i></p> <p><i>However, the Commission may refer to Staff comments provided in Section 17.06.090(C)3e of this Staff Report, which discusses a level of concern with large, unbroken wall planes on the north and west building elevation,</i></p>

specifically. Staff believe that additional material/color detailing on these elevations could benefit the overall project design and better complement the surrounding neighborhood.



STANDING SEAM METAL ROOFING
 COLOR: ZINC GRAY



2x6 PAINT GRAIN VERTICAL WOOD SIDING
 COLOR: OFF WHITE



ROLL-IN METAL EXTERIOR TRIM
 COLOR: LIGHT GRAY



COMPOSITE FRAME EXTERIOR WINDOWS & DOORS
 COLOR: WHITE



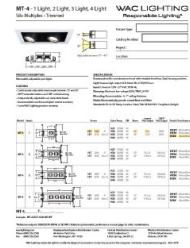
STEEL CABLE RAILING WITH WOOD CAP



EXTERIOR ALUMINUM YELLOW CEDAR WOOD SIDING
 STAIN: CLEAR



EXTERIOR DARK GRAY COMPLIANT WALL SCONCE
 LOCATION: LOWER LEVEL GARAGE AND MAIN DOORS



EXTERIOR DARK GRAY WALL SCONCE
 LOCATION: EXTERIOR TERRACE SUPPORT



?

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><i>Each wall plane of the proposed garage/ADU incorporates at least one change in material and/or color, including corrugated metal siding, wood trim and detailing, and off-white vertical wood siding.</i></p> <p><i>However, the Commission may refer to Staff comments provided in Section 17.06.090(C)3e of this Staff Report, which discusses a level of concern with large, unbroken wall planes on the north and west building elevation, specifically. Staff believe that additional material/color detailing on these elevations could benefit the overall project design and better complement the surrounding neighborhood.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>i. Ornamentation and Architectural Detailing</p> <p>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</p> <p>Staff Comments</p> <p><i>The Applicant’s property hosts an existing single-family residence with its entrance facing west, towards Main Street. The proposed garage/ADU will off pedestrian access on its south elevation, and garage/vehicular access from the alley and facing east. The pedestrian entrance elevation (south-facing) offers substantial architectural detailing, including changes in materials and colors, a single-pitch shed roof, steel cable railings with wood capping for the second-floor outdoor deck space, and wooden post and beam features.</i></p> <p><i>The garage/ADU’s Main Street (west)-facing elevation features a degree of architectural detailing, including changes in color and materials, although as Staff has noted previously in this Staff Report, additional architectural features on the west elevation may serve to break up the large wall plane and add visual interest to this wall plane.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</p> <p>Staff Comments</p> <p><i>The exterior deck space, wood door trim, wood soffits, corrugated metal wainscot, and wood post and beam features each provide ornamentation that is reminiscent of the historic nature of Old Hailey.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</p> <p>Staff Comments</p> <p><i>Please refer to Sections 17.06.090(C)3h and 17.06.090(C)3i for further information.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>4. Circulation and Parking</p> <p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p> <p>Staff Comments</p> <p><i>Pedestrian access for the garage/ADU will be achieved via the building’s south elevation. Pedestrians may access the site and south elevation through the alley, or from Main Street and the new paver walkway the Applicant intends to install to the south of the existing residence on site. Parking for the ADU will be provided via the proposed three (3) car garage, which also includes an interior staircase. While the Applicant has proposed</i></p>

				<i>three (3) additional uncovered parking stalls for the southwest corner of the property, Staff would like to highlight the parking area siting requirements noted in Hailey Municipal Code Section 17.09.020.01, and the subsequent Condition of Approval, Condition “I”, stated in this Staff Report. The Applicant should take great care in ensuring that pedestrian safety is upheld as site planning evolves.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			<i>Staff Comments</i>	<i>See Section 17.06.090(C)4 of this Staff Report for discussion of on-site parking considerations. Relocation of on-site parking, as currently proposed, will minimize the visual impact from the street.</i> <i>The proposed garage area will be accessed via the alley to the east of the site, with little to no visual impact on surrounding streets. A six foot (6') tall, white vinyl fence is proposed along the entirety of the property's Main Street frontage, which will shield the front of the site from the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.
			<i>Staff Comments</i>	<i>The Applicant is proposing all future vehicular access through the alley.</i> <i>The Applicant shall remove the Main Street curb cut to the property and install new sidewalk to match the remaining pedestrian improvements within the right-of-way.</i> <i>This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			<i>Staff Comments</i>	<i>The detached garage is proposed to be accessed off the alleyway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			<i>Staff Comments</i>	<i>N/A, as the garage will have access from the existing alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			<i>Staff Comments</i>	<i>N/A, as there is no seasonal, off-street parking for recreational vehicles being proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>The alley is existing and will be utilized for access to onsite parking. No alley access will be eliminated.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<i>All wet utilities will be underground within the existing alley. Existing overhead power lines are also located in the alley, and the Applicant has coordinated with Idaho Power to ensure that utility line clearances will be met. New underground power service for the existing primary residence on-site will also be provided, according to site plans. Vehicular access to the garage/ADU will also be achieved via the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the city alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>The parcel is located within the Business (B) Zoning District, and the driving surface of the alley is paved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>No landscaping is proposed adjacent to the alley. Concrete paving is proposed for the driveway area adjacent to the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>A detached garage/ADU is proposed to be subordinate to the primary residence. The proposed garage/ADU is located at the rear of the property, and its footprint is smaller than that of the existing primary residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	<i>The proposed garage/ADU building will be located at the rear of the lot and located behind the existing primary residence. It will be accessed off of the alley.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<i>The Applicant has stated that the site contains 3,150 square feet of hardscape surface, which would require at least 787 square feet of snow storage. The Applicant has stated that the two (2) snow storage areas equal 543 square feet.</i> <i>The Applicant shall provide additional snow storage square footage, totaling at least 25% of the site's hardscape area.</i> <i>This has been made a Condition of Approval.</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.

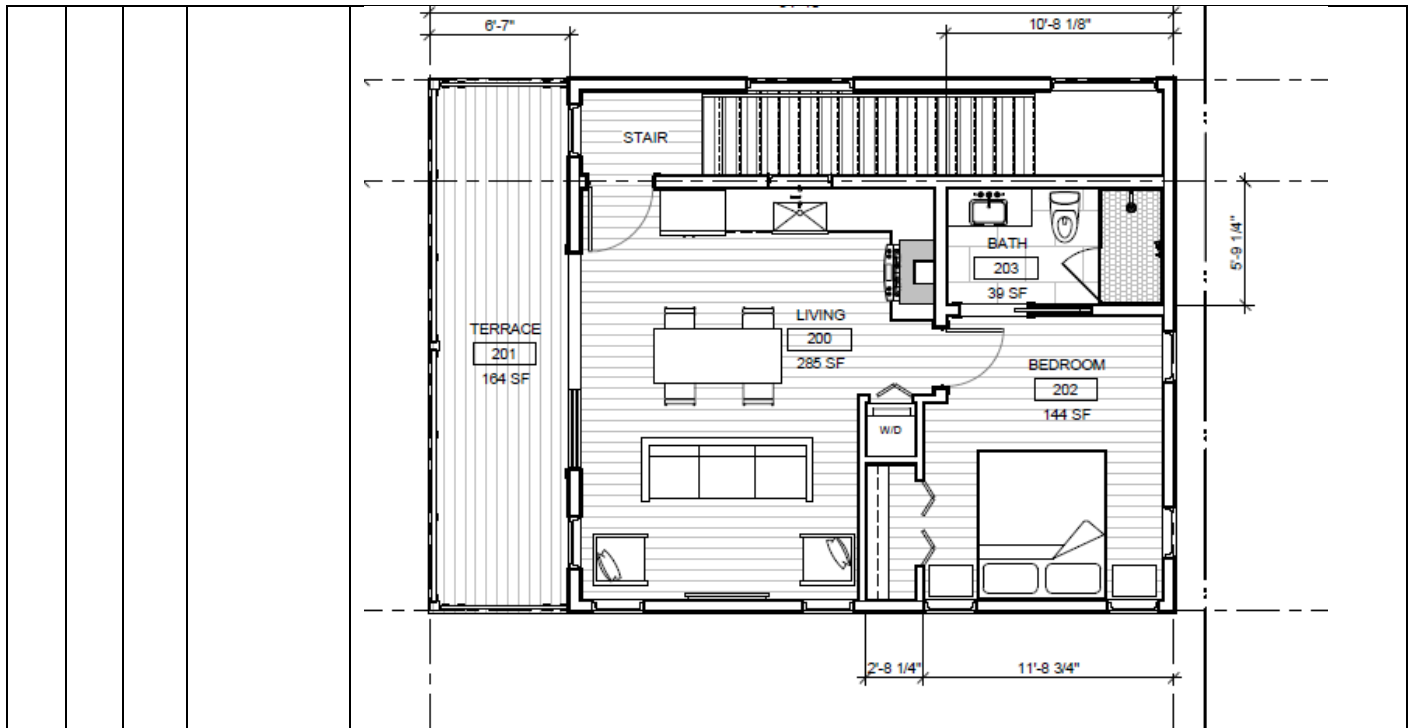
				<ul style="list-style-type: none"> • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<i>Snow storage areas are proposed in the southeastern corner of the property, on either side of a pre-fabricated metal storage building that will be constructed at a later date. No impacts to pedestrian routes, vision triangles, or adjacent properties are anticipated with the proposed snow storage plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>There is one (1) existing tree identified onsite that is proposed to be retained, as well as one (1) existing tree identified onsite that is proposed to be removed. Three (3) new Swedish Aspen trees are proposed to be planted along the property’s western boundary, directly adjacent to Main Street and the proposed six foot (6’) white vinyl fence.</i>
<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.
			<i>Staff Comments</i>	<i>N/A, as no significant landscape features are presently onsite. However, the Applicant intends to install approximately 1,144 square feet of new turf lawn, a drought tolerant flower bed, and a series of vegetable planters.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			<i>Staff Comments</i>	<i>If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			<i>Staff Comments</i>	<i>The Applicant has proposed a “solid white vinyl fence 6’ tall” along the entirety of the property’s Main Street frontage. A new gate is also proposed, providing pedestrian access from Main Street to the site. No materials sample (physical or digital) for this fence has been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			<i>Staff Comments</i>	<i>A new three foot (3’) retaining wall is proposed for the site, directly to the west of the new garage/ADU structure. Staff do not anticipate this retaining wall to impact the streetscape in any fashion, based on other proposed site additions along the property’s Main Street frontage (fencing and landscaping).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:

				<ul style="list-style-type: none"> The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	<i>N/A, as no historic structures are proposed to be altered with this project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>N/A, as no historic structures are proposed to be altered with this project.</i>

General Requirements for Accessory Dwelling Units

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"/>	17.08D.020	<p><u>Applicability.</u></p> <p>The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<p><u>General Provisions.</u></p> <p>A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise</p>

			Short Term Occupancy													
			Staff Comments	<i>The owners intend to utilize the ADU as housing for an employee of their roofing business, which will occupy the garage space below the ADU. The Applicant meets this standard, and in addition, this standard has been made a Condition of Approval.</i>												
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		2. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.												
			Staff Comments	<i>N/A, as neither dwelling unit onsite is intended to be utilized for short-term occupancy.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.												
			Staff Comments	<i>The gross floor area of the principal building is 879 square feet in size, with 66% of its size equaling 580 square feet. The Applicant meets this standard, as the proposed ADU is 579 square feet in size.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Lot Size (square feet)</th> <th style="text-align: center;">Minimum Gross Floor Area (square feet)¹</th> <th style="text-align: center;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to 7,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">900</td> </tr> <tr> <td style="text-align: center;">7,001 – 8,000</td> <td style="text-align: center;">300</td> <td style="text-align: center;">950</td> </tr> <tr> <td style="text-align: center;">Lots 8,001 and greater</td> <td style="text-align: center;">300</td> <td style="text-align: center;">1,000</td> </tr> </tbody> </table> <p style="text-align: center;">Gross square footage calculations for Accessory Dwelling Units does not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹														
Up to 7,000	300	900														
7,001 – 8,000	300	950														
Lots 8,001 and greater	300	1,000														
			Staff Comments	<i>The Applicant meets this standard—the lot size is approximately 9,598 square feet, and the proposed ADU is larger than 300 square feet but less than 1,000 square feet. Specifically, the lot is 9,598 square feet in size and the proposed ADU is 579 square feet in size.</i>												



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.
			<i>Staff Comments</i>	<i>The proposed ADU has only one (1) bedroom.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08D.070: Livability	A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineate by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.
			<i>Staff Comments</i>	<i>The Applicant is providing 164 square feet of covered, outdoor deck space on the second floor of the new structure, immediately accessible to the ADU.</i>

Chapter 17.09: Parking and Loading

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.
			<i>Staff Comments</i>	<i>The proposed garage will provide covered parking for three cars off the alley, with the driveway area being improved with concrete.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.

			<i>Staff Comments</i>	<i>The following elements of the proposed site plan mitigate light trespass from the proposed ADU parking:</i> <ul style="list-style-type: none"> - <i>Parking is provided inside of covered garage with overhead doors</i> - <i>Parking directionality is positioned east/west; headlights will either be facing interior to the site, or into the alley if the ADU resident backs into the garage bay. The property directly across the alley, with respect to the Applicant’s property, includes mature landscaping and a shed along the property’s alley-side property boundary. The presence of these site features will further mitigate any potential light trespass from ADU parking on the Applicant’s property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
			<i>Staff Comments</i>	<i>The proposed garage will provide covered parking for three cars off the alley, including the ADU and the existing primary dwelling.</i>

17.06.060 Criteria.

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

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

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

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

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

- 1. If any extension of the one-year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.
In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

The following Conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. The following shall be met:
 - i. The Applicant shall not make a new connection to the sewer main and must tap into their existing sewer service for the site.
 - ii. All water main lines within the alley that are less than six (6) feet deep, shall be insulated with material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
 - iii. The Applicant shall remove the Main Street curb cut to the property and install new sidewalk to match the remaining pedestrian improvements within the right-of-way.
- d) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- 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) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- h) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- i) Any and all existing trees and mature landscaping, noted to be retained, shall be protected throughout the construction process.
- j) Approval of the Design Review is contingent upon the approval of the submitted Lot Line Adjustment.
- k) When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental.

- l) The Applicant shall reconfigure the proposed parking area and prefab metal building to meet Hailey Municipal Code standards for rear property siting of new onsite parking areas, consistent with Section 17.09.020.01.
- m) The Applicant shall provide additional area for onsite snow storage, totaling at least 25% of the site's hardscape area.
- n) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.

Motion Language:

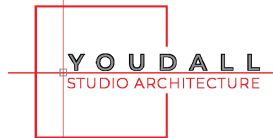
Approval: Motion to approve the Design Review Application by Eric Cueva, represented by Youdall Architecture, for an 877 square foot detached garage addition as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the addition, located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) in the Business (B), Downtown Residential Overlay (DRO) and Townsite Overlay (TO) Zoning Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (n) are met.

Denial: Motion to deny the Design Review Application by Eric Cueva, represented by Youdall Architecture, for an 877 square foot detached garage addition as well as a new 579 square foot Accessory Dwelling Unit (ADU) located above the addition, located at 504 S. Main Street (Lots S20' of 12 All of 13 & 14, Block 9, Hailey Townsite) in the Business (B), Downtown Residential Overlay (DRO) 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 _____ [Commission should specify a date].

CUEVA ADU

504 S Main, Hailey ID



HAILEY DESIGN REVIEW

03/22/24

PROJECT
CUEVA ADU
504 S MAIN HAILEY, ID

YODALL STUDIO ARCHITECTURE
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BY YODALL STUDIO ARCHITECTURE.
SCALE: AS NOTED
NOTE: IF THIS DRAWING IS NOT A PART OF A SET, IT HAS BEEN
REMOVED FROM ITS ORIGINAL USE. SCALE IS NO CHANGE
APPLICABLE.

DATE	ISSUE
03/22/24	HAILEY DESIGN REVIEW

PREVIOUS:

REVISIONS		
NO.	DATE	ISSUE

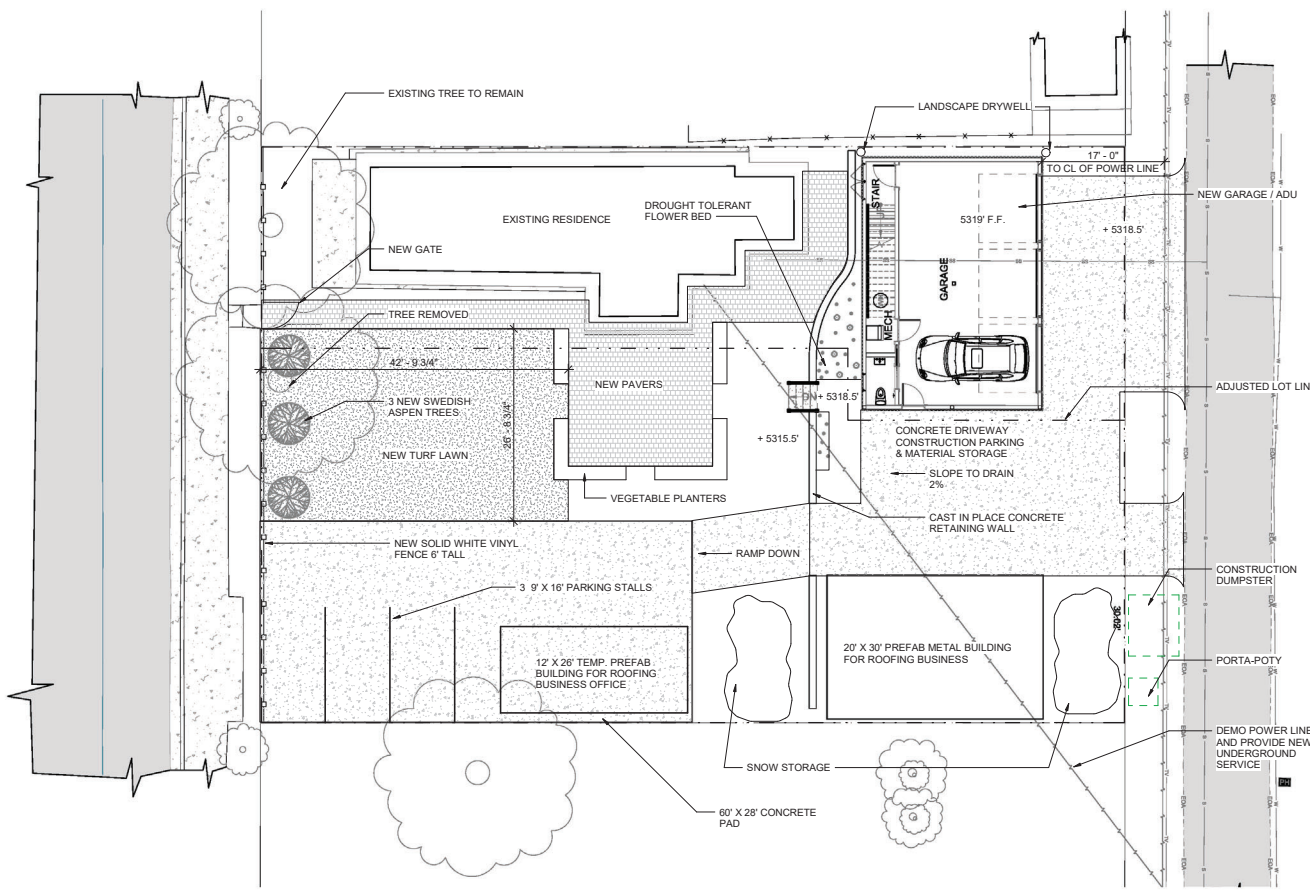
DRAWING TITLE
SITE PLAN

PROJECT #: xx-xxx
DRAWN BY: Author
CHECKED BY: Checker

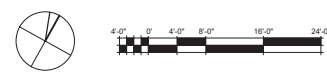
KEY PLAN

DRAWING NO:

A1.00



1 **SITE PLAN**
SCALE: 1/8" = 1'-0"





631 W MEADOW DR, HAILEY IDAHO, 83333

LICENSED ARCHITECT AR 985096



EXP: 08-01-2024

Matt Youdall

PROJECT

CUEVA ADU

504 S MAIN HAILEY, ID

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DATE	ISSUE
03/22/24	HAILEY DESIGN REVIEW

PREVIOUS:

REVISIONS

NO.	DATE	ISSUE
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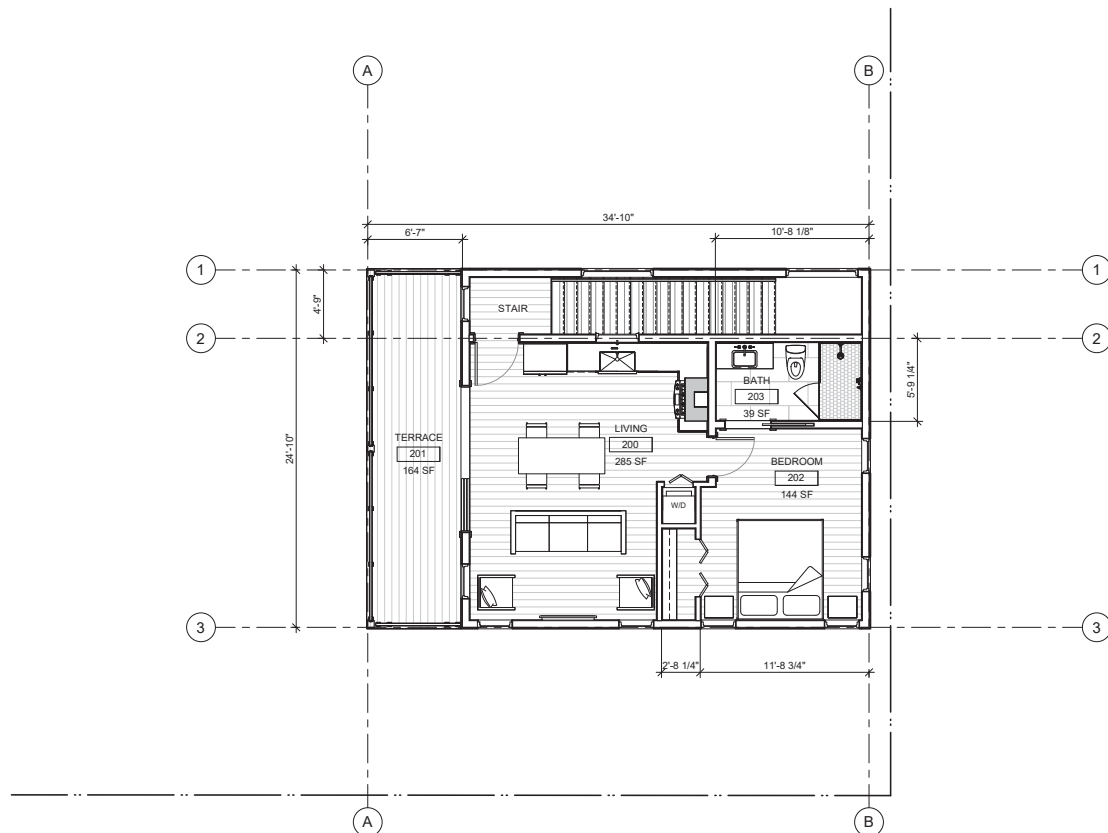
DRAWING TITLE
FLOOR PLAN

PROJECT #: xx-xxx
DRAWN BY: Author
CHECKED BY: Checker

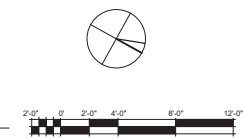
KEY PLAN

DRAWING NO:

A3.01



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROJECT
CUEVA ADU
504 S MAIN HAILEY, ID

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NOT BE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN
CONSENT OF YODALL STUDIO ARCHITECTURE.
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REVISED FROM ITS ORIGINAL USE. SCALE IS NO CHANGE
APPLICABLE.

DATE	ISSUE
03/22/24	HAILEY DESIGN REVIEW

PREVIOUS:

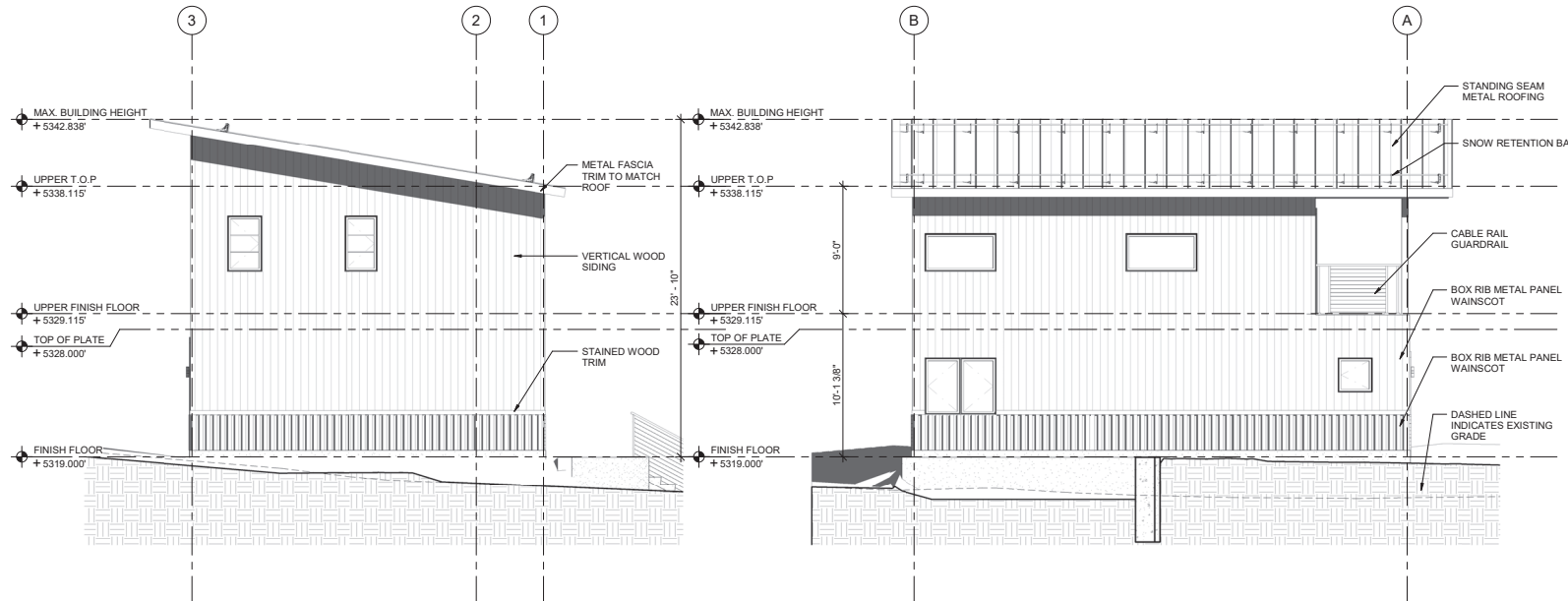
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE
ELEVATIONS

PROJECT #: xx-xxx
DRAWN BY: Author
CHECKED BY: Checker

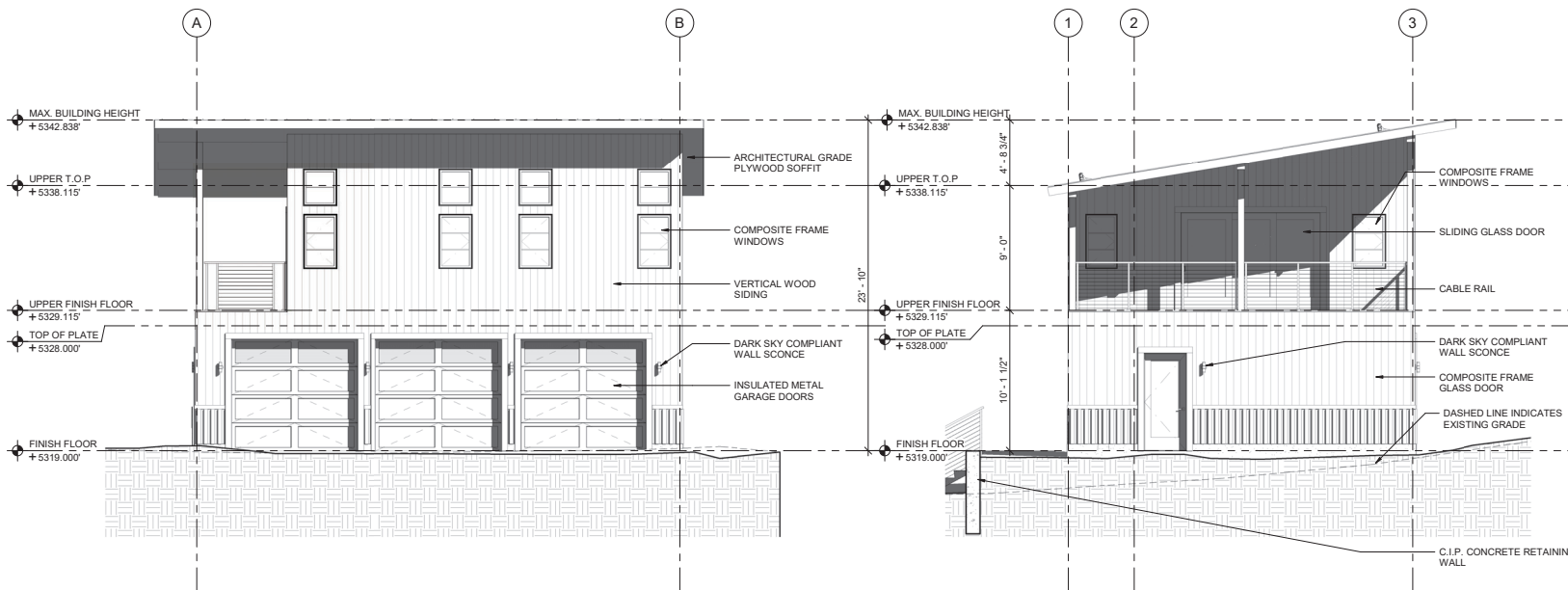
KEY PLAN

DRAWING NO:
A7.00



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

2 WEST ELEVATION DR
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION DR
SCALE: 1/4" = 1'-0"

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

Return to Agenda



Staff Report
Hailey Planning and Zoning Commission
Regular Meeting of May 6, 2024

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

Proposal: Consideration of a Design Review Preapplication submitted by Macintosh Holdings, LLC, represented by Erinn Bliss with Bliss Architecture, for the construction of a new 6,390 square foot multifamily townhome development project located at 637 S. River Street (AM Lot 2A Block 1, Maple Subdivision). The development consists of two (2), three story, multifamily buildings, which includes six (6) dwelling units in total.

Hearing: May 6, 2024

Applicant: Macintosh Holdings LLC represented by Erinn Bliss with Bliss Architecture
Location: 637 S. River Street (AM Lot 2A Block 1, Maple Subdivision)
Zoning & Lot Size: General Residential (GR), Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Districts; approximately .20 acres (8,840sq. ft.)

Notice: Notice for the public hearing was published in the Idaho Mountain Express on March 27, 2024, and mailed to property owners on March 22, 2024.

Background and Project Overview. The Applicant is proposing a new 6,390 square foot multifamily townhome development project, to be located at 637 S. River Street (AM Lot 2A Block 1, Maple Subdivision). The development consists of two (2), three story, multifamily buildings, which includes six (6) dwelling units in total. This project is to be known as Six Thirty-Seven Townhomes.

More specifically, the proposed site plan entails two (2), 3,195 square foot, three story multifamily buildings; each building contains six (6), 1,065 square foot residential dwelling units.

- **First Floor:**
 - o Total living space: 138 square feet per unit
 - o Entry Vestibule
 - o Storage
- **Second Floor:**
 - o Total living space: 444 square feet per unit
 - o Living room, kitchen, Dining Room, Pantry & Powder room
- **Third Floor:**
 - o Total living space: 483 square feet per unit
 - o 2 Bedroom
 - o 2 Bathroom
 - o Laundry room

The Applicant has submitted a Site Plan, Floor Plan, and Renderings, as required by the Preapplication Design Review submittal requirements, as well as a Snow Storage Plan.

Chapter 17.06: Design Review. Section 17.06.050: Application:

C. Design Review Pre-Application:

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



Other Items for Discussion:

1. **Overall Land Use.** The Applicant has stated that this project is intended to fill a housing need in the Hailey community. The proposed multifamily project is permitted outright within the proposed Zoning Districts, to which this parcel belongs to. According to the Hailey Municipal Code, the purpose of the Limited Business is:

“The purpose of the GR district is to provide areas for a variety of residential uses, and a limited number of other uses compatible with this type of residential development. The intent is to preserve the favorable amenities associated with a residential neighborhood. (Ord. 1191, 2015)”

“The purpose of the Downtown Residential Overlay District (DRO) is to promote the health, safety and welfare of current and future residents of the City of Hailey; to modify the density, bulk and parking requirements of certain areas of the Business, Limited Business and General Residential Zoning Districts in order to encourage the development of mid-density residential housing to help meet the housing needs of the community; to encourage infill while retaining neighborhood character; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the City of Hailey Comprehensive Plan, for the desirable future development of the City of Hailey. (Ord. 1238, 2018)”

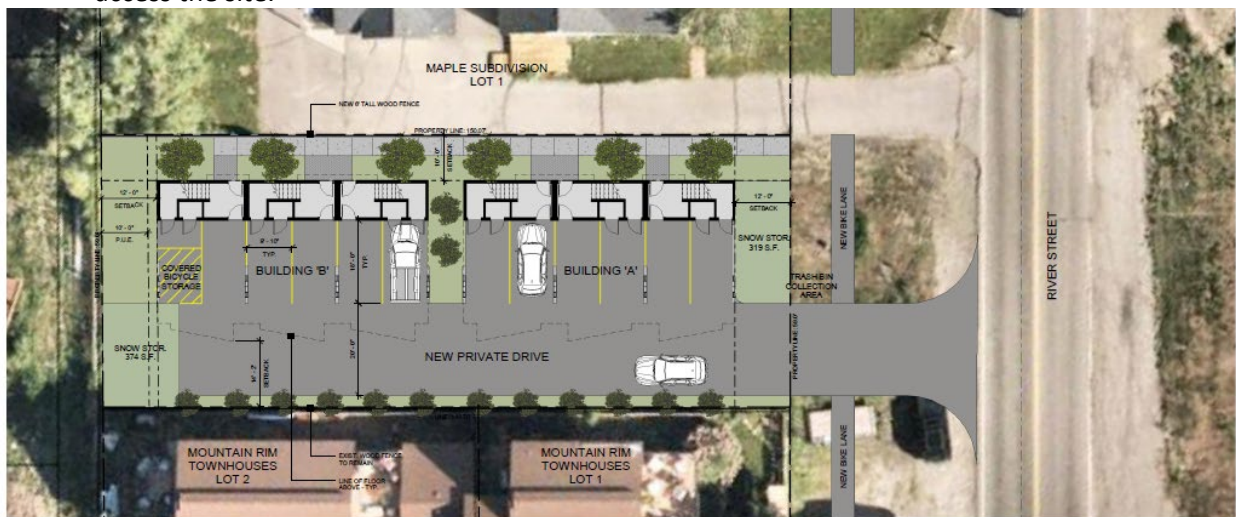
“The purpose of the townsite overlay district is to promote the health, safety and welfare of current and future residents of the city of Hailey; to modify the bulk requirements of certain zoning districts in order to better respond to the unique conditions and circumstances of the original Hailey townsite; to encourage infill while retaining neighborhood character; to increase the compatibility and lessen the degree of nonconformity of existing structures; to create sufficient flexibility to allow for desirable development; to conserve building resources; and to enhance neighborhoods with increased pedestrian orientation, all in accordance with the city of Hailey comprehensive plan, for the desirable future development of the city of Hailey. (Ord. 1191, 2015)”

To counter the impact of urban sprawl, community planners and developers are turning to infill development as a way to create more housing opportunities in urban neighborhoods. Infill development is the process of redeveloping an underused site which usually focuses on bringing a mix of residential, commercial, and entertainment opportunities to a community. The proposed multifamily project creates infill development by keeping the residents near the center of the city, where there is access to various transportation opportunities and other city amenities.

2. Site Planning:

- **Density:** For parcels located within the DRO, the per acre density provisions of the underlying district shall not apply. Rather, density shall be limited by required open space, parking, landscaping, and standards of review from "Design Review". As such, the Applicant is proposing a project that consists of six (6) residential multifamily units on approximately .20 acres of land. The overall density proposed complies with the regulations as outlined in the DRO.

- **Setbacks.** The structures comply with all setback requirements of the TO and GR Zoning Districts, with a front yard (along River Street) setback of 12', a rear yard setback of 12' and side yard setbacks of 10' to the North and South. Setbacks between buildings are also compliant with code; however, additional review and analysis will take place prior to the Commission's review of the full Design Review package.
- **Snow Storage:** Per code, 25% of the total, onsite hardscape is required for an onsite snow storage area. The total hardscape area proposed is 2,661 square feet, and 25% of this, or 665 square feet, is required to comply with City Standards. The Applicant is proposing a snow storage area of approximately 693 sq. ft. The proposed snow storage area complies with City code.
- **Site Access:** Vehicular access will be achieved from River Street through a paved driveway to access the site.



3. Building Design, Materials, and Colors: The multifamily townhome project is proposed to be shades of grays and browns. Exterior materials incorporate vertical cement board and batten siding with a corrugated metal panel along the lower portion of each building. Undulation and visual interest are further enhanced by various sized windows, wood siding panels accents, roof parapets and Black Architectural Asphalt shingles. Black windows and exterior doors are proposed.

Building A: Rugged Paths- Brown

Building B: Nashville Grey



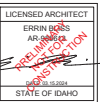
4. **Streets, Right-of-Ways, Sidewalks:** Improvements required include but are not limited to the installation of the River Street Typical Section along the property's frontage of River Street, approved in-lieu fees, landscaping (street trees) and irrigation for all ROW landscaping, or a combination thereof, as discussed with City Staff and highlighted below.
 - **ROW Improvements:** The Applicant intends to improve the public right-of-way along River Street. Given the location and width of the proposed parcel, Staff and the Applicant have internally discussed creative buildout options for this part of River Street. Through this discussion, Staff recommend that, rather than having an island of River Street Typical Section improvements within this block, the Applicant shall:

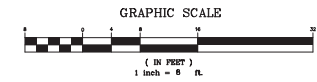
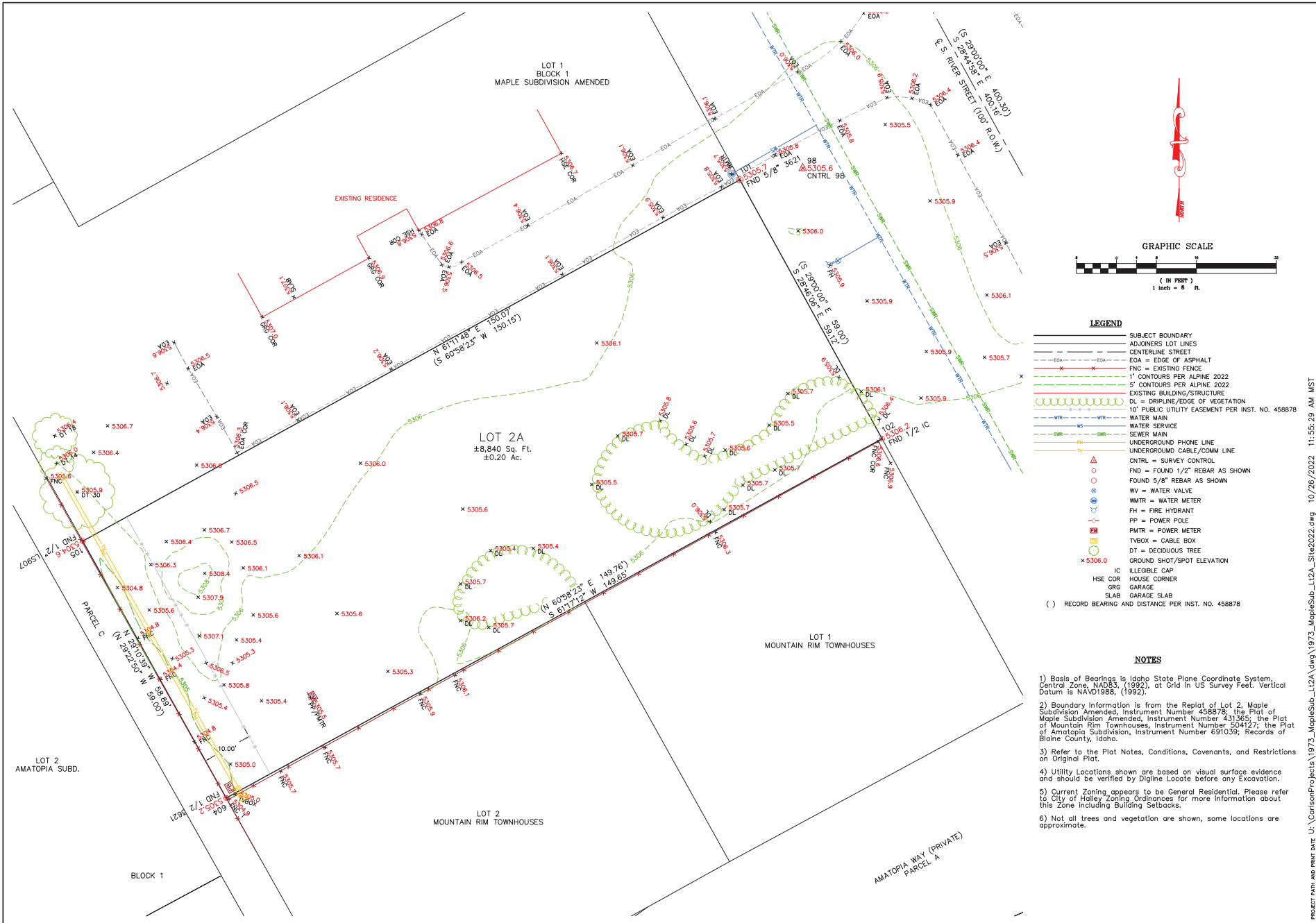
Construct a meandering bike path, equivalent to that of the River Street Typical Section for this property's frontage. It is anticipated that this path will continue north to Chestnut Street and south to Maple Street; however, Staff and the Applicant will continue to refine details of this once an estimate has been prepared by the Applicant and provided to the City Engineer for review. Details will be provided at the full Design Review hearing.
5. **Parking:** Parking requirements for multifamily development projects located within the DRO require a minimum of one (1) space per unit and one (1) space for guest parking. However, improved City Right-of-Way's adjacent to the site count towards the guest parking requirement, which the Applicant is proposing to provide. The Applicant's proposed multifamily development consists of 6 units in total, each unit is required to provide 1 onsite parking space, which would require 6 onsite parking spaces for the multifamily development. The Applicant has depicted a total of 11 onsite, covered parking spaces. These spaces are located within the proposed garages and/or in front of the garages. The overall onsite parking provided exceeds the minimum requirement for onsite parking.
6. **Usable Open and/or Park Space.** Per the DRO Zoning District, a total of 10% of open space is required onsite for the development of the project. The proposed 8,840 square foot lot would require 884 square feet of open space. The Applicant has provided 2,885 square feet or 33% of open space for the multifamily project, which is more than the required amount. While the Applicant exceeds minimum open space requirements, there appear to be no onsite amenities offered to the future tenants of this project. Staff strongly encourages the Applicant to consider adding a small courtyard, outdoor seating areas, or pergola and picnic tables within the open space areas. Useable amenities, or gathering area, are highly desirable and should be integrated onsite.
7. **Water, Sewer, and Fire:** This is a Preapplication Design Review. Final drawings that illustrate connection details will be required for full Design Review (to be determined).

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



PN
 CONTEXT PLAN
 SCALE: 1" = 60'-0"





- LEGEND**
- SUBJECT BOUNDARY
 - ADJOINERS LOT LINES
 - CENTERLINE STREET
 - EOA = EDGE OF ASPHALT
 - FNC = EXISTING FENCE
 - 1" CONTOURS PER ALPINE 2022
 - 5" CONTOURS PER ALPINE 2022
 - EXISTING BUILDING/STRUCTURE
 - DL = DRIPLINE/EDGE OF VEGETATION
 - 10' PUBLIC UTILITY EASEMENT PER INST. NO. 458878
 - WTR = WATER MAIN
 - WS = WATER SERVICE
 - SMM = SEWER MAIN
 - UG = UNDERGROUND CABLE/COMM LINE
 - CNTRL = SURVEY CONTROL
 - FND = FOUND 1/2" REBAR AS SHOWN
 - FND 5/8" REBAR AS SHOWN
 - WV = WATER VALVE
 - WMTR = WATER METER
 - FH = FIRE HYDRANT
 - PP = POWER POLE
 - PMTR = POWER METER
 - TVBX = CABLE BOX
 - DT = DECIDUOUS TREE
 - GROUND SHOT/SPOT ELEVATION
 - IC ILLEGIBLE CAP
 - HSE COR HOUSE CORNER
 - GRG GARAGE
 - SLAB GARAGE SLAB
 - () RECORD BEARING AND DISTANCE PER INST. NO. 458878

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet. Vertical Datum is NAVD1988, (1992).
 - 2) Boundary Information is from the Replat of Lot 2, Maple Subdivision Amended, Instrument Number 458878; the Plat of Maple Subdivision Amended, Instrument Number 431365; the Plat of Mountain Rim Townhouses, Instrument Number 504127; the Plat of Amatopia Subdivision, Instrument Number 691039, Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and should be verified by Digline Locate before any Excavation.
 - 5) Current Zoning appears to be General Residential. Please refer to City of Hailey Zoning Ordinances for more information about this zone including Building setbacks.
 - 6) Not all trees and vegetation are shown, some locations are approximate.

PROJECT PATH AND PRINT DATE: U:\Corlison\Projects\1973_MapleSub_L12A.dwg\1973_MapleSub_L12A_Site2022.dwg 10/26/2022 11:55:29 AM MST

Alpine Enterprises Inc.
 Survey Mapping & Engineering
 460 6th St. Unit 1
 P.O. Box 272-1987, Hailey, ID 83401
 Phone: 202-1987, Fax: 202-1987
 email: sam@alpineenterprisesinc.com

REVISIONS

NO	DATE	BY

Sheet 1 of 1

A SITE PLAN SHOWING
 LOT 2A, BLOCK 1, MAPLE SUBDIVISION AMENDED
 WITHIN SS, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR JOEL TRANTER AND DAVID BAROVETTO



SITE DATA

SITE ADDRESS:
 637 S. RIVER STREET
 HAILEY, IDAHO

PARCEL NUMBER:
 RPH045200002A

ZONING DISTRICT:
 OR - GENERAL RESIDENTIAL ZONE

ZONING SUBDISTRICTS:
 TOWNSITE OVERLAY DISTRICT
 DOWNTOWN RESIDENTIAL OVERLAY DISTRICT

LOT AREA:
 TOTAL: +/-8,840 S.F. (+/-0.20 ACRES)

LOT COVERAGE:
 ALLOWED: 25%
 PROVIDED: BUILDING FOOTPRINTS = 1,018 S.F./8,840 S.F. = 11.5%

MIN. OPEN SPACE:
 REQUIRED: 10% OF TOTAL LOT AREA = 8,840 S.F.x10% = 884 S.F.
 PROVIDED: 3,885 S.F. = 33%

MIN. FRONT YARD SETBACK AT RIVER STREET:
 REQUIRED: 12'-0"
 PROVIDED: SEE SITE PLAN

MIN. REAR YARD SETBACK:
 REQUIRED: 1'-0" FOR EVERY 2'-0" OF WALL HEIGHT (30'-0") = 12'-0"
 PROVIDED: SEE SITE PLAN & BUILDING ELEVATIONS

MIN. SIDE YARD SETBACK AT SOUTH PROPERTY LINE:
 REQUIRED: 1'-0" FOR EVERY 2'-0" OF WALL HEIGHT (25'-0") = 10'-0"
 PROVIDED: SEE SITE PLAN & BUILDING ELEVATIONS

MIN. SIDE YARD SETBACK AT NORTH PROPERTY LINE:
 REQUIRED: 1'-0" FOR EVERY 2'-0" OF WALL HEIGHT (25'-0") = 10'-0"
 PROVIDED: SEE SITE PLAN & BUILDING ELEVATIONS

MAX. BUILDING HEIGHT:
 ALLOWED: 32'-0"
 PROVIDED: SEE BUILDING ELEVATIONS





TYP. UNIT NET AREA:
 FIRST FLOOR: 138 S.F.
 SECOND FLOOR: 444 S.F.
 THIRD FLOOR: 483 S.F.
 TOTAL: 1,065 S.F.

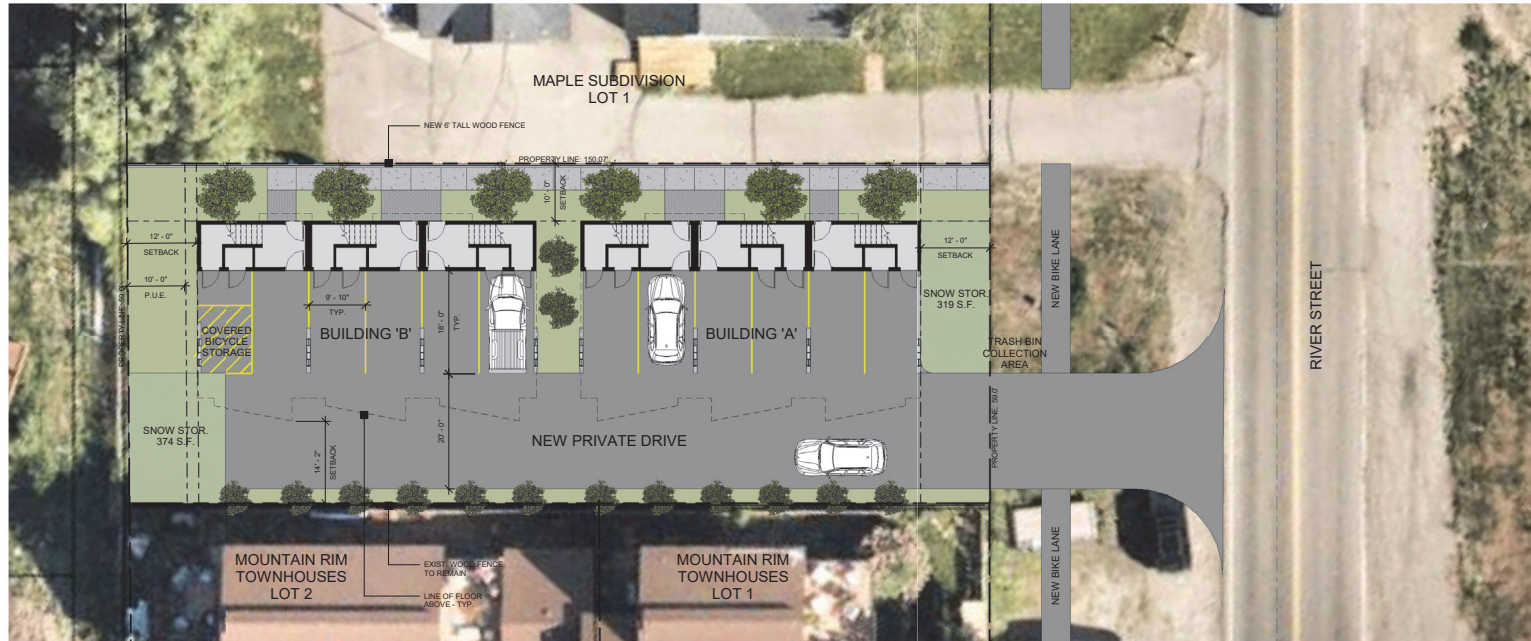
TOTAL BUILDING NET AREA:
 BUILDING 'A': 3,195 S.F.
 BUILDING 'B': 3,195 S.F.
 TOTAL: 6,390 S.F.

ON-SITE PARKING:
 REQUIRED: 1 SPACE PER UNIT
 PROVIDED: 11 COVERED SPACES

ON-SITE SNOW STORAGE:
 TOTAL IMPROVED ON-SITE VEHICLE & PEDESTRIAN CIRCULATION AREAS NOT COVERED BY ROOFS, ROOF EAVES, DECKS ABOVE, AND FLOORS ABOVE:
 2,661 S.F.
 REQUIRED: 2,661 S.F. x25% = 665 S.F.
 PROVIDED: 693 S.F.

SITE PLAN LEGEND

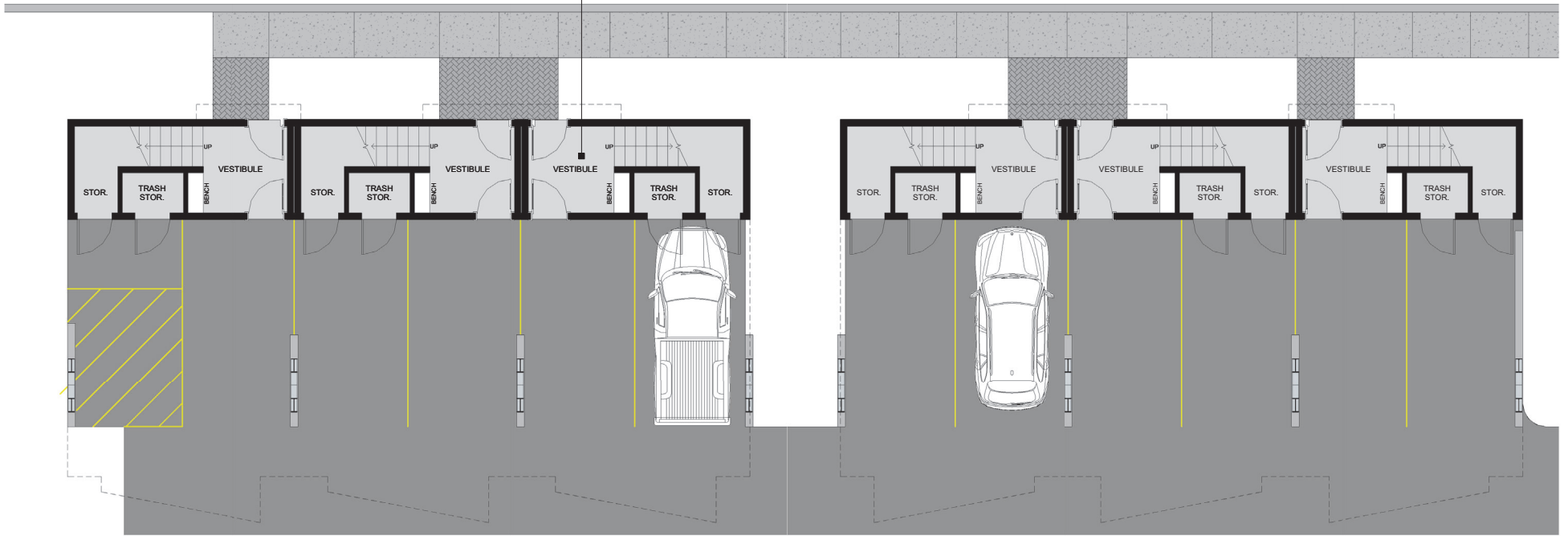
-  NEW LANDSCAPING: MATERIAL T.B.D.
-  NEW CONCRETE PAVERS: COLOR T.B.D.
-  NEW CONCRETE SIDEWALK
-  NEW ASPHALT PAVING



PN
 CONCEPTUAL SITE PLAN
 SCALE: 1" = 10'-0"



TYP. FIRST FLOOR UNIT:
138 S.F.



PN
CONCEPTUAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

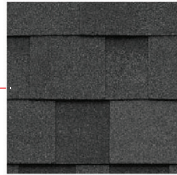


PN
 CONCEPTUAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

TYP. THIRD FLOOR UNIT:
483 S.F.



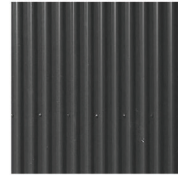
PN
CONCEPTUAL THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



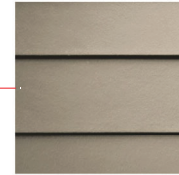
ASPHALT SHINGLE ROOF
MANUF: 'KO'
COLOR: 'GRAPHITE BLACK'



CEMENT BOARD LAP SIDING
MANUF: 'HARDIE BOARD'
COLOR: 'NASHVILLE GRAY'



CORRUGATED METAL PANEL
MANUF: 'MBCI'
COLOR: 'CHARCOAL GRAY'



CEMENT BOARD LAP SIDING
MANUF: 'HARDIE BOARD'
COLOR: 'RUGGED PATHS'

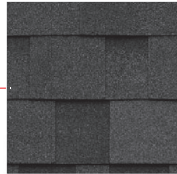


1x6 DOUG FIR VERTICAL SIDING
SMOOTH FINISH
COLOR: 'NATURAL' COLOR FIELD STAIN

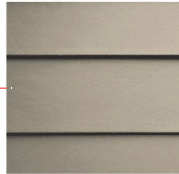


ALUM. CLAD WOOD WINDOWS & DOORS
MANUF: 'PELLA'
COLOR: 'BLACK'

CONCEPTUAL NORTH ELEVATION - BLDGS A & B
SCALE: 1/4" = 1'-0"



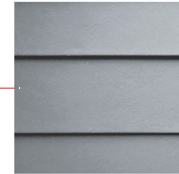
ASPHALT SHINGLE ROOF
MANUF: 'KO'
COLOR: 'GRAPHITE BLACK'



CEMENT BOARD LAP SIDING
MANUF: 'HARDIE BOARD'
COLOR: 'RUGGED PATHS'



CORRUGATED METAL PANEL
MANUF: 'MBCI'
COLOR: 'CHARCOAL GRAY'



CEMENT BOARD LAP SIDING
MANUF: 'HARDIE BOARD'
COLOR: 'NASHVILLE GRAY'



1x6 DOUG FIR VERTICAL SIDING
SMOOTH FINISH
COLOR: 'NATURAL' COLOR FIELD STAIN

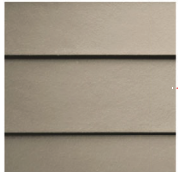


T.O. Ridge
30'-0"

Record Grade
1'-0"
First Floor
0'-0"

ALUM. CLAD WOOD WINDOWS & DOORS
MANUF: 'PELLA'
COLOR: BLACK

CONCEPTUAL SOUTH ELEVATION - BLDGS A & B
SCALE: 1/4" = 1'-0"



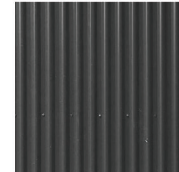
CEMENT BOARD LAP SIDING
MANUF: 'HARDIE BOARD'
COLOR: 'RUGGED PATHS'



ASPHALT SHINGLE ROOF
MANUF: 'IKO'
COLOR: 'GRAPHITE BLACK'



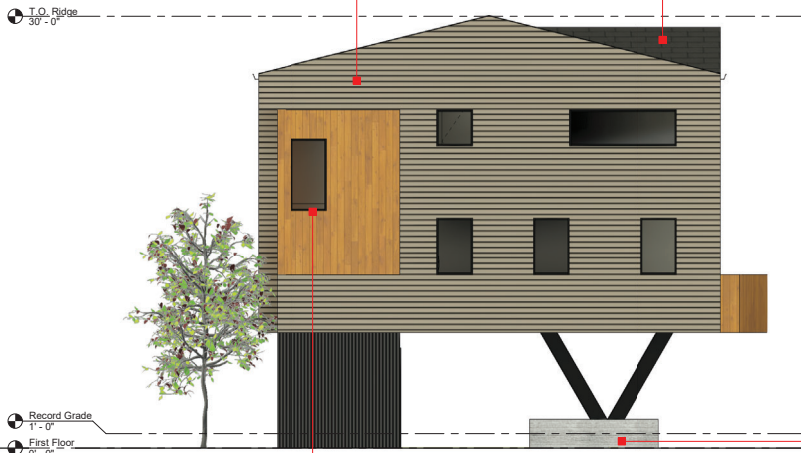
CEMENT BOARD LAP SIDING
MANUF: 'HARDIE BOARD'
COLOR: 'NASHVILLE GRAY'



CORRUGATED METAL PANEL
MANUF: 'MBC'
COLOR: 'CHARCOAL GRAY'



1/2 DOUG FIR VERTICAL SIDING
SMOOTH FINISH
COLOR: 'NATURAL' COLOR FIELD STAIN

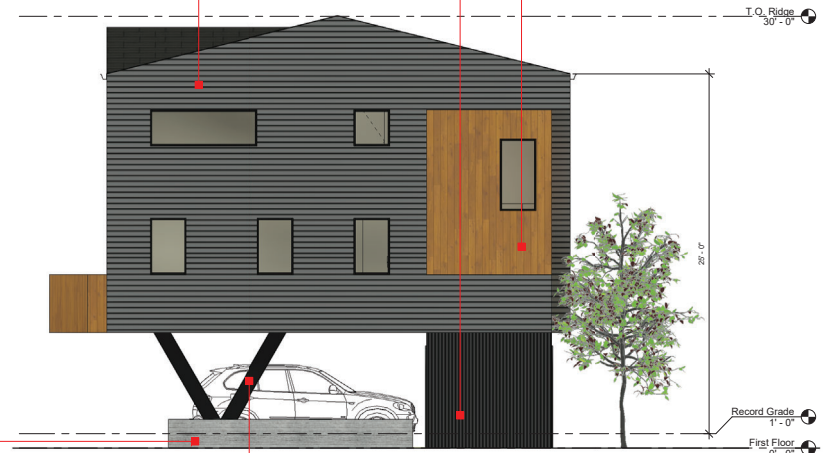


CONCEPTUAL WEST ELEVATION - BLDG B
SCALE: 1/4" = 1'-0"

ALUM. CLAD WOOD WINDOWS & DOORS
MANUF: 'PELLA'
COLOR: BLACK



CAST IN PLACE BOARD FORM
CONCRETE WALL



CONCEPTUAL EAST ELEVATION - BLDG A
SCALE: 1/4" = 1'-0"

WIDE FLANGE STEEL COLUMNS
COLOR: PAINT BLACK

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On May 6, 2024, the Planning and Zoning Chair and Administrator considered an Accessory Dwelling Unit (ADU) Application by Brant Tanner, for a new 870 square foot Accessory Dwelling Unit, to be located at 140 Sunbeam Street (Lot 13, Block 2, Sunbeam Subdivision Phase I) within the Limited Residential (LR-1) Zoning District.

The Chair and Administrator, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law, and Decision.

FINDINGS OF FACT

Notice: Notice for the ADU Application was mailed to property owners within 300 feet on April 11, 2024. The Public Comment period was open from April 15, 2024 to April 25, 2024. Two (2) public comments were received during this time.

Application: The Applicant is proposing to construct a new 870 square foot, attached Accessory Dwelling Unit (ADU) in conjunction with a new single-family residence. The ADU is proposed to be constructed above a new, one-car garage, which is attached and located at the rear of the new single-family residence. The Owners intend to utilize the existing single-family residence as their primary residence, and the ADU as living space for a family member. Current access for the proposed ADU and single-family residence will be located off the primary public street, Sunbeam Street.

Design Elements and Exterior Materials: The proposed exterior materials include white, vertical, board and batt siding with shingle siding accent under the central, front gable of the primary residence. Black window trim is proposed, complimenting the black garage doors and asphalt roof shingles. Post and beam features on the ground level and a horizontal belly band create visual interest across the full scope and scale of the project. The Applicant's variety of proposed roof forms (gable, jerkinhead, shed, hip) are notable for this project, and there is great degree of visual interest and depth of the scale on the second level. There is no change in material for the ADU portion of the residential structure.



Procedural History: The Accessory Dwelling Unit Application was submitted on March 29, 2024, and certified complete on April 11, 2024.

One public comment letter requested clarification for who would be occupying the ADU, and the other public comment letter stated their opposition, generally speaking, to the ADU.

Standards of Evaluation: Chapter 17.06 of the Hailey Municipal Code establishes the criteria for applications for Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

17.06.010. No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval or exemption, pursuant to this chapter, as outlined in the matrix below:

Type of Use	Exempt (PZ Chair And Administrator)	Hearings Examiner	Full PZ Review
New construction:			
All zones: Nonresidential buildings			X
All zones: Residential of 3 or more units			X
All zones other than Townsite Overlay District: Accessory Dwelling Units	X		
Townsite Overlay District: New single-family or duplex			X
Townsite Overlay District: Accessory structures (including Accessory Dwelling Units)			X

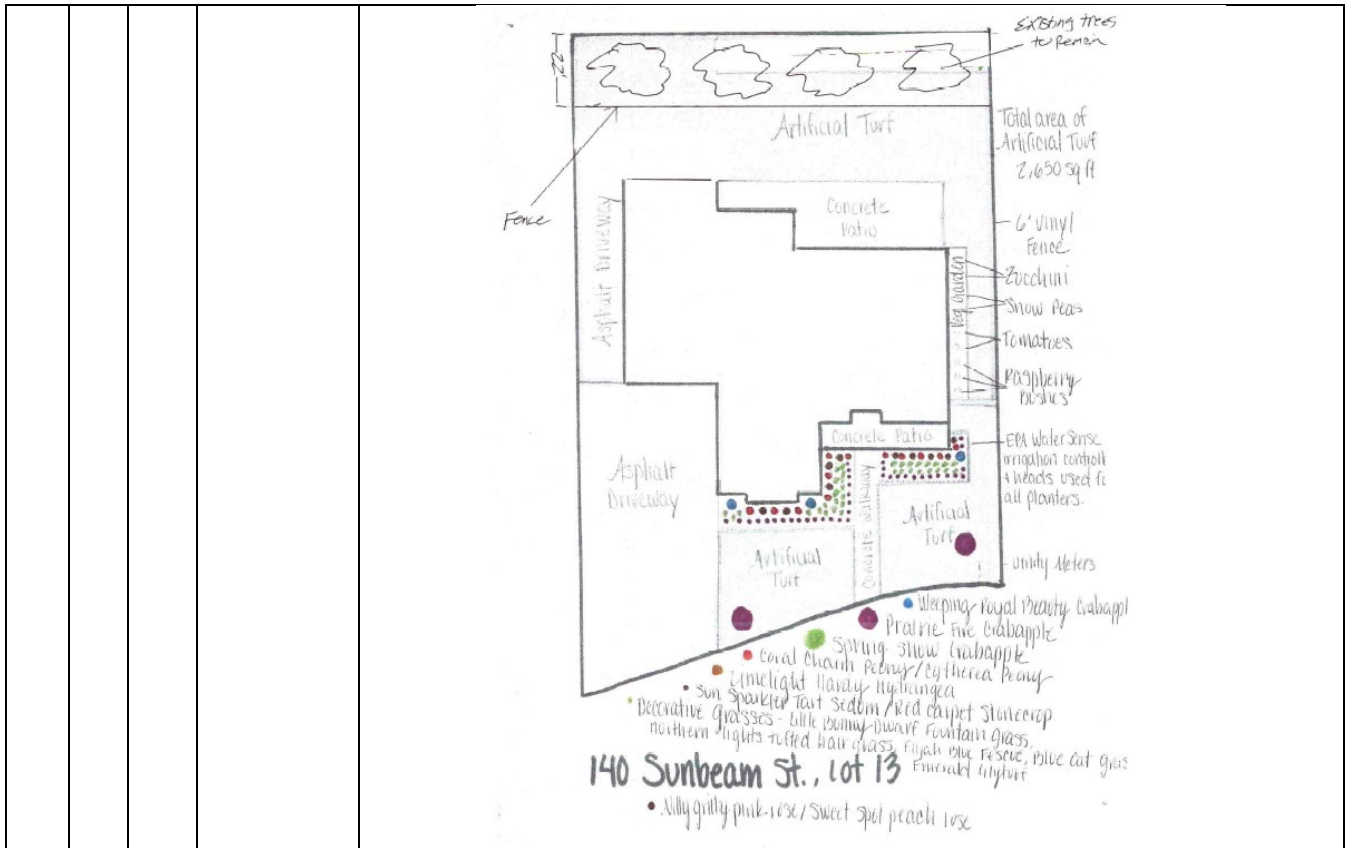
The proposed Application is for construction of an Accessory Dwelling Unit (ADU), to be located at 140 Sunbeam Street (Lot 13, Block 2, Sunbeam Subdivision Phase I) within the Limited Residential (LR-1) Zoning District. As such, this project is exempt from the Design Review approval requirements; however, shall comply with the requirements noted herein. Should the Administrator and the Chair determine that the proposal does not meet all of the evaluation criteria outlined herein, the project shall be subject to the provisions of Title 17.06: Design Review, of the Hailey Municipal Code, prior to issuance of a Building Permit.

General Requirements for Accessory Dwelling Units				
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"/>	17.08D.020	Applicability. A. The standards of this section apply to all Accessory Dwelling Units created after February 10, 2021, whether created by new construction, addition, or conversion of an existing building or area within an existing building.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.04D.030	<p>General Provisions.</p> <p>A. Accessory Dwelling Units may be located within, or attached to, a principal building or may be located within a detached accessory building. Detached Accessory Dwelling Units may comprise the entirety of the accessory building or may comprise part of the floor area of an accessory building with another permitted accessory use or uses comprising of the remaining floor area.</p>
			<i>Staff Comments</i>	<p><i>The proposed ADU is in conjunction with a new single-family residence. The ADU is attached to the primary dwelling unit, built above an attached single-car garage. The gross square footage, excluding the garage, of the ADU is 870 square feet. The proposed garage space is approximately 870 square feet in size, and an asphalt driveway is proposed to service both the primary residence, as well as the ADU. Parking can be achieved via the driveway and within the proposed single-car garage.</i></p> <p><i>With regard to setbacks, this parcel is located within the Limited Residential (LR-1) Zoning District. In said district, the required minimum setbacks are as follows:</i></p> <ul style="list-style-type: none"> - Front: 25'; Sides: 10' is the base setback + from adjacent properties - one (1) additional foot for every two (2) of building height that exceeds 20' in height, or the required side setbacks for this project based on building height is 12.5'; Rear: 10' <p><i>The proposed setbacks for the ADU are as follows:</i></p> <ul style="list-style-type: none"> - Front: +50'; Side (north): 10'; Side (south): 59.5'; Rear: 30'. The setback requirements of the zoning district have been met. <p><i>As for the proposed building design and placement of the ADU/garage, the Applicant has designed the building to reflect other ADU building types in Hailey, where an attached garage with ADU unit above creates a secondary dwelling with onsite parking. The primary dwelling unit also includes an additional attached garage, with two (2) garage spaces to serve this unit. The ADU portion of the structure is positioned towards the rear of the single-family residence and appears subordinate in scale and size to the primary dwelling building portion. Additionally, all bulk requirements with respect to setbacks, lot coverage, building height, and density comply with Hailey's Municipal Code.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Only one (1) Accessory Dwelling Unit is permitted on a lot.</p>
			<i>Staff Comments</i>	<p><i>Only one (1) ADU is proposed onsite.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>C. Accessory Dwelling Units are only permitted in conjunction with single-family residences in residential zones. In the Townsite Overlay, Transition and SCI zones, Accessory Dwelling Units are permitted in conjunction with commercial buildings. In Business, Limited Business and Neighborhood Business, one or more residential unit(s) are considered.</p>
			<i>Staff Comments</i>	<p><i>The proposed ADU is in conjunction with a new single-family residence, and both are located within the Limited Residential (LR-1) Zone District.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<p>D. Accessory Dwelling Units in the Special Flood Hazard Area (SFHA) shall have the top of the lowest floor elevated no lower than the flood protection elevation as defined in Section 17.04J.020, "Definitions", of the Hailey Municipal Code. For new construction or substantial improvements in the SFHA, all applicable requirements of Article 17.04J. Flood Hazard Overlay District (FH) shall apply.</p>
			<i>Staff Comments</i>	<p><i>N/A, as the proposed ADU is not located within the Special Flood Hazard Area.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.040: Registration of Accessory	<p>A. All Accessory Dwelling Units created after February 10, 2021, shall be issued an Accessory Dwelling Unit Compliance Certificate.</p>

			Dwelling Units Required													
			Staff Comments	<i>Upon completion of construction for the proposed ADU, a Compliance Certificate will be issued.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.050: Occupancy Restrictions - Short Term Occupancy	<p>A. Where a lot contains both a primary dwelling unit and an Accessory Dwelling Unit, only one dwelling unit shall be utilized for Short-Term Occupancy;</p>												
			Staff Comments	<i>At this time, the Owners intend to utilize the ADU as living quarters for a family member. The Owners further intend to reside in the primary residence. This standard shall be met and has been made a Condition of Approval.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. When one dwelling unit is utilized for Short-Term Occupancy, the other unit shall be owner-occupied or utilized as a long-term rental, with long-term occupancy being a period of thirty-one (31) days or more.</p>												
			Staff Comments	<i>At this time, the Owners intend to utilize the ADU as living quarters for a family member. The Owners further intend to reside in the primary residence. This standard shall be met and has been made a Condition of Approval.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08D.060: Subordinate Scale and Size	<p>A. Scale: The floor area of an Accessory Dwelling Unit (ADU) is limited to no more than 66% of the gross square footage of the principal building, or the maximum floor area permitted for an ADU based on the lot size or zone, whichever is less.</p>												
			Staff Comments	<p><i>Pursuant Hailey’s Municipal Code, Gross Floor Area is defined as:</i></p> <ul style="list-style-type: none"> - <i>The gross area included within the surrounding exterior walls of a building or portion thereof, including all floor levels, exclusive of vent shafts, outdoor courts, attics or garages, or other enclosed automobile parking areas subject to the following restrictions:</i> <ul style="list-style-type: none"> - <i>The basement of a single- or multiple-family dwelling is not included as floor area; and</i> - <i>The basement of any other building is included as floor area.</i> <p><i>The gross floor area, exclusive of garage, of the principal building is approximately 3,235 square feet in size. Sixty-six percent (66%) of this is 2,135 square feet in size, which exceeds the maximum gross floor area for an ADU on this parcel – see below.</i></p> <p><i>The lot size is 11,467 square feet, which would allow for a maximum gross floor area of 1,000 square feet. That said, the Owners are proposing a maximum gross floor area, exclusive of garage, of 870 square feet (ADU), which complies with this standard.</i></p> <p><i>Based on the above, the Chair and Administrator found that this standard has been met.</i></p>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>B. Maximum Floor Area:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 33%;">Lot Size (square feet)</th> <th style="width: 33%;">Minimum Gross Floor Area (square feet)¹</th> <th style="width: 33%;">Maximum Gross Floor Area (square feet)¹</th> </tr> </thead> <tbody> <tr> <td>Up to 7,000</td> <td>300</td> <td>900</td> </tr> <tr> <td>7,001 – 8,000</td> <td>300</td> <td>950</td> </tr> <tr> <td>Lots 8,001 and greater</td> <td>300</td> <td>1,000</td> </tr> </tbody> </table> <p>Gross square footage calculations for Accessory Dwelling Units do not include exterior, uncovered staircases. Interior staircases and circulation corridors are included.</p>	Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹	Up to 7,000	300	900	7,001 – 8,000	300	950	Lots 8,001 and greater	300	1,000
Lot Size (square feet)	Minimum Gross Floor Area (square feet) ¹	Maximum Gross Floor Area (square feet) ¹														
Up to 7,000	300	900														
7,001 – 8,000	300	950														
Lots 8,001 and greater	300	1,000														
			Staff Comments	<i>Please refer to Section 17.08D.060A, noted above, for further details.</i>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>C. Number of bedrooms: Accessory Dwelling Units may have a maximum of two (2) bedrooms.</p>												

		<p>Staff Comments</p>	<p><i>The proposed ADU has one (1) bedroom.</i></p>
<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>17.08D.070: Livability</p>	<p>A. Outdoor Access: All Accessory Dwelling Units shall have a designated area to access the outdoors. Examples include a balcony, porch, deck, paver patio, or yard area delineated by fencing, landscaping, or similar treatment so as to provide for private enjoyment of the outdoors. This area shall be no less than 50 square feet in size. The Outdoor Access area shall be approved through the Design Review process.</p>
		<p>Staff Comments</p>	<p><i>The Owners are proposing approximately 1,074 square feet of outdoor space for utilization by the owners and tenants of the single-family residence and ADU (see image below for further details).</i></p> <div style="text-align: center;"> </div> <p><i>The proposed landscaping plan meets the Sunbeam Subdivision's restrictions on the planting of turf, as the Applicant is only proposing artificial turf across the site.</i></p> <p>21. Lots within the Subdivision are subject to the following turf area restrictions:</p> <ol style="list-style-type: none"> a. 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. b. 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 up to a maximum of 3,500 square feet.



Chapter 17.09: Parking and Loading

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09 020.05.B	Parking areas and driveways for single-family, accessory dwelling unit, and duplex residences may be improved with compacted gravel or other dustless material.
			<i>Staff Comments</i>	<i>The parking areas for the primary dwelling unit and the ADU are both located in garages (single car, attached garage for ADU, and two-car, attached garage for primary dwelling unit). The driveway material will be asphalt.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.020.05.D	Mitigation for Accessory Dwelling Unit parking spaces: Parking stalls for Accessory Dwelling Units shall be reviewed to assess light trespass into residential indoor living areas on adjacent properties. Mitigation measures may include fencing, landscaping, screening, landscape walls, and similar treatments.
			<i>Staff Comments</i>	<i>All parking for the ADU will be interior, located within a single-car garage. The Applicant also intends to install blackout curtains or another window shading measure, allowing all light from the ADU unit itself to be mitigated when needed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040.01	Accessory Dwelling Units and all dwelling units less than 1,000 square feet require one (1) parking space per unit. A site developed with both a primary dwelling less than 1,000 square feet in size and an Accessory Dwelling Unit shall provide a minimum of 2 spaces. Parking for Accessory Dwelling Units must be provided on site. Existing parking in excess of the required parking for a single-family unit shall count towards the total required parking.
			<i>Staff Comments</i>	<i>This standard has been met. A single-car garage is proposed in conjunction and below the proposed ADU. The proposed garage will service the proposed ADU, and a secondary garage will service the new single-family residence. Both garages are attached to the overall residential structure.</i>

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Planning and Zoning Chair and Administrator make the following Conclusions of Law:

1. Adequate notice, pursuant to the Hailey Municipal Code, Title 17, Chapter 17.06, Design Review, 17.06.020(B), was given.
2. The project is in general conformance with the Hailey Municipal Code, Title 17, and the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given the nature of this project, this constitutes a minor project, will not conflict with the Design Review Standards of this Chapter, and will not adversely impact any adjacent properties.
5. The proposed project is documented in the project file.

Conditions of Approval. The following Conditions are suggested for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.
- d) The lot contains a primary dwelling and an Accessory Dwelling Unit. Only one (1) dwelling unit shall be utilized for short-term occupancy. If one (1) dwelling unit is utilized for short-term occupancy, the other unit shall be owner-occupied or utilized as a long-term rental (31 days or longer).
- e) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law, and Decision.

Signed this _____ day of _____, 2024.

Janet Fugate, Chair

Jessica Parker, Building Coordinator, Deputy Treasurer

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