

**AGENDA**  
**HAILEY PLANNING & ZONING COMMISSION**  
**Monday, October 19, 2020**  
**Virtual Meeting**  
**5:30 p.m.**

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

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

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

## Call to Order

## Public Comment for items not on the agenda

### Consent Agenda

**CA 1** Adoption of the Meeting Minutes from the October 5, 2020 PZ Hearing. **ACTION ITEM.**

**CA 2** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Bungalow, to be located at Lot 9A, Block 49, Hailey Townsite (TBD N 4th Ave) in the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

**CA 3** Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Farmhouse, to be located at Lot 11A, Block 49, Hailey Townsite (TBD N 4th Ave) in the Limited Residential (LR 1) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM.**

### Public Hearing

**PH 1** Consideration of a Design Review Application by the City of Hailey Public Works Department to relocate the US Forest Service Warehouse Building from Lots 13, 14A and 20A, Block 20, Hailey Townsite (308 South River Street), to the City Street Shop, Lot 5, Block 4, Airport West Subdivision #1 (1811 Merlin Loop). The proposal is to repurpose the building as a commodity building, where it will store goods and materials. **ACTION ITEM.**

**PH 2** Consideration of amendments to Title 17 of the Hailey Municipal Code, by amending Chapter 17.04, Establishment, Purposes and Uses within Zoning Districts, Articles B, C, D, E, F, G, L and M to reference new supplemental regulations for Accessory Dwelling Units; amending section 17.05.040, District Use Matrix, to permit Accessory Dwelling Units (ADU's) as a permitted use in the Limited Residential-1 (LR-1) and Limited Residential-2 (LR2) zoning districts subject to criteria, including design review and bulk requirements to establish maximum heights for ADU's and lot coverage for the LR-1 and LR-2 zoning

districts; amending section 17.06.010.A to establish an administrative design review or full design review design process for ADU's depending on location; amending chapter 17.08, Supplementary Regulations, to establish a new Article D containing supplemental regulations for ADU's (purpose and intent; applicability; general provisions; registration; short-term rental occupancy restrictions; subordinate scale and size; maximum floor area; livability; outdoor access); amending Chapter 17.09, Parking and Loading, Sections 17.09.020.05.B, 17.09.020.09.D, and 17.09.020.09.D to address parking requirements for ADU's. **ACTION ITEM.**

#### **Staff Reports and Discussion**

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

**SR 2** Discussion of the next Planning and Zoning meeting: **November 2, 2020**

- CUP: Freedom Bible Church
- CUP: Albertsons
- CUP: UPS

**Return to Agenda**

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 5, 2020, the Hailey Planning and Zoning Commissioner considered and approved a Design Review Application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Bungalow, to be located on Lot 9A, Block 49, Hailey Townsite (TBD North 4<sup>th</sup> Avenue) in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on September 11, 2020, and mailed to property owners within 300 feet on September 15, 2020.

**Application:** The Applicants are proposing to construct a new 1,750 square foot single-family residence on Lot 9A. Current access for the proposed residence is located on Fourth Avenue and the existing alley. A mature, deciduous tree also exists between the two parcels. The Applicants plan to retain the tree and will protect it throughout the construction process.

This parcel is currently vacant and a Lot Line Adjustment Application to reconfigure the previous lots, Lots 9-12, into two (2) lots, was completed and approved on March 30, 2020.

**Procedural History:** The Design Review Application was submitted on August 31, 2020 and certified complete on September 2, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on October 5, 2020, virtually and in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer: <i>The Water and Wastewater Departments recommend that the Applicant utilize the existing services to each lot.</i>
				Building: <i>No comments</i>
				Streets: <i>No comments</i>
				City Arborist: <i>The City Arborist recommends that the Applicant make every effort to protect the existing tree from damage and compaction during the construction process. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: <b>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.</b>
			Staff Comments	<i>N/A, as signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 17.09.040 Single-Family Dwellings: <b>minimum of two (2) spaces, maximum of six (6) spaces</b>
			Staff Comments	<i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling. Though no garage is proposed at this time,</i>

			<p><i>onsite parking can be accessed via the alley. It appears that two (2) or more spaces have been provided onsite.</i></p> <p><i>Additionally, it appears that the public right-of-way can accommodate for a total of two (2) parking spaces.</i></p> <p><i>The Commission found that the parking requirements for the proposed residence are met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08C.040 Outdoor Lighting Standards</b></p> <p><b>17.08C.040 General Standards</b></p> <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:           <ul style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ul> </li> <li>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.</li> <li>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.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>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.</li> </ul>
			<p><i>Staff Comments</i></p> <p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut Sheets are attached. The Commission found that this standard has been met.</i></p>


				 
☒	☐	☐	<b>Bulk Requirements</b>	<b>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO)</b> <b>Maximum Height: 30'</b> <b>Setbacks:</b> <ul style="list-style-type: none"> <li>• Street R.O.W. Adjacent: 12'; 20' to Garage Door</li> <li>• Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min.</li> <li>• 1' for every 2.5' of building height</li> <li>• Alley: 6' minimum</li> </ul> <b>Lot Coverage: 35%</b>
			<i>Staff Comments</i>	<i>Maximum Building Height: 30'</i>


				<p><i>Proposed Building Height: 23'-11"</i></p> <p><i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> <li>○ <i>Front Yard (East): 34'</i></li> <li>○ <i>Side Yard (South): 7'-6"</i></li> <li>○ <i>Side Yard (North): 7'-6"</i></li> <li>○ <i>Rear Yard (West): 43'</i></li> </ul> <p><i>Proposed Lot Coverage:</i></p> <ul style="list-style-type: none"> <li>○ <i>1,750 square feet (Proposed Footprint) / 5,998 square foot lot = 29%</i></li> </ul> <p><i>The Commission found that all setback, building height, and lot coverage requirements have been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	<p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p>
			<i>Staff Comments</i>	<p><i>No sidewalks exist in the area. Sidewalks and/or a sidewalk in-lieu payment shall be made for the property frontage along Fourth Avenue. It is recommended that a payment for the sidewalk in-lieu fee, as outlined by the Hailey Municipal Code, be made. This in-lieu fee shall be paid concurrently with the Building Permit Application, and has been listed as a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p><b>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)</b></p>
			<i>Staff Comments</i>	<p><i>This standard shall be met.</i></p>
<b>Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<p><b>1) Site Planning</b></p> <p><b>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</b></p>
			<i>Staff Comments</i>	<p><i>The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed addition will preserve the grid pattern, keeping visual access to Fourth Avenue and vehicular access via the alley. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Site planning for new development and redevelopment shall address the following:</b></p> <ul style="list-style-type: none"> <li>• <b>scale and massing of new buildings consistent with the surrounding neighborhood;</b></li> <li>• <b>building orientation that respects the established grid pattern of Old Hailey;</b></li> <li>• <b>clearly visible front entrances;</b></li> <li>• <b>use of alleys as the preferred access for secondary uses and automobile</b></li> </ul>

				<ul style="list-style-type: none"> <li>access;</li> <li>• adequate storage for recreational vehicles;</li> <li>• yards and open spaces;</li> <li>• solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>• snow storage appropriate for the property;</li> <li>• underground utilities for new dwelling units.</li> </ul>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>• The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood.</li> <li>• The lot is existing and respects the Old Hailey Townsite grid pattern. The front entry of the home faces Fourth Avenue and will be accessible either via Fourth Avenue or the existing alley.</li> <li>• The proposed residence will span the entire lot. Ample yard and open space exist on all sides of the home.</li> <li>• Snow storage has been identified on the site plan and is sufficient for the site.</li> <li>• Utilities are existing. Water, sewer and gas are located underground. Any additional utilities shall be located underground.</li> </ul> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>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.</b></p>
			<i>Staff Comments</i>	<p>The design intent of the proposed residence was to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed design takes advantage of the southeastern exposure: a large patio, several entries and windows are located at the southwest and southeast elevations.</p> <p>The size and shape of the proposed windows are also in scale with the building character of Old Hailey. No solar collectors are proposed at this time.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p> <p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p>
			<i>Staff Comments</i>	<p>The use of dormers, a covered front porch and large windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</p> <p>The Commission further suggested that the Applicants consider an alternative color on the exterior of the chimney, which would help reduce the mass of the long south wall planes. The Applicants will consider utilizing a different, yet complementary color, which will be reviewed by Staff at the time of Building Permit submittal.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p><b>3. Architectural Character</b></p>
			17.06.090(C)3a	<p><b>a. General</b></p>

				<p><b>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.</b></p> <p><i>Staff Comments</i>          The architectural style of the proposed residence uses dormers, gables and traditional exterior materials/colors to integrate into the surrounding area.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p><b>b. Building Orientation</b></p> <p><b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b></p> <p><i>Staff Comments</i>          The front entry of the proposed residence is located facing Fourth Avenue. A covered porch along the front façade and over the front entry is proposed, which is visible and inviting from the street.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>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.</b></p> <p><i>Staff Comments</i>          The lot is existing and respects the Old Hailey Townsite grid pattern. A covered porch along the front façade and over the front entry is proposed, which is prominent and inviting from Fourth Avenue.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p><b>c. Building Form</b></p> <p><b>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.</b></p> <p><i>Staff Comments</i>          The use of dormers, a covered front porch and large windows reduces the massing of the building and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</p> <p>The proposed residence will complement that of the surrounding neighborhood. The proposed siding on the first floor will be a Hardie Board and Batten in Night Gray. The proposed siding on the second floor will be Hardie Shingles in Khaki Brown, and the roof will be asphalt shingles in Black/Gray. Pella 250 Series Brick Red Windows will provide contrast to the darker hues and tie the exterior colors together.</p> <p>The Commission further suggested that the Applicants consider an alternative color on the exterior of the chimney, which would help reduce the mass of the long south wall planes. The Applicants will consider utilizing a different, yet complementary color, which will be reviewed by Staff at the time of Building Permit submittal.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>d. Roof Form</b></p> <p><b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b></p> <p><i>Staff Comments</i>          The dormer on the second story will minimize the perceived mass of the residence. The dormer will also help define the entry to the building.</p>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b></p> <ul style="list-style-type: none"> <li>• <b>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.</b></li> <li>• <b>Designs should avoid locating drip lines over key pedestrian routes.</b></li> <li>• <b>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.</b></li> </ul> <p><i>Staff Comments</i></p> <p><i>The roof pitches are 4:12 and 8:12. Shingles will be utilized to limit the shedding of snow. The roof for the covered entry will utilize shingles and see a shallow pitch of 4:12. It doesn't appear that snow retention devices are proposed. The Commission suggested that the Applicants add snow retention devices to the covered entry. The Applicants agreed and plan to incorporate snow retention devices where necessary. Snow storage calculations can be found on the site plan.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>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.</b></p> <p><i>Staff Comments</i></p> <p><i>The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b></p> <p><i>Staff Comments</i></p> <p><i>The proposed roof pitches of the home and front entry are consistent with the surrounding neighborhood. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>e. Wall Planes</b></p> <p><b>Guideline: Primary wall planes should be parallel to the front lot line.</b></p> <p><i>Staff Comments</i></p> <p><i>The proposed residence's primary wall plane is parallel to the lot line where the entrance is located. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.</b></p> <p><i>Staff Comments</i></p> <p><i>The residence is proportional to the site in that the site's longest side is parallel with the residence's longest side. Material variation and front entry porch will also reduce the scale of the building to match the surrounding neighborhood. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p><b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b></p> <p><i>Staff Comments</i></p> <p><i>The covered entry and exterior entrances create wall plane variation on the southeast and northeast facades to break up the long wall planes. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p><b>f. Windows</b></p> <p><b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b></p> <p><i>Staff Comments</i></p> <p><i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p><b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b></p> <p><i>Staff Comments</i></p> <p><i>Minimal windows are proposed facing the alley. Windows are also framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy. The Commission found that this standard has been met.</i></p>
			17.06.090(C)3g	<b>g. Decks and Balconies</b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b></p> <p><i>Staff Comments</i>                  No decks and/or balconies are proposed on the second story. A covered front porch is proposed along the front façade, and over the front entry, which are in scale and complement the surrounding neighborhood. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<p><b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b></p> <p><i>Staff Comments</i>                  No decks and/or balconies are proposed on the second story. A covered front porch is proposed along the front façade, and over the front entry, which are in scale and complement the surrounding neighborhood. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p><b>h. Building Materials and Finishes</b></p> <p><b>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.</b></p> <p><i>Staff Comments</i>                  The proposed residence will complement that of the surrounding neighborhood. The proposed siding on the first floor will be a Hardie Board and Batten in Night Gray. The proposed siding on the second floor will be Hardie Shingles in Khaki Brown, and the roof will be asphalt shingles in Black/Gray. Pella 250 Series Brick Red Windows will provide contrast to the darker hues and tie the exterior colors together (see image below for further detail).</p> <div style="text-align: center;">  <p style="text-align: center;">NORTH EAST</p> </div> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p><b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b></p> <p><i>Staff Comments</i>                  The largest wall plane is the southeast elevation. This plane is broken up by a variety of window sizes, exterior chimney, and two exterior doors. Vertical siding and Hardie Shingles will help reduce the mass of said wall planes (see image below for further detail).</p>

				 <p style="text-align: right;">SOUTHEAST</p> <p><i>The Commission further suggested that the Applicants consider an alternative color on the exterior of the chimney, which would help reduce the mass of the long south wall planes. The Applicants will consider utilizing a different, yet complementary color, which will be reviewed by Staff at the time of Building Permit submittal.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>i. Ornamentation and Architectural Detailing</b></p> <p><b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b></p> <p><i>Staff Comments</i> Simple detailing is proposed: covered front entry and porch, beams, vertical and shingle siding. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>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.</b></p> <p><i>Staff Comments</i> The proposed residence has minimal ornamentation. Simple detailing is proposed: covered front entry and porch, beams, vertical and shingle siding. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b></p> <p><i>Staff Comments</i> Please refer to Section 17.06.090(C)3i for further information.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p><b>4. Circulation and Parking</b></p> <p><b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</b></p> <p><i>Staff Comments</i> Adequate parking has been provided. Pedestrian access is provided with the proposed concrete pathway to the front entry of the residence. Snow storage areas are located to the rear of the building, which does not restrict pedestrian access. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p><b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b></p> <p><i>Staff Comments</i> Adequate parking has been provided. Pedestrian access is provided with the concrete walkway to the front entry of the proposed residence. Snow storage on site does not impede pedestrian travel. See site plan for snow storage and parking requirements. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p><b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b></p>

			<b>Staff Comments</b>	<i>N/A, as no garage is proposed. The parking area off of Fourth Avenue can accommodate approximately two (2) vehicles. The proposed residence can also be accessed via the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.090(C)4</b>	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<b>Staff Comments</b>	<i>N/A, as no garage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.090(C)4</b>	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<b>Staff Comments</b>	<i>N/A, as no garage is proposed. The parking area off of Fourth Avenue can accommodate approximately two (2) vehicles. The proposed residence can also be accessed via the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.090(C)4</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)4</b>	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<b>Staff Comments</b>	<i>Seasonal, off-street parking for recreational vehicles could occur off of the alley; however, no parking for recreational vehicles have been delineated. The Commission suggested that an off-street parking space for recreational vehicles be added to the site. The Applicants will consider adding said space.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)5</b>	<b>5. Alleys</b>
				<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b>
			<b>Staff Comments</b>	<i>The alley is existing and will be utilized as parking/access to and from the proposed residence.</i>  <i>The existing alley sees a material change approximately mid-lot. The north half is gravel; the south half is asphalt. It appears the material change happens near the center of the subject parcel. At this time, the City does not foresee improving the alley. If the Applicants wish to see an improvement, they may do so at their own expense. Improvements shall be to City Standards and final design shall be approved by the City Engineer.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)5</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Utilities shall be located underground. No accessory building is proposed. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)5</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The existing alley is gravel and asphalt. If noxious weeds are present on the site, the Developer shall control according to State Law. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)5</b>	<b>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.</b>

			<i>Staff Comments</i>	<i>The landscaping to be maintained is turf. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>6. Accessory Structures</b>
				<b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</b>
			<i>Staff Comments</i>	<i>N/A, as no accessory buildings are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b>
			<i>Staff Comments</i>	<i>N/A, as no accessory buildings are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>7. Snow Storage</b>
				<b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b>
			<i>Staff Comments</i>	<i>The site plan proposes approximately 784 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (196 square feet) is required for snow storage. 200 square feet of snow storage is shown. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<b>Guideline: A snow storage plan shall be developed for every project showing:</b> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul>
			<i>Staff Comments</i>	<i>Snow storage areas are located to the rear of the proposed residence. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>8. Existing Mature Trees and Landscaping</b>
				<b>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.</b>
			<i>Staff Comments</i>	<i>Existing trees are identified onsite and are proposed to be retained. No additional trees or landscaping are proposed to be removed. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>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.</b>
			<i>Staff Comments</i>	<i>An existing tree has been identified onsite and is proposed to be retained. The City Arborist recommends that the Applicant make every effort to protect the existing tree from damage and compaction during the construction process. This has been made a Condition of Approval.</i>  <i>No other significant landscape features will be removed or appear to be impacted by the proposed residence. The proposed Landscape Plan includes a variety of plant materials: Spring Snow Crabapples, Compact Mugo Pine, European Variegated Dogwood, Double Play Gold Spirea, Limelight Hydrangea, and retainment of existing tree.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<b>Guideline: Noxious weeds shall be controlled according to State Law.</b>
			<i>Staff Comments</i>	<i>If noxious weeds are present on the site, the Developer shall control according to State Law. The Commission found that this standard has been met.</i>
			17.06.090(C)9	<b>9. Fences and Walls</b>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<b>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.</b>
			<i>Staff Comments</i>	<i>N/A, as no fences and/or walls are existing and/or proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<b>Guideline: Retaining walls shall be in scale to the streetscape.</b>
			<i>Staff Comments</i>	<i>N/A, as none are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<b>10. Historic Structures</b>
				<b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
			<i>Staff Comments</i>	<i>N/A, as there are no existing structures on the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ 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;</li> <li>~ The roof form and slope of the roof on the addition should be in character with the original building;</li> <li>~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul> </li> </ul>
			<i>Staff Comments</i>	<i>N/A, as there are no existing structures on the site.</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.**
  - 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

## **CONCLUSIONS OF LAW**

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

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

## **DECISION**

The Design Review Application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Bungalow, to be located on Lot 9A, Block 49, Hailey Townsite (TBD North 4<sup>th</sup> Avenue) in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts, has been approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (k) are met:.

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Title at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
  - i. The Applicant shall utilize the existing water and wastewater services to each lot.
- d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- f) The Applicants shall install sidewalks along the property frontage (Fourth Avenue), or a payment in-lieu fee shall be paid, as outlined in the Hailey Municipal Code. A payment in-lieu fee shall be made prior to issuance of a Building Permit.
- g) The Applicants shall protect the existing tree from damage and compaction throughout the construction process.
- h) 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.
- i) 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.
- j) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- k) All utilities shall be located underground, consistent with 17.06.080(A)3h.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_  
Jessie Parker, Community Development Assistant

**Return to Agenda**

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 5, 2020, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Farmhouse, to be located on Lot 11A, Block 49, Hailey Townsite (TBD North 4<sup>th</sup> Avenue) in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts.

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on September 11, 2020, and mailed to property owners within 300 feet on September 15, 2020.


**Application:** The Applicants are proposing to construct a new 1,750 square foot single-family residence on Lot 11A. This is a corner lot. Current access for the proposed residence is located on Fourth Avenue, Galena Street and the existing alley. A mature, deciduous tree also exists between the two parcels. The Applicants plan to retain the tree and will protect it throughout the construction process.

This parcel is currently vacant and a Lot Line Adjustment Application to reconfigure the previous lots, Lots 9-12, into two (2) lots, was completed and approved on March 30, 2020.

**Procedural History:** The Design Review Application was submitted on August 31, 2020 and certified complete on September 2, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on October 5, 2020, virtually and in the Hailey City Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.050	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	Engineering: <i>No comments</i>
				Life/Safety: <i>No comments</i>
				Water and Sewer: <i>The Water and Wastewater Departments recommend that the Applicant utilize the existing services to each lot.</i>
				Building: <i>No comments</i>
				Streets: <i>No comments</i>
				City Arborist: <i>The City Arborist recommends that the Applicant make every effort to protect the existing tree from damage and compaction during the construction process. This has been made a Condition of Approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: <b>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.</b>
			Staff Comments	<i>N/A, as signage is prohibited in residential zones.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	See Section 17.09.040 for applicable code. 17.09.040 Single-Family Dwellings: <b>minimum of two (2) spaces, maximum of six (6) spaces</b>
			Staff Comments	<i>The Hailey Municipal Code requires a minimum of two (2) parking spaces for each single-family residential dwelling. Though no garage is proposed at this time,</i>

			<p><i>onsite parking can be accessed via the alley. It appears that two (2) or more spaces have been provided onsite.</i></p> <p><i>Additionally, it appears that the public right-of-way (Fourth Avenue) can accommodate for a total of two (2) parking spaces. Galena Street can also accommodate for an additional two (2) parking spaces. That said, the Applicants are unsure whether they will retain current parking off of Galena Street. If not, they will lightly landscape the area. Onsite parking and vehicular access to the site will be off of Fourth Avenue and the existing alley only. The Applicants may choose to retain parking within the right-of-way off of Galena Street and pedestrian access to the site only. If a garage is built in the future, access shall be made from the alley only and not Galena Street. This has been made a Condition of Approval.</i></p> <p><i>The Commission found that the parking requirements for the proposed residence are met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.08C.040 Outdoor Lighting Standards</b></p> <p><b>17.08C.040 General Standards</b></p> <ul style="list-style-type: none"> <li>a. All exterior lighting shall be designed, located and lamped in order to prevent:           <ul style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ul> </li> <li>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.</li> <li>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.</li> <li>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</li> <li>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.</li> </ul>
		<b>Staff Comments</b>	<p><i>The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut Sheets are attached. The Commission found that this standard has been met.</i></p>

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Bulk Requirements</b></p> <p><b>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO)</b>  <b>Maximum Height: 30'</b>  <b>Setbacks:</b></p> <ul style="list-style-type: none"> <li>• <b>Street R.O.W. Adjacent: 12'; 20' to Garage Door</b></li> <li>• <b>Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min.</b></li> <li>• <b>1' for every 2.5' of building height</b></li> <li>• <b>Alley: 6' minimum</b></li> </ul> <p><b>Lot Coverage: 35%</b></p>	
			<p><b>Staff Comments</b></p> <p><i>Maximum Building Height: 30'</i>  <i>Proposed Building Height: 29'-5"</i></p> <p><i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> <li>○ <i>Front Yard (East): 18'</i></li> <li>○ <i>Side Yard (South): 12'</i></li> <li>○ <i>Side Yard (North): 7'-6"</i></li> <li>○ <i>Rear Yard (West): 59'</i></li> </ul> <p><i>Proposed Lot Coverage:</i></p> <ul style="list-style-type: none"> <li>○ <i>1,750 square feet (Proposed Footprint) / 5,998 square foot lot = 29%</i></li> </ul> <p><i>The Commission found that all setback, building height, and lot coverage requirements have been met.</i></p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.06.070(A)1</b></p> <p><b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b></p>	

			<b>Street Improvements Required</b>	
			<b>Staff Comments</b>	<i>No sidewalks exist in the area. Sidewalks and/or a sidewalk in-lieu payment shall be made for the frontage of Galena Street and Fourth Avenue. It is recommended that a payment for the sidewalk in-lieu fee, as outlined by the Hailey Municipal Code, be made. This in-lieu fee shall be paid concurrently with the Building Permit Application, and has been listed as a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(B) Required Water System Improvements</b>	<b>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)</b>
			<b>Staff Comments</b>	<i>This standard shall be met.</i>


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


Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	<b>1) Site Planning</b>  <b>Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.</b>  <b>Staff Comments</b> <i>The lot is existing and respects the Old Hailey Townsite grid pattern. The proposed addition will preserve the grid pattern, keeping visual access to Fourth Avenue, Galena Street and vehicular access via the alley. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>Guideline: Site planning for new development and redevelopment shall address the following:</b> <ul style="list-style-type: none"> <li>• scale and massing of new buildings consistent with the surrounding neighborhood;</li> <li>• building orientation that respects the established grid pattern of Old Hailey;</li> <li>• clearly visible front entrances;</li> <li>• use of alleys as the preferred access for secondary uses and automobile access;</li> <li>• adequate storage for recreational vehicles;</li> <li>• yards and open spaces;</li> <li>• solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;</li> <li>• snow storage appropriate for the property;</li> <li>• underground utilities for new dwelling units.</li> </ul> <b>Staff Comments</b> <ul style="list-style-type: none"> <li>• <i>The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood.</i></li> <li>• <i>The lot is existing and respects the Old Hailey Townsite grid pattern. The front entry of the home faces Fourth Avenue and will be accessible either via Fourth Avenue, Galena Street or the existing alley.</i></li> <li>• <i>The proposed residence will span the entire lot. Ample yard and open space exist on all sides of the home.</i></li> </ul>

				<ul style="list-style-type: none"> <li>• <i>Snow storage has been identified on the site plan and is sufficient for the site.</i></li> <li>• <i>Utilities are existing. Water, sewer and gas are located underground. Any additional utilities shall be located underground.</i></li> </ul> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>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.</b></p> <p><i>The design intent of the proposed residence was to complement that of the surrounding area, while retaining the character of Old Hailey. The proposed design takes advantage of the southeastern exposure: a covered deck, several entries and windows are located at the southwest and southeast elevations.</i></p> <p><i>The size and shape of the proposed windows are also in scale with the building character of Old Hailey. No solar collectors are proposed at this time.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p><b>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</b></p> <p><b>Guideline: The perceived mass of larger buildings shall be diminished by the design.</b></p> <p><i>The use of gables, a covered front and side porch, and large windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</i></p> <p><i>The Commission further suggested that the Applicants consider an alternative color on the exterior of the chimney, which would help reduce the mass of the long south wall planes. The Applicants will consider utilizing a different, yet complementary color, which will be reviewed by Staff at the time of Building Permit submittal.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p><b>3. Architectural Character</b></p>
			17.06.090(C)3a	<p><b>a. General</b></p> <p><b>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.</b></p> <p><i>The architectural style of the proposed residence uses gables, covered front and side porch, and traditional exterior materials/colors to integrate into the surrounding area.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3b	<p><b>b. Building Orientation</b></p> <p><b>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</b></p> <p><i>The front entry of the proposed residence is located facing Fourth Avenue. A covered porch along the front façade and over the front entry is proposed, which is visible and inviting from the street.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>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.</b></p> <p><i>Staff Comments</i>          The lot is existing and respects the Old Hailey Townsite grid pattern. A covered porch along the front and side façades, and over the front entry is proposed, which is prominent and inviting from Fourth Avenue and Galena Street.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p><b>c. Building Form</b></p> <p><b>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.</b></p> <p><i>Staff Comments</i>          The use of gables, a covered front and side porch, and large windows reduces the massing of the building, and breaks up the roofline. The various exterior materials, and undulations in the building design make the residence appear smaller in scale.</p> <p>The proposed residence will complement that of the surrounding neighborhood. The proposed siding on the first floor will be a Hardie Board and Batten in Arctic White. The proposed siding on the second floor will be Hardie Plank Smooth Lap Siding in Arctic White, and the roof will be asphalt shingles in Black/Gray, and Standing Seam Metal in Gray. Pella 250 Series White Windows are also proposed.</p> <p>The Commission further suggested that the Applicants consider an alternative color on the exterior of the chimney, which would help reduce the mass of the long south wall planes. The Applicants will consider utilizing a different, yet complementary color, which will be reviewed by Staff at the time of Building Permit submittal.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>d. Roof Form</b></p> <p><b>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</b></p> <p><i>Staff Comments</i>          The gables and covered front and side porch will minimize the perceived mass of the residence. The covered porch will also help define the entry to the building.</p> <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p><b>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Designs should avoid locating drip lines over key pedestrian routes.</li> <li>• 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.</li> </ul> <p><i>Staff Comments</i>          The roof pitches are 4:12 and 8:12. Shingles will be utilized to limit the shedding of snow. The roof for the covered entry will utilize Standing Seam Metal and see a shallow pitch of 4:12. It doesn't appear that snow retention devices are proposed. The Commission suggested that the Applicants add snow retention devices to the covered entry. The Applicants agreed and plan to incorporate snow retention devices where necessary. Snow storage calculations can be found on the site plan. Snow storage calculations can be found on the site plan.</p>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>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.</b>
			<i>Staff Comments</i>	<i>The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<b>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>The proposed roof pitches of the home and front entry are consistent with the surrounding neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>e. Wall Planes</b>
				<b>Guideline: Primary wall planes should be parallel to the front lot line.</b>
			<i>Staff Comments</i>	<i>The proposed residence's primary wall plane is parallel to the lot line where the entrance is located.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.</b>
			<i>Staff Comments</i>	<i>The residence is proportional to the site in that the site's longest side is parallel with the residence's longest side. Material variation and front entry porch will also reduce the scale of the building to match the surrounding neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<b>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</b>
			<i>Staff Comments</i>	<i>The covered entry, wrap around porch and exterior entrances create wall plane variation on the southeast and northeast facades to break up the long wall planes.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>f. Windows</b>
				<b>Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.</b>
			<i>Staff Comments</i>	<i>The proposed windows are traditional in size, scale, and are appropriate for the neighborhood.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<b>Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.</b>
			<i>Staff Comments</i>	<i>Minimal windows are proposed facing the alley. Windows are also framed in a manner that is consistent with the neighborhood and do not impact neighborhood privacy.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3g	<b>g. Decks and Balconies</b>
				<b>Guideline: Decks and balconies shall be in scale with the building and the neighborhood.</b>

			<b>Staff Comments</b>	<p><i>No decks and/or balconies are proposed on the second story. A covered front porch is proposed along the front façade, and over the front entry, which are in scale and complement the surrounding neighborhood.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3g</b>	<p><b>Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.</b></p> <p><b>Staff Comments</b></p> <p><i>No decks and/or balconies are proposed on the second story. A covered front porch is proposed along the front and side façades, and over the front entry, which are in scale and complement the surrounding neighborhood.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3h</b>	<p><b>h. Building Materials and Finishes</b></p> <p><b>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.</b></p> <p><b>Staff Comments</b></p> <p><i>The proposed residence will complement that of the surrounding neighborhood. The proposed siding on the first floor will be a Hardie Board and Batten in Arctic White. The proposed siding on the second floor will be Hardie Plank Smooth Lap Siding in Arctic White, and the roof will be asphalt shingles in Black/Gray. The covered front and side porch will be Standing Seam Metal roof in Gray. Pella 250 Series White Windows are also proposed (see image below for further detail).</i></p> <div style="text-align: center;">  <p>NORTH EAST</p> </div> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.090(C)3h</b>	<p><b>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</b></p> <p><b>Staff Comments</b></p> <p><i>The largest wall plane is the southeast elevation. This plane is broken up by a variety of window sizes, exterior chimney, and two exterior doors. Vertical and horizontal siding will help reduce the mass of said wall planes (see image below for further detail).</i></p>

				 <p style="text-align: right;">SOUTHEAST</p> <p><i>The Commission further suggested that the Applicants consider an alternative color on the exterior of the chimney, which would help reduce the mass of the long south wall planes. The Applicants will consider utilizing a different, yet complementary color, which will be reviewed by Staff at the time of Building Permit submittal.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>i. Ornamentation and Architectural Detailing</b></p> <p><b>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</b></p> <p><i>Staff Comments</i>  <i>Simple detailing is proposed: covered front entry and porch, beams, vertical and horizontal siding.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>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.</b></p> <p><i>Staff Comments</i>  <i>The proposed residence has minimal ornamentation. Simple detailing is proposed: covered front entry and porch, beams, vertical and horizontal siding.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p><b>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</b></p> <p><i>Staff Comments</i>  <i>Please refer to Section 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><b>4. Circulation and Parking</b></p> <p><b>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</b></p> <p><i>Staff Comments</i>  <i>Adequate parking has been provided. Pedestrian access is provided with the proposed concrete pathway to the front entry of the residence. Snow storage areas are located to the rear of the building, which does not restrict pedestrian access.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</b>
			<i>Staff Comments</i>	<i>Adequate parking has been provided. Pedestrian access is provided with the concrete walkway to the front entry of the proposed residence. Snow storage on site does not impede pedestrian travel. See site plan for snow storage and parking requirements.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</b>
			<i>Staff Comments</i>	<i>N/A, as no garage is proposed. The parking area off of Fourth Avenue can accommodate approximately two (2) vehicles. Galena Street can also accommodate for approximately two (2) vehicles.</i>  <i>That said, the Applicants are unsure whether they will retain current parking off of Galena Street. If not, they will lightly landscape the area. Onsite parking and vehicular access to the site will be off of Fourth Avenue and the existing alley only. The Applicants may choose to retain parking within the right-of-way off of Galena Street and pedestrian access to the site only. If a garage is built in the future, access shall be made from the alley only and not Galena Street. This has been made a Condition of Approval.</i>  <i>The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: Detached garages accessed from alleys are strongly encouraged.</b>
			<i>Staff Comments</i>	<i>N/A, as no garage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</b>
			<i>Staff Comments</i>	<i>N/A, as no garage is proposed. The parking area off of Fourth Avenue can accommodate approximately two (2) vehicles. Galena Street can also accommodate for approximately two (2) vehicles.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<b>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.</b>
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<b>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</b>
			<i>Staff Comments</i>	<i>Seasonal, off-street parking for recreational vehicles could occur off of the alley; however, no parking for recreational vehicles have been delineated. The Commission suggested that an off-street parking space for recreational vehicles be added to the site. The Applicants will consider adding said space.</i>  <i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<b>5. Alleys</b>
			<i>Staff Comments</i>	<b>Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.</b>  <i>The alley is existing and will be utilized as parking/access to and from the proposed residence.</i>  <i>The existing alley sees a material change approximately mid-lot. The north half is gravel; the south half is asphalt. It appears the material change happens near</i>

				<p><i>the center of the subject parcel. At this time, the City does not foresee improving the alley. If the Applicants wish to see an improvement, they may do so at their own expense. Improvements shall be to City Standards and final design shall be approved by the City Engineer.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p><b>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.</b></p> <p><i>Utilities shall be located underground. No accessory building is proposed.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p><b>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.</b></p> <p><i>The existing alley is gravel and asphalt. If noxious weeds are present on the site, the Developer shall control according to State Law.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	<p><b>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.</b></p> <p><i>The landscaping to be maintained is turf.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<p><b>6. Accessory Structures</b></p> <p><b>Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.</b></p> <p><i>N/A, as no accessory buildings are proposed.</i></p>
			<i>Staff Comments</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)6	<p><b>Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.</b></p> <p><i>N/A, as no accessory buildings are proposed.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<p><b>7. Snow Storage</b></p> <p><b>Guideline: All projects shall be required to provide 25% snow storage on the site.</b></p> <p><i>The site plan proposes approximately 652 square feet of hardscape (parking, vehicle and pedestrian areas). 25% of this (163 square feet) is required for snow storage. 192 square feet of snow storage is shown.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
			<i>Staff Comments</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	<p><b>Guideline: A snow storage plan shall be developed for every project showing:</b></p> <ul style="list-style-type: none"> <li>• Where snow is stored, key pedestrian routes and clear vision triangles.</li> <li>• Consideration given to the impacts on adjacent properties when planning snow storage areas.</li> </ul> <p><i>Snow storage areas are located to the rear of the proposed residence. Snow storage areas do not restrict pedestrian access. Pedestrian access is unrestricted and visible.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
			<i>Staff Comments</i>	
			17.06.090(C)8	<b>8. Existing Mature Trees and Landscaping</b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p><b>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.</b></p> <p><i>Staff Comments</i>          Existing trees are identified onsite and are proposed to be retained. No additional trees or landscaping are proposed to be removed.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<p><b>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.</b></p> <p><i>Staff Comments</i>          An existing tree has been identified onsite and is proposed to be retained. The City Arborist recommends that the Applicant make every effort to protect the existing tree from damage and compaction during the construction process. This has been made a Condition of Approval.</p> <p><i>No other significant landscape features will be removed or appear to be impacted by the proposed residence. The proposed Landscape Plan includes a variety of plant materials: Prairiefire Crabapples, Compact Mugo Pine, European Variegated Dogwood, Double Play Gold Spirea, Limelight Hydrangea, Arborvitae Emerald Green as a screen/hedge, and retainment of existing tree.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	<p><b>Guideline: Noxious weeds shall be controlled according to State Law.</b></p> <p><i>Staff Comments</i>          If noxious weeds are present on the site, the Developer shall control according to State Law.</p> <p><i>The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p><b>9. Fences and Walls</b></p> <p><b>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.</b></p> <p><i>Staff Comments</i>          N/A, as no fences and/or walls are existing and/or proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	<p><b>Guideline: Retaining walls shall be in scale to the streetscape.</b></p> <p><i>Staff Comments</i>          N/A, as none are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p><b>10. Historic Structures</b></p> <p><b>General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><i>Staff Comments</i>          N/A, as there are no existing structures on the site.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p><b>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</b></p>

				<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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"> <li>~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade;</li> <li>~ Exterior materials that are compatible with the original building materials should be selected;</li> <li>~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building;</li> <li>~ The visual impact of the addition should be minimized from the street;</li> <li>~ 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;</li> <li>~ The roof form and slope of the roof on the addition should be in character with the original building;</li> <li>~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.</li> </ul> </li> </ul>
			<i>Staff Comments</i>	<i>N/A, as there are no existing structures on the site.</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.**
- 2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.**

## **CONCLUSIONS OF LAW**

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

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

## **DECISION**

The Design Review Application by Jason Szabo and Chris Wrede, for a new two story, 1,750 square foot residence called the Farmhouse, to be located on Lot 11A, Block 49, Hailey Townsite (TBD North 4<sup>th</sup> Avenue) in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts, has been approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (l) are met:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Title at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to:
  - i. The Applicants shall utilize the existing water and wastewater services to each lot.
- d) The project shall be constructed in accordance with the Application or as modified by the Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.

- f) The Applicants shall install sidewalks along the property frontages (Fourth Avenue and Galena Street), or a payment in-lieu fee shall be paid, as outlined in the Hailey Municipal Code. A payment in-lieu fee shall be made prior to issuance of a Building Permit.
- g) If constructed in the future, a garage shall have access off of the alley only, and not Galena Street.
- h) The Applicants shall protect the existing tree from damage and compaction throughout the construction process.
- i) 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.
- j) 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.
- k) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- l) All utilities shall be located underground, consistent with 17.06.080(A)3h.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Janet Fugate, Planning & Zoning Commission Chair

Attest:

\_\_\_\_\_  
Jessie Parker, Community Development Assistant

**Return to Agenda**



**STAFF REPORT**  
**Hailey Planning and Zoning Commission**  
**Regular Meeting of October 19, 2020**

**To:** Hailey Planning and Zoning Commission

**From:** Robyn Davis, Community Development City Planner

**Overview:** Consideration of a Design Review Application by the City of Hailey Public Works Department to relocate the US Forest Service Warehouse Building from Lots 13, 14A and 20A, Block 20, Hailey Townsite (308 South River Street), to the City Street Shop, Lot 5, Block 4, Airport West Subdivision #1 (1811 Merlin Loop). The proposal is to repurpose the building as a commodity building, where it will store goods and materials.

**Hearing:** October 19, 2020

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**Applicant:** City of Hailey – Public Works Department

**Location:** Lot 5, Block 4, Airport West Subdivision #1 (1811 Merlin Loop)

**Zoning:** SCI – Industrial (SCI-I)

**Notice:** Notice for the public hearing was published in the Idaho Mountain Express on September 30, 2020 and mailed to public agencies, and to property owners within 300 feet on September 29, 2020.

**Application:** The City of Hailey Public Works Department is proposing to relocate the 2,628 square foot USFS Warehouse Building to the City Streets Shop at 1811 Merlin Loop (Lot 5, Block 4, Airport West Subdivision #1). The building would be relocated to the northwestern corner of the parcel and within the street yard, as shown in the image below.



Over the last year, City of Hailey Staff and the Hailey Arts and Historic Preservation Commission have actively pursued various options in assisting with the relocation of the US Forest Service Warehouse Building, currently located at 308 South River Street. This building has historical significance for the Hailey community, and the Commission and the City Council desire to retain it in new location.

Since the receipt of notice from the property owners to remove the building, Contract for Architectural Services have been entered into, advertisements have been published and internal discussions have been conducted.

Errin Bliss of Bliss Architecture laid out three options (renderings attached) for City consideration:

**Option 1:** Demolish the eastern section of the building and salvage/relocate the west portion of the building to Roberta McKercher Park. This is not preferred by the City.

**Option 2:** Demolish the entire building and only salvage/repurpose the most historically unique elements (i.e., windows, doors, flooring, etc.). Based on preliminary estimates, the relocation, redesign, and probable site construction with minimal building improvements to relocate the building to Roberta McKercher Park, costs are approximately \$280,000. This estimate has proven to be a barrier in successfully relocating the building.

**Option 3:** Relocate the entire structure to Streets Department Equipment Yard at 1811 Merlin Loop. With this option, the building would return to its original purpose – the storing of goods and materials that require protection from the elements, to be used as a ‘Commodity Building’.

By allowing the Public Works Department to do so, The Warehouse Building would be relocated to the northwestern boundary of the site and displayed in such a way for the public to see the historical features (large white and green barn doors). The building would straddle the property line between the Street Shop and Parcel A, open space, to allow better public visibility from Broadford Road. Initial cost estimates show that the relocation work can be completed for between \$100,00 and \$150,000. A new building, of comparable size, would cost \$255,612. It is more affordable for the City to repurpose the Warehouse Building than to build a new building from scratch.

City Staff and the Hailey Arts and Historic Preservation Commission (HAHPC) met on September 10, 2020 to discuss the Public Works proposal. The Commission voted and unanimously approved the Public Works Department offer to relocate the building to the Streets Department Equipment Yard at 1811 Merlin Loop in Airport West Subdivision. The Council concurred with this recommendation on September 28, 2020. It is hoped that the building can be relocated this fall, before snow season.

**Procedural History:** The Application was submitted on October 9, 2020 and certified complete on October 9, 2020. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on October 19, 2020, virtually and in the Hailey City Council Chambers.

<b>General Requirements for all Design Review Applications</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
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	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Department Comments	<b>Engineering:</b> <i>No comments</i>
				<b>Life/Safety:</b> <i>No comments</i>
				<b>Water and Sewer:</b> <i>No comments</i>
				<b>Building:</b> <i>No comments</i>
				<b>Streets:</b> <i>No comments</i>
				<b>City Arborist:</b> <i>No comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<b>17.08A Signs:</b> 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>Staff Comments</i>	<i>No signage is proposed at this time; however, any signage exceeding four square feet will need to be accompanied by a Sign Permit Application and be approved prior to installation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<b>See Section 17.09.040 for applicable code.</b>
			<i>Staff Comments</i>	<i>The Hailey Streets Shop and onsite parking area are existing. Parking is located to the rear (south) and side (west) of the building. The existing building is approximately 4,780 square feet in size, which requires four (4) parking spaces. Four (4) additional parking spaces are required, as this is a Public Services facility.</i>  <i>Additionally, warehouse and storage facilities are required to provide at least one (1) parking space for every thousand (1,000) square feet. The USFS Warehouse Building is approximately 2,628 square feet in size; therefore, two (2) additional</i>

				<p>onsite parking spaces are required, or a total of ten (10) onsite spaces are required.</p> <p>Twenty-four (24) onsite parking spaces are existing and have been provided, which includes two (2) accessible spaces.</p> <p>All parking requirements have been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	<p><b>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</b></p>
			<i>Staff Comments</i>	<i>N/A, as parking is existing.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p><b>17.08C.040 General Standards</b></p> <p>a. All exterior lighting shall be designed, located and lamped in order to prevent:</p> <ol style="list-style-type: none"> <li>1. Overlighting;</li> <li>2. Energy waste;</li> <li>3. Glare;</li> <li>4. Light Trespass;</li> <li>5. Skyglow.</li> </ol> <p>b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.</p> <p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<i>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. A fixture sample has been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p><b>SCI - Industrial (SCI-I) Zoning District:</b></p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> <li>- <b>Building Height:</b> <ul style="list-style-type: none"> <li>o Required Building Height: 35'</li> <li>o Proposed Building Height: ~21'</li> </ul> </li> <li>- <b>Setbacks:</b> <ul style="list-style-type: none"> <li>o Required Setbacks:               <ul style="list-style-type: none"> <li>o Front Yard: 10'</li> <li>o Side Yards: 10'</li> <li>o Rear Yard: 10'</li> </ul> </li> <li>o Proposed Setbacks:               <ul style="list-style-type: none"> <li>o Front Yard: 10'</li> <li>o Side Yard (south): 10'+</li> <li>o Side Yard (north): 20'+</li> <li>o Rear Yard: 10'+</li> </ul> </li> </ul> </li> </ul>

				<i>All setback and building height requirements have been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.06.070(A)1 Street Improvements Required</b>	<b>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</b>
			<i>Staff Comments</i>	<i>An existing five (5') foot wide sidewalk runs the length of the property along Merlin Loop. No other sidewalks are existing and/or are necessary at this time. All grading and drainage proposed is on private property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.06.070(B) Required Water System Improvements</b>	<b>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</b>
			<i>Staff Comments</i>	<i>N/A, as this project is not within the Townsite Overlay (TO) Zone District.</i>

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


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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p><b>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</b></p> <p><i>Staff Comments</i> <i>The Streets Shop is existing. The relocation of the USFS Warehouse Building would place the building parallel to Broadford Road. The longest wall planes of the proposed units are oriented east/west; the proposed project is intended for warehouse and storage purposes only.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p><b>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</b></p> <p><i>Staff Comments</i> <i>Mature landscaping exists within Parcel A. Trees and landscaping will need to be removed to accommodate for the relocation of the warehouse building. A Landscape Plan will be provided and shall be approved by the Chair at a future date, yet to be determined. This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p><b>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</b></p> <p><i>Staff Comments</i> <i>Site circulation has been designed to keep vehicular access and parking onsite. An existing five (5') foot wide sidewalk runs the length of the property along Merlin Loop, where pedestrian traffic can safely navigate around the site.</i></p>

				<i>Additionally, a grass path exists within Parcel A. This path will remain and be reconfigured around the building. It is the City's hope that this path will be paved in the near future, but for now, will remain as is, a grass path.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p><b>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.</b></p> <p><i>Staff Comments</i> All loading and unloading zones are existing and have been screened by a landscape buffer or Parcel A. Parcel A is 40'-wide and an additional 10'-wide landscape easement also exists, which provides a 50'-wide landscape buffer adjacent Broadford Road. Mature landscaping exists within Parcel A. That said, trees and/or other landscaping will need to be removed in order to position the warehouse building in the proposed location. Though Planning Staff believes that the area is densely populated with trees and other landscaping, a Landscape Plan will be provided and shall be approved by the Chair at a future date, yet to be determined. This has been made a Condition of Approval.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1e	<p><b>e. Where alleys exist, or are planned, they shall be utilized for building services.</b></p> <p><i>Staff Comments</i> N/A, as no alleys exist or are proposed.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	<p><b>f. Vending machines located on the exterior of a building shall not be visible from any street.</b></p> <p><i>Staff Comments</i> N/A</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	<p><b>g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</b></p> <p><b>i. Parking areas located within the SCI zoning district may be located at the side or rear of the building.</b></p> <p><b>ii. Parking areas may be considered at the side of buildings within the B, LB, TI and LI zoning districts provided a useable prominent entrance is located on the front of the building and the parking area is buffered from the sidewalk adjacent to the street.</b></p> <p><i>Staff Comments</i> Please refer to Section 17.09.040 above for further details.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	<p><b>h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.</b></p> <p><i>Staff Comments</i> No alleys are existing and/or are proposed. Access can be achieved from a single approach, which is off of Merlin Loop.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	<p><b>i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.</b></p> <p><i>Staff Comments</i> There is a 10'-wide Snow Storage Easement located inside the property line along Merlin Loop. This easement runs the length of the property line. It is existing and has been previously utilized for snow storage.</p> <p>Snow storage is also located to the south of the employee parking area, which is approximately 32,000 square feet. This area measures approximately 12,000 square feet, which is greater than 25% (8,000 sq. ft. is required) of the improved parking, vehicle and pedestrian circulation areas.</p>

				<i>Snow storage areas are practical and do not impact vehicular or pedestrian traffic.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1j	j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>See Standard (i) above.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>The proposed snow storage area is greater than 10'-wide.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.
			<i>Staff Comments</i>	<i>N/A, as this parcel is not located downtown.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			<i>Staff Comments</i>	<i>Snow storage areas do not impede parking or pedestrian areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			<i>Staff Comments</i>	<i>Snow storage areas are shown in grass landscape areas.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2a	a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.
			<i>Staff Comments</i>	<i>The proposal is to relocate the USFS Warehouse Building from 308 South River Street to 1811 Merlin Loop, which is located in the SCI – Industrial (SCI-I) Zone District. The intent is to repurpose the building as a warehouse building; to store goods and materials by the City Streets Department.</i>
				

				<i>Originally, the building was designed as a warehouse building and is industrial in nature. The building includes historically significant elements (i.e., green and white barn doors, original windows, metal roof) that the Streets Department hopes to retain. The building would return to its original purpose and is complementary to other buildings in the area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2b	<b>b. Standardized corporate building designs are prohibited.</b>
			<i>Staff Comments</i>	<i>N/A, as the project is not a corporate design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<b>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</b>
			<i>Staff Comments</i>	<i>The building features street-level material changes. The green and white barn doors will face Broadford Road to emphasize human scale. Small windows and vertical siding are also existing, which help reduce the mass of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<b>d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.</b>
			<i>Staff Comments</i>	<i>The front façade of the building will face Broadford Road. Windows and the historical green and white barn doors will be visible from Broadford Road. Large bay doors will face interior to the lot for utilization by the City Streets Department. The front façade incorporates windows and barn doors, vertical siding and a single-pitched metal roof. The scale and design components complement the surrounding area nicely.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	<b>e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.</b>
			<i>Staff Comments</i>	<i>No plans for future additions or renovations are planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	<b>f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.</b>
			<i>Staff Comments</i>	<i>The building is existing and will be relocated to 1811 Merlin Loop. All existing materials will remain the same: green and white barn doors, white vertical siding, small exterior windows, and metal roof. Bay doors will be added to the east elevation for functionality and ease of use by the City Streets Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	<b>g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.</b>
			<i>Staff Comments</i>	<i>The USFS Warehouse Building is existing and will be relocated to the Streets Equipment Yard at 1811 Merlin Loop. Where possible, the exterior materials will remain the same, unless materials are determined to be inadequate or are not structurally sound. Exterior materials to be retained include:</i> <ul style="list-style-type: none"> <li>- Green and white barn doors</li> <li>- Windows, doors, and trim</li> <li>- Green metal roof</li> <li>- White Vertical Siding</li> </ul>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2h	<p><b>h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</b></p> <p><i>Staff Comments</i> N/A, as the warehouse building does not have a flat roof and is single story in height.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p><b>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</b></p> <ul style="list-style-type: none"> <li><b>i) Solar Orientation.</b> If there is a longer wall plane, it shall be placed on an east-west axis. A building’s wall plane shall be oriented within 30 degrees of true south.</li> <li><b>ii) South facing windows with eave coverage.</b> At least 40% of the building’s total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.</li> <li><b>iii) Double glazed windows.</b></li> <li><b>iv) Windows with Low Emissivity glazing.</b></li> <li><b>v) Earth berming against exterior walls</b></li> <li><b>vi) Alternative energy.</b> Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</li> <li><b>vii) Exterior light shelves.</b> All windows on the southernmost facing side of the building shall have external light shelves installed.</li> </ul> <p><i>Staff Comments</i> Due to the nature of the project, being a warehouse building, and having no conditioned space, energy consumption is minimal.</p> <p>Should the Commission need more information, the Applicant can better describe the three techniques utilized and/or utilization of any other alternative energy sources with the proposed project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p><b>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</b></p> <p><i>Staff Comments</i> Snow clips are existing over pedestrian entrances; however, will be further modified to prevent ice and/or snow from sliding off. It is anticipated that downspouts and gutters will be installed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p><b>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</b></p> <p><i>Staff Comments</i> It is anticipated that downspouts and gutters will be installed. Downspouts will be piped underground to water retention areas, and will incorporate heat tape to prevent freezing at the ground to air transition areas.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<b>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</b>
			<i>Staff Comments</i>	<i>N/A, as no vehicle canopies or covered areas are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<b>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</b>
			<i>Staff Comments</i>	<i>N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	<b>a. Accessory structures shall be designed to be compatible with the principal building(s).</b>
			<i>Staff Comments</i>	<i>N/A, as no accessory structures are planned.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3b	<b>b. Accessory structures shall be located at the rear of the property.</b>
			<i>Staff Comments</i>	<i>N/A, as no accessory structures are planned.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3c	<b>c. Walls and fences shall be constructed of materials compatible with other materials used on the site.</b>
			<i>Staff Comments</i>	<i>No new walls or fences are proposed. That said, there is an existing fence around the Streets Yard. Upon placement of the USFS Warehouse Building, the fence where the building will be located to will be removed. The fence will connect to the south and north sides of the warehouse building, but will not go around the building to the west, so as to retain visibility of the building for public use.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3d	<p><b>d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.</b></p> <p><i>Staff Comments</i> Please refer to Section 17.06.080(A)3c noted above. The fencing is existing and does not dominate the existing buildings or landscaping. Landscaping is located in front of the fence to soften the visual impact.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3e	<p><b>e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.</b></p> <p><i>Staff Comments</i> No roof or ground mounted mechanical equipment are proposed. All utilities/services to be installed underground.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	<p><b>f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.</b></p> <p><i>Staff Comments</i> N/A</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	<p><b>g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.</b></p> <p><i>Staff Comments</i> No roof or ground mounted mechanical equipment are proposed. All utilities/services to be installed underground.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	<p><b>i. All service lines into the subject property shall be installed underground.</b></p> <p><i>Staff Comments</i> All service lines will be underground.</p>
			17.06.080(A)3i	<p><b>j. Additional appurtenances shall not be located on existing utility poles.</b></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>No appurtenances will be permitted on poles.</i>
<b>4. Landscaping: 17.06.080(A)4, items (a) thru (n)</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	<p><b>a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.</b></p> <p><i>Staff Comments</i> <i>Landscaping is existing. The parcel contains an upper bench and a lower bench. Plantings and landscaping for the upper and lower benches, approved in May 2003, include: Hackberry, Quaking Aspen, Scotch Pine, Ponderosa Pine, Vine Maple, Mountain Ash and Russian Olive.</i></p> <p><i>In addition to the trees, a mix of five (5) gallon shrubs (Staghorn Sumac, Pumilio Mugo Pine, McKay’s White Potentilla and Snowberry) have also been planted.</i></p> <p><i>No additional landscaping is proposed at this time. That said, any removal of trees larger than six-inch (6”) caliper shall be replaced elsewhere onsite or within Parcel A. This has been made a Condition of Approval.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	<p><b>b. All plant species shall be hardy to the Zone 4 environment.</b></p> <p><i>Staff Comments</i> <i>Landscaping exists and plant materials are hardy to Zone 4.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4c	<p><b>c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.</b></p> <p><i>Staff Comments</i> <i>N/A, as landscaping and irrigation exist.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	<p><b>d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.</b></p> <p><i>Staff Comments</i> <i>Please refer to Section 17.06.080(A)4a for further details.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	<p><b>e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.</b></p> <p><i>Staff Comments</i> <i>N/A, as the proposed project is not the primary structure on this parcel. Seasonal plantings in planter boxes, pots and/or hanging baskets have been provided at the primary building, the Streets Shop off of Merlin Loop. The warehouse building will be located within the Streets Equipment Yard, which is not seen by the public. City Staff does not believe requiring seasonal plantings at this building is necessary or appropriate.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4f	<p><b>f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.</b></p>

			<i>Staff Comments</i>	<i>N/A, as the proposed project is not located within the B, LB, TN or SCI-SO Zoning Districts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	<b>g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.</b>
			<i>Staff Comments</i>	<i>Runoff will be located within the landscaped/parking areas and is directed to drywells.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	<b>h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</b>
			<i>Staff Comments</i>	<i>The Owner will be responsible for maintaining plant material in a healthy condition.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4i	<b>i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</b>
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4j	<b>j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</b>
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	<b>k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.</b>
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4l	<b>l. Landscaping should be provided within or in front of extensive retaining walls.</b>
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4m	<b>m. Retaining walls over 24" high may require railings or planting buffers for safety.</b>
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	<b>n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</b>
			<i>Staff Comments</i>	<i>N/A, as no retaining walls are proposed.</i>

**Additional Design Review Requirements for  
 Non-Residential Buildings Located within LI, SCI, TI or A Zoning Districts**

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C)1a	<b>a. Adjoining parcels shall be considered when planning building configuration, vehicular circulation and access, parking, and drainage.</b>
			<i>Staff Comments</i>	<i>The majority of the surrounding parcels have been developed. Vehicular circulation and site planning exist and allow for successful site circulation, which prevents traffic congestion.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(C)1b	<b>b. Reciprocal vehicular ingress and egress, circulation, and parking arrangements are encouraged when the adjacent site(s) allows in order to facilitate the ease of vehicular movement between adjoining properties.</b>
			<i>Staff Comments</i>	<i>Parking configuration and location allow for easy vehicular movement and access.</i>
			17.06.080(C)2c	<b>c. Vehicle circulation, parking and loading shall not block pedestrian access ways.</b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Comments</i>	<i>Vehicular and pedestrian circulation, parking and loading areas do not impact pedestrian access ways.</i>
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**17.06.060 Criteria.**

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

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

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

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

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

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

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

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also

be required upon subsequent change in use, in conformance with Hailey’s Zoning Ordinance at the time of the new use.

- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- d) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
- e) Any and all ground-mounted equipment shall be screened from view of surrounding properties.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- g) 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.
- h) 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.
- i) This Design Review approval is valid contingent upon approval by the Airport West Design Review Board.
- j) The Landscape Plan shall be approved by the Planning and Zoning Chair prior to issuance of a Building Permit.

**Motion Language**

**Approval:** Motion to approve the Design Review Application by the City of Hailey Public Works Department to relocate the US Forest Service Warehouse Building from Lots 13, 14A and 20A, Block 20, Hailey Townsite (308 South River Street), to the City Street Shop, Lot 5, Block 4, Airport West Subdivision #1 (1811 Merlin Loop), and is located within the SCI – Industrial (SCI-I) Zoning District, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided conditions (a) through (j) are met.

**Denial:** Motion to deny the Design Review Application by the City of Hailey Public Works Department to relocate the US Forest Service Warehouse Building from Lots 13, 14A and 20A, Block 20, Hailey Townsite (308 South River Street), to the City Street Shop, Lot 5, Block 4, Airport West Subdivision #1 (1811 Merlin Loop), and is located within the SCI – Industrial (SCI-I) Zoning District, finding that \_\_\_\_\_[the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

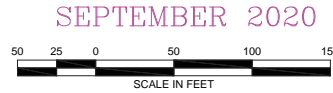
**Continuation:** Motion to continue the public hearing to \_\_\_\_\_[Commission should specify a date].

# A PLAT SHOWING LOT 5A, BLOCK 4, AND PARCEL 1A, AIRPORT WEST SUBDIVISION PHASE 1

WHEREIN THE LOT LINES BETWEEN LOT 5, BLOCK 4, & PARCEL 1, AIRPORT WEST SUBDIVISION PHASE I ARE SHIFTED AS SHOWN  
LOCATED WITHIN SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO



SCALE: 1" = 50'



SEPTEMBER 2020

### LEGEND

- Property Line
- Adjoiner's Lot Line
- Lot Line To Be Vacated
- Proposed Lot Line
- Centerline of Right of Way
- Easement, type and width as shown
- GIS Tie Line
- S Sewer Main
- SS Sewer Service
- W Water Main
- WS Water Service
- Found 1/2" Rebar
- Found 5/8" Rebar
- Found Brass Cap on 2 1/2" Galvanized Pipe
- Found Aluminum Cap on Iron Pipe
- Set 5/8" Rebar, P.L.S. 16670

Curve Table						
Station	Length	Radius	Delta	Tangent	Chord	Chord Direction
101	66.89	225.00	22° 36' 13"	49.04'	96.17'	S16° 47' 57" E
102	52.39	300.00	7° 42' 47"	26.29'	52.46'	S01° 33' 12" E
103	292.08	1200.00	45° 19' 07"	154.47'	285.09'	S32° 04' 52" E
104	37.90	357.41	58° 04' 23"	20.62'	36.41'	S53° 05' 52" W



### SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to replat Lot 5, Block 4, & Parcel 1A, Airport West Subdivision Phase 1 as shown, and show the monuments found and set during the boundary retracement of said lots. The boundary information shown is based on Found Centerline and Lot Corner Monuments, and the recorded Map of Airport West Subdivision Phase 1, Instrument Number 469042, records of Blaine County, Idaho. All found monuments have been accepted.
2. The distances shown are measured. Refer to the above referenced plat for previous record data.
3. This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. The current zoning is SCI Industrial & SCI Sales Office, Refer to the City of Hailey Zoning Ordinance for specific information about this zone.
6. The owner is the City of Hailey, 115 S Main St, Hailey, ID 83333. The surveyor/representation is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.
7. Property shown hereon is subject to CC&Rs recorded under Instrument Number 469043, records of Blaine County, ID.

**HEALTH CERTIFICATE:** Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date \_\_\_\_\_ South Central Public Health District



LOT 5A, BLOCK 4, &  
PARCEL 1A  
AIRPORT WEST SUBDIVISION  
PHASE 1

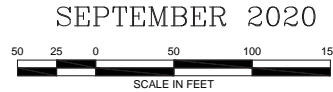
GALENA ENGINEERING, INC.  
HAILEY, IDAHO

SHEET 1 OF 2  
Job No. 3630-28

MARK E. PHILLIPS, PLS 16670

A PLAT SHOWING  
**LOT 5A, BLOCK 4, AND PARCEL 1A, AIRPORT WEST SUBDIVISION PHASE 1**  
 WHEREIN THE LOT LINES BETWEEN LOT 5, BLOCK 4, & PARCEL 1, AIRPORT WEST SUBDIVISION PHASE I ARE SHIFTED AS SHOWN  
 LOCATED WITHIN SECTION 15, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

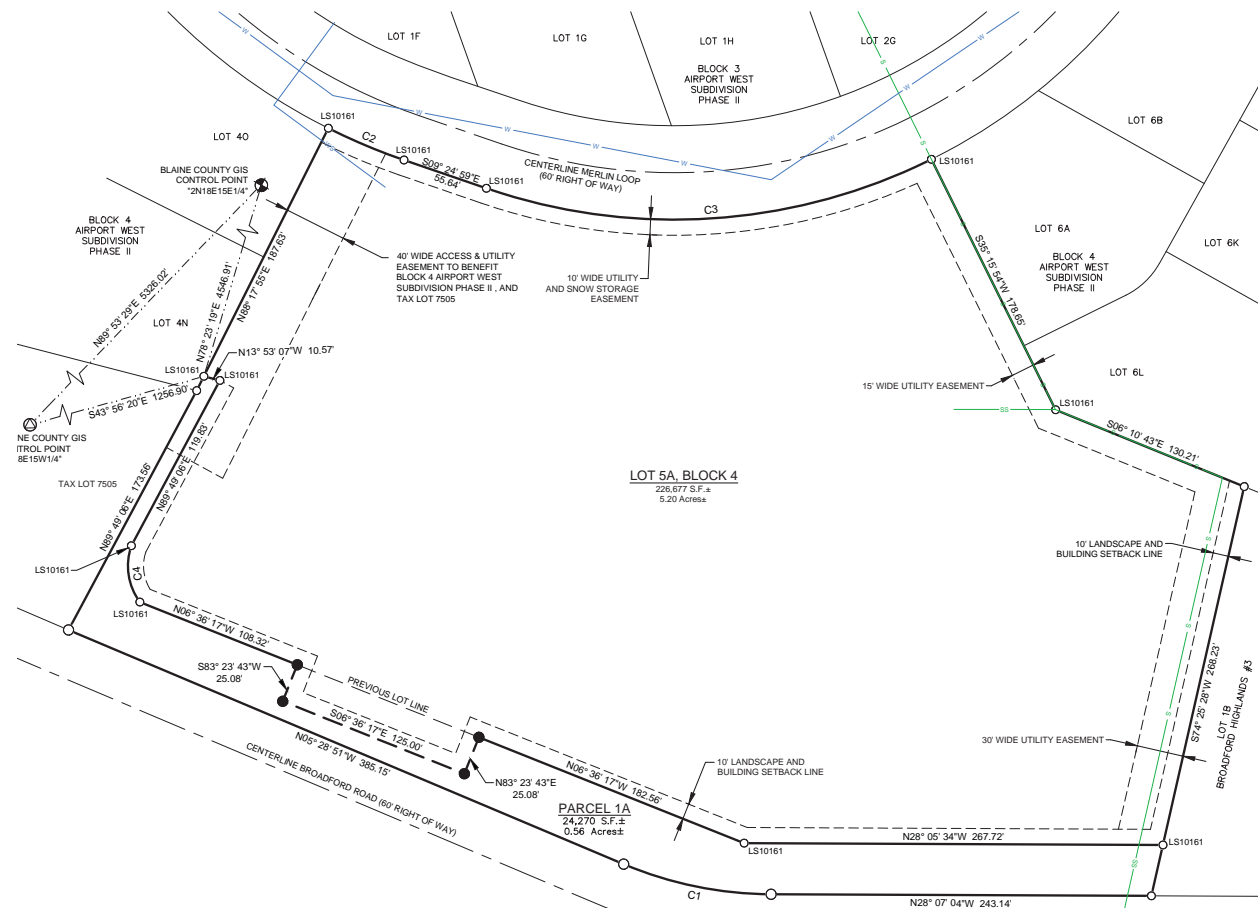
SCALE: 1" = 50'



**LEGEND**

- Property Line
- - - - - Adjoiner's Lot Line
- - - - - Lot Line To Be Vacated
- - - - - Proposed Lot Line
- - - - - Centerline of Right of Way
- - - - - Easement, type and width as shown
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- Found 1/2" Rebar
- Found 5/8" Rebar
- Found Brass Cap on 2 1/2" Galvanized Pipe
- Found Aluminum Cap on Iron Pipe
- Set 5/8" Rebar, P.L.S. 16670

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	96.80'	245.00'	22° 38' 13"	49.04'	96.17'	S16° 47' 57"E
C2	52.50'	390.00'	7° 42' 47"	26.29'	52.46'	S05° 33' 35"E
C3	292.66'	370.00'	45° 19' 07"	154.47'	285.09'	S32° 04' 32"E
C4	37.90'	38.73'	56° 04' 23"	20.62'	36.41'	S53° 05' 35"W



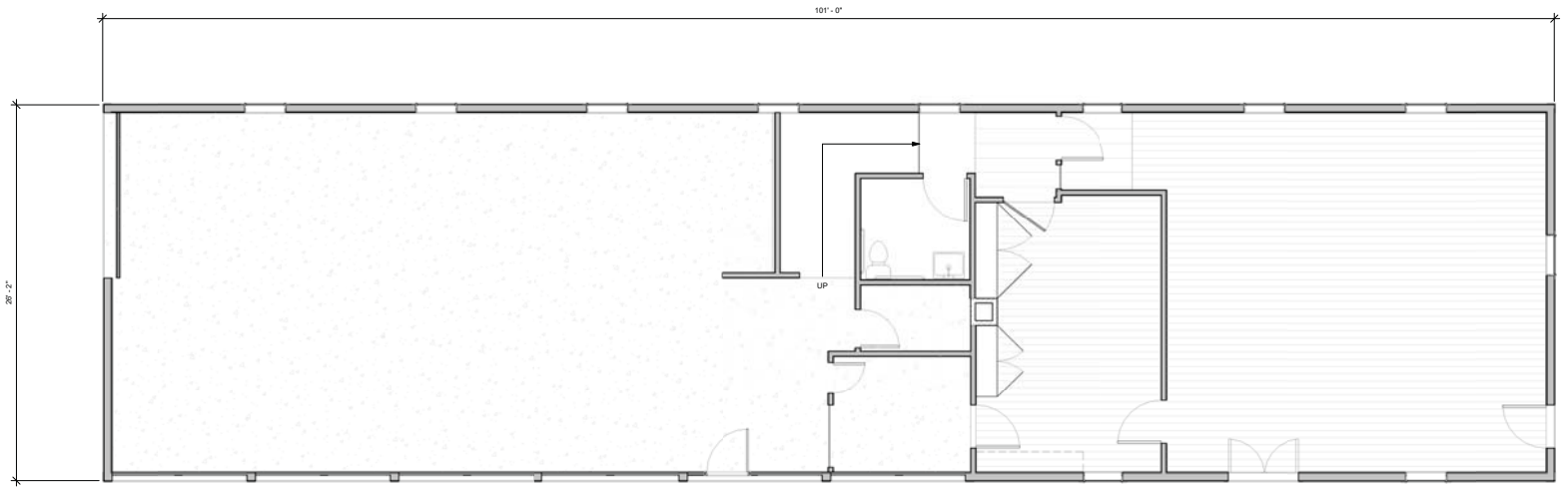
**SURVEY NARRATIVE & NOTES**

1. The purpose of this survey is to replat Lot 5, Block 4, & Parcel A, Airport West Subdivision Phase 1, into Lot 5A, Block 4, & Parcel 1A, Airport West Subdivision Phase 1 as shown, and show the monuments found and set during the boundary retracement of said lots. The boundary information shown is based on Found Centerline and Lot Corner Monuments, and the recorded Map of Airport West Subdivision Phase 1, Instrument Number 469042, records of Blaine County, Idaho. All found monuments have been accepted.
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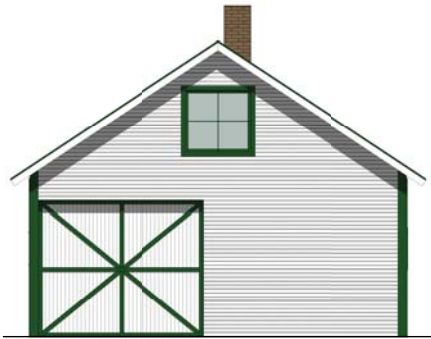
Date \_\_\_\_\_ South Central Public Health District

**PRELIMINARY**
  
 LOT 5A, BLOCK 4, & PARCEL 1A AIRPORT WEST SUBDIVISION PHASE 1
   
 GALENA ENGINEERING, INC. HAILEY, IDAHO
   
 SHEET 1 OF 2
   
 Job No. 3830-28

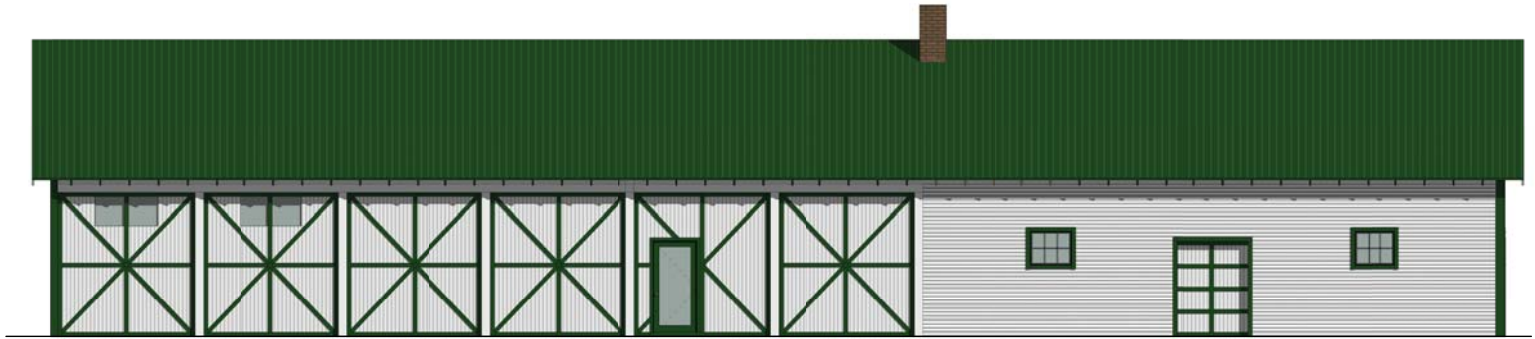


P.N.

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



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



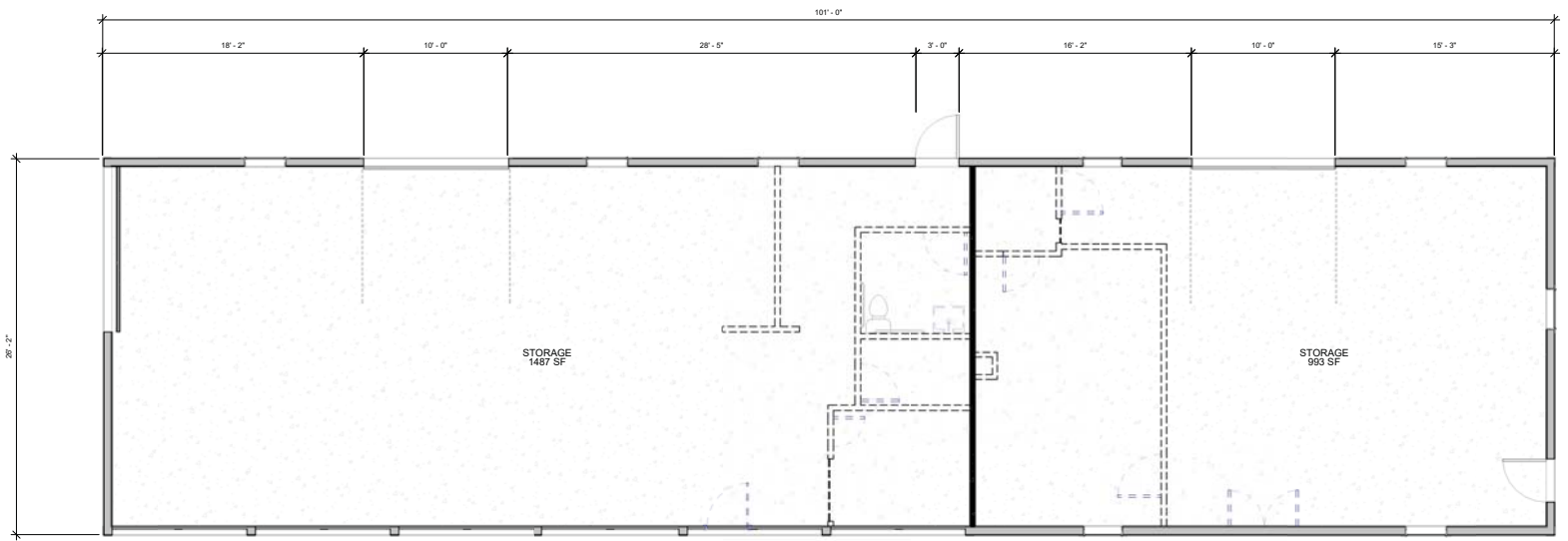
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



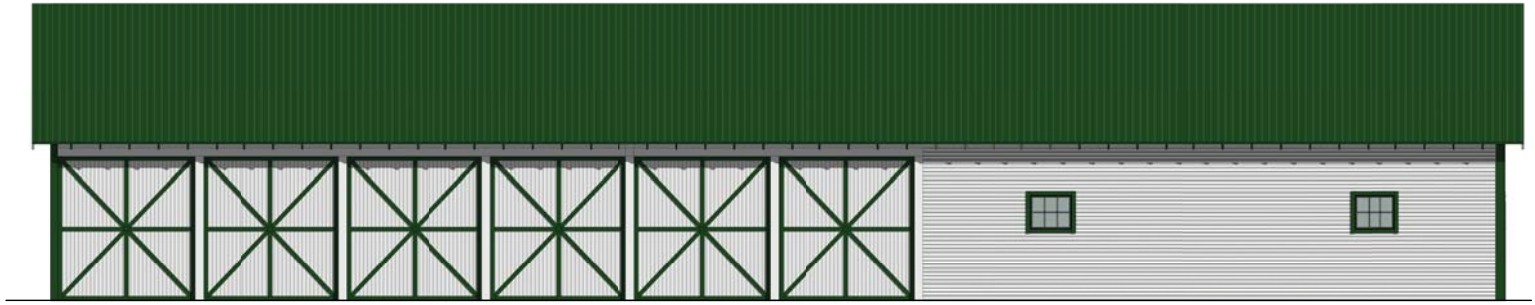
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



P.N. | PROPOSED & DEMOLITION FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



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



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



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



wood river  
sustainability  
center

308





**Return to Agenda**

## STAFF REPORT

**TO:** Hailey Planning and Zoning Commission

**FROM:** Lisa Horowitz, Community Development Director

**RE:** Accessory Dwelling Unit zoning code text amendments

**HEARING:** October 19, 2020

**Applicant:** City of Hailey

**Location:** Primarily, LR-1, LR-2 zones, with applicability to GR as well

**Note:** Staff analysis is in lighter type

### I. Notice

Notice for the public hearing was published in the Idaho Mountain Express on September 30, 2020 and mailed to public agencies on September 29, 2020.

### II. Background

Accessory Dwelling Units (ADUs) are a common planning tool to incrementally increase housing stock and the variety of housing types available in a community. These accessory residential structures also allow for the sustainable use of existing infrastructure by facilitating infill development, can augment a community's stock of naturally occurring affordable housing, facilitate aging-in-place and changing family dynamics over the course of life, and with proper regulation, can be woven seamlessly into the existing built environment and its character.

ADUs have been permitted in the Townsite Overlay (Old Hailey) since 2002, and in the General Residential (GR) Zoning district since 2003. From 2002 to present approximately 50 ADUs have been constructed, with an average of 3 per year in the past six years (2014-2019). Most ADUs have been constructed concurrent with the construction of a new single-family residence or with the construction of a new garage on a site with an existing home.

ADUs are not currently permitted in the city's Limited Residential 1 and Limited Residential 2 zoning districts. The LR districts comprise approximately 50% of the residentially zoned land in city limits.

The Hailey Zoning Code defines Accessory Dwelling Unit as follows:

**Accessory Dwelling Unit.** *A structure subordinate to the principal use on the same lot or premises having kitchen facilities and at least one bathroom, to be occupied as a residence, which is incidental to the use of the principal building.*

Building on earlier Commission discussions regarding ADUs (March 2019) and the housing toolkit (2016), in February 2020 Council provided high-level policy direction regarding ADUs to staff and directed staff to bring the discussion of expanding options for ADUs back to the top of the priority list.

On February 27, 2020, the Planning and Zoning Commission held a special meeting with a public workshop on Accessory Dwelling Units. The purposes of the workshop, and an accompanying white paper that preceded it, were:

- Provide a knowledge base/framework about ADU concepts (attached vs. detached, types of regulations that can be used to ensure ADUs are compatible with existing development, etc.) and Hailey’s existing housing stock, and
- Solicit Commission and public feedback on four topics related to ADUs through small group discussions.

Copies of the Powerpoint prepared for the workshop and white paper are included as Attachments B and C.

The four small group discussion topics were:

- 1) Design
- 2) Review process
- 3) Parking requirements
- 4) Occupancy regulations

Since mid-summer staff has worked to incorporate the feedback received into a suite of draft zoning code text amendments for the Commission’s consideration. The relation of the draft amendments to the Comprehensive Plan and the Housing Toolkit, goals of the ADU amendments, a summary of feedback from the February 2020 workshop, and the draft amendments are included below.

### **III. Implementation of the Comprehensive Plan**

The Hailey Comprehensive Plan identifies the need to plan for population growth and infill development by-right (without waivers) as one of two ways to accommodate population growth. ADUs are an example of infill development and the proposed code amendments expand by-right ADU development opportunities.

**The City seeks to accommodate population growth through a balanced combination of two means, with one being infill” development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers.”**

**Land Use Implications of Population Growth Scenarios: <sup>[11]</sup><sub>[SEP]</sub>Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth.**

The Comprehensive Plan articulates the merits of affordable housing, social diversity, and social, fiscal, and environmental well-being for community and individual when people can live and work within the same community.

ADUs expand the variety of housing types available within the community, especially rental opportunities. Because ADUs as rental units are smaller in size than many primary dwelling units for rent in Hailey, ADU rental rates have a strong chance of being lower (thereby more affordable) than rents for detached primary dwellings. ADUs therefore are an opportunity to expand Hailey's stock of naturally occurring affordable housing, making the community more accessible and attainable to wage earners of various occupations, retirees, and so forth.

**Social Diversity and Social Well-Being: Sustainable communities offer equal opportunity, social harmony, and mutual respect for a diverse population. Diversity means an inclusive community of people with varied human characteristics, ideas, and world-views and whose interactions both benefit and challenge each other to grow. Such a community will:**

- a. promote equity and equal opportunity**
- b. encourage interaction among diverse people to enrich life experience, promote personal growth and enhance the community**
- c. foster mutual respect, value differences and promote cross cultural understanding**
- d. attract and retain a diverse population thereby creating more diversity"**

**While many factors influence both the existence and perception of discrimination and unequal treatment, income is an important element, as are education, occupational status and life expectancy."**

**Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained."**

**Productivity of the workforce improves when commutes are shortened."**

**The ongoing local spending and taxes generated as a result of homes being occupied by the working community are significant."**

**Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt."**

**Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity."**

#### **IV. Analysis**

##### **A. Housing Toolkit and current context**

The City of Hailey and our region have identified housing for working people as a high priority. In 2016, the Commission considered an array of housing code changes via the Housing Toolkit presentation by staff. The Commission's top two priorities for 2017 were:

- 1) Apartment housing along River Street and other appropriate locations, and**
- 2) Accessory Dwelling Units.**

The city has made significant progress on #1, adopting the Small Residential Apartment Housing Overlay (SRO) in August 2017 and the Downtown Residential Overlay in 2018. Both of these overlays primarily facilitate the development of small to mid-size apartment units within multi-family and mixed-use buildings located in Hailey's downtown and downtown-adjacent areas of town.

The Commission has discussed the need for a progression of housing types, with the goal of providing opportunities in the zoning code to construct a range of housing. The current effort, the expansion of opportunities to build ADUs, will facilitate incremental, infill development in the zoning districts that comprise approximately half of Hailey's residentially zoned land.

Additionally, although the city's recognition of the potential benefits of ADUs as a housing option were recognized years ago, staff notes that inquiries regarding construction of ADUs have increased markedly as a result of the pandemic. During the spring and summer of 2020 staff experienced an uptick in interest in ADU construction from existing residents and property owners alike who spoke to the beneficial distancing opportunity ADUs provide.

##### **B. Goals of ADU expansion**

The purpose of amending the regulations regarding Accessory Dwelling Unit opportunities are:

- To implement the goal of the Hailey Comprehensive Plan with regards to housing;
  - Promote infill development
  - Plan intentionally for residential growth
  - Provide opportunities for social diversity and social well-being, both of which are enhanced when the community has a diverse housing stock
  - Provide affordable housing opportunities within the community, recognizing the nexus between housing affordability, employee retention, and a strong economy and the nexus between quality of life and productivity of the workforce when residents live nearby places of employment
- To promote the health, safety and welfare of current and future residents of the City of Hailey;
- To encourage infill while retaining neighborhood character; and
- To establish a baseline set of standards for all ADUs related to ADU floor area, size with respect to the primary residence, lot coverage, parking, screening to mitigate potential external impact, livability features, occupancy requirements, and a streamlined review process.

### **C. Commission feedback on ADU regulatory options**

By and large, during the February 27<sup>th</sup>, 2020 workshop the Commission and public expressed support for regulations that would accomplish the following:

- 1) Design
  - a. Ensure ADUs are subordinate in size to the primary residence
  - b. Ensure ADUs are compatible with the scale of the site
  - c. Mitigate potential impacts of ADUs on neighboring properties
- 2) Review process
  - a. Provide an additional layer of review for ADUs, above and beyond that of a single-family house alone, but without requiring great expense or a hearing with the Commission
  - b. No change to the existing review process for ADUs in the Townsite Overlay
- 3) Parking requirements
  - a. Ensure ADUs provide on-site, developed parking (i.e. on asphalt, gravel, grasscrete, or similar compact, permanent, surfaces)
- 4) Occupancy requirements
  - a. Protect Hailey's character as a community of primarily full-time, year-round residents. Ensure opening the door to additional ADUs throughout the city's LR zone will not allow properties with ADUs to become absentee investment properties with (2) AirBnB rentals.

### **D. Zoning code text amendments**

The proposed zoning code text amendments are included as Attachment A. Staff notes that in addition to amending and existing sections of the zoning code to reference ADUs being permitted in the LR zones, a new article of Chapter 17.08, Supplementary Regulations, has been drafted. This new article, Article D, is titled Accessory Dwelling Units and contains blanket regulations that will apply to all ADUs.

In summary, the suite of proposed text amendments:

- Include a cross-reference to the new ADU Supplementary Regulations section of the code in the Accessory Uses Permitted line item for each applicable zoning district;
- Amend the District Use Matrix to indicate ADUs are allowed in the LR-1 and LR-2 districts;
- Establishes a 40% maximum lot coverage in the LR-1 and LR-2 districts (no maximum currently exists);
- Require Design Review approval by the PZ Chair and Administrator for ADUs located in districts other than Townsite Overlay (the existing requirement for the Commission to provide Design Review during a public hearing for accessory structures in T.O. remains unchanged);
- Establish building heights specific to all detached ADUs and ADUs located above garages that are less than the overall maximum height permitted in the given zone
- Create the ADU Supplementary Regulations article, which:
  - Articulates a purpose and intent of the ADU regulations;
  - Establishes the applicability of the regulations;
  - Establishes that ADUs may be attached to (including incorporated within) the primary residence or may be detached from the primary residence and that only one (1) ADU is permitted per lot;

- Requires a registration of the ADU with the city for tracking and potential enforcement purposes;
- Establishes occupancy restrictions: when a lot contains both a primary residence and an ADU only one dwelling may be utilized for Short-Term Occupancy and where one dwelling is utilized for Short-Term Occupancy the other shall be owner-occupied or utilized as a long-term rental;
- Establishes maximum floor-area square footages for an ADU in proportion to lot size and the floor area square footage of the primary dwelling (note the Commission should discuss if properties in Townsite Overlay should be similarly managed);
- Establishes livability requirements related to storage and outdoor access dedicated to the ADU;
- Establishes a requirement that ADUs be evaluated for potential light trespass to living areas on adjacent properties and requires mitigation measures if light trespass is present

## **V. Standards of Review**

### **17.14.060 Criteria for Review**

**When evaluating any proposed amendment under this Article, the Commission shall make Findings of Fact on the following criteria:**

#### **17.14.060: CRITERIA FOR REVIEW:**

**A. Criteria Specified: When evaluating any proposed amendment under this chapter, the hearing examiner or commission and council shall make findings of fact on the following criteria:**

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

Staff analysis is shown in lighter type.

#### **A.1 The proposed amendment is in accordance with the Comprehensive Plan;**

The Hailey Comprehensive Plan identifies the need to plan for population growth and infill development by-right (without waivers) as one of two ways to accommodate population growth. ADUs are an example of infill development and the proposed code amendments expand by-right ADU development opportunities.

**The City seeks to accommodate population growth through a balanced combination of two means, with one being infill” development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers.”**

**Land Use Implications of Population Growth Scenarios: <sup>[1]</sup><sub>SEP</sub> Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth.**

The Comprehensive Plan articulates the merits of affordable housing, social diversity, and social, fiscal, and environmental well-being for community and individual when people can live and work within the same community.

ADUs expand the variety of housing types available within the community, especially rental opportunities. Because ADUs as rental units are smaller in size than many primary dwelling units for rent in Hailey, ADU rental rates have a strong change of being lower (thereby more affordable) than rents for detached primary dwellings. ADUs therefore are an opportunity to expand Hailey’s stock of naturally occurring affordable housing, making the community more accessible and attainable to wage earners of various occupations, retirees, and so forth.

**Social Diversity and Social Well-Being: Sustainable communities offer equal opportunity, social harmony, and mutual respect for a diverse population. Diversity means an inclusive community of people with varied human characteristics, ideas, and world-views and whose interactions both benefit and challenge each other to grow. Such a community will:**

- a. promote equity and equal opportunity**
- b. encourage interaction among diverse people to enrich life experience, promote personal growth and enhance the community**
- c. foster mutual respect, value differences and promote cross cultural understanding**
- d. attract and retain a diverse population thereby creating more diversity”**

**While many factors influence both the existence and perception of discrimination and unequal treatment, income is an important element, as are education, occupational status and life expectancy.”**

**Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained.”**

**Productivity of the workforce improves when commutes are shortened.”**

**The ongoing local spending and taxes generated as a result of homes being occupied by the working community are significant.”**

**Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt.”**

**Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.”**

Creating additional opportunities for ADU’s is compatible with the Comp Plan Land Use Map, which allows for a variety of residential development styles and densities.

**A.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;**

ADU’s can be accommodated with existing water, wastewater and other municipal serves, and were considered in the long-term planning for these facilities.

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

The text changes under consideration have given careful consideration to neighborhood compatibility. This includes:

- Establishing a 40 maximum lot coverage in the LR-1 and LR-2 districts (no maximum currently exists);
- Require Design Review approval by the PZ Chair and Administrator for ADUs located in districts other than Townsite Overlay (the existing requirement for the Commission to provide Design Review during a public hearing for accessory structures in T.O. remains unchanged);
- Establish building heights specific to all detached ADUs and ADUs located above garages that are less than the overall maximum height permitted in the given zone
- Create the ADU Supplementary Regulations article, which:
  - Articulates a purpose and intent of the ADU regulations;
  - Establishes the applicability of the regulations;
  - Establishes that ADUs may be attached to (including incorporated within) the primary residence or may be detached from the primary residence and that only one (1) ADU is permitted per lot;
  - Requires a registration of the ADU with the city for tracking and potential enforcement purposes;
  - Establishes occupancy restrictions: when a lot contains both a primary residence and an ADU only one dwelling may be utilized for Short-Term Occupancy and where one

dwelling is utilized for Short-Term Occupancy the other shall be owner-occupied or utilized as a long-term rental;

- Establishes maximum floor-area square footages for an ADU in proportion to lot size and the floor area square footage of the primary dwelling (note the Commission should discuss if properties in Townsite Overlay should be similarly managed);
- Establishes livability requirements related to storage and outdoor access dedicated to the ADU;
- Establishes a requirement that ADUs be evaluated for potential light trespass to living areas on adjacent properties and requires mitigation measures if light trespass is present.

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

The Commission and Council have found that there is a strong basis in the Hailey Comprehensive Plan for diversification of housing opportunities. The City and the Wood River valley have a documented need for community housing. The Comprehensive Plan calls for housing initiatives.

**VI. Suggested Action**

Conduct a public hearing. Direct staff to revise proposed amendments, if necessary. Continue hearing to a date certain (next regular meeting recommended).

Continuation:

Motion to continue the public hearing to \_\_\_\_\_ [the Commission should specify a date].

**VII. Attachments**

- A. Draft ordinance dated October 19, 2020
- B. February 27, 2020 ADU Workshop Powerpoint Presentation
- C. ADU White Paper, Expanding the opportunity to call Hailey ‘Home’ , February 10, 2020
- D. Public Comment

**HAILEY ORDINANCE NO.**

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17 OF THE HAILEY MUNICIPAL CODE, BY AMENDING CHAPTER 17.04, ESTABLISHMENT, PURPOSES AND USES WITHIN ZONING DISTRICTS, ARTICLES B, C, D, E, F, G, L AND M TO REFERENCE NEW SUPPLEMENTAL REGULATIONS FOR ACCESSORY DWELLING UNITS; AMENDING SECTION 17.05.040, DISTRICT USE MATRIX, TO PERMIT ACCESSORY DWELLING UNITS (ADUS) AS A PERMITTED USE IN THE LIMITED RESIDENTIAL-1 (LR-1) AND LIMITED RESIDENTIAL-2 (LR-2) ZONING DISTRICTS SUBJECT TO CRITERIA, INCLUDING DESIGN REVIEW AND BULK REQUIREMENTS TO ESTABLISH MAXIMUM HEIGHTS FOR ADUS AND LOT COVERAGE FOR THE LR-1 AND LR-2 ZONING DISTRICTS; AMENDING SECTION 17.06.010.A TO ESTABLISH A DESIGN REVIEW PROCESS FOR ADUS LOCATED OUTSIDE OF THE TOWNSITE OVERLAY; AMENDING CHAPTER 17.08, SUPPLEMENTARY REGULATIONS, TO ESTABLISH A NEW ARTICLE D CONTAINING SUPPLEMENTAL REGULATIONS FOR ADUS; AMENDING CHAPTER 17.09, PARKING AND LOADING, SECTIONS 17.09.020.05.B, 17.09.020.09.D, AND 17.09.020.09.D TO ADDRESS PARKING REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Commission and Council have determined that municipal code changes that expand housing opportunities in Hailey is a priority;

WHEREAS, the Commission recommends that the proposed changes to Accessory Dwelling Unit standards will encourage modest infill housing development to meet the needs of the community as contemplated in the 2010 Hailey Comprehensive Plan;

WHEREAS the changes proposed will address supplemental design, quality of life, and use restrictions for Accessory Dwelling Units with the intent of reinforcing the following statements and goals contained within the Comprehensive Plan:

WHEREAS, the Hailey Comprehensive Plan calls for:

1. The City seeks to accommodate population growth through a balanced combination of two means, with one being “infill” development or redevelopment of existing land within the current City limits in accordance with existing zoning and density allowances without necessitating the use of density bonuses or waivers.
2. Land Use Implications of Population Growth Scenarios:<sup>[1]</sup><sub>[SEP]</sub>Impacts resulting from growth pressure, such as environmental degradation, inadequate social and infrastructure services, and loss of small town character are concerns associated with unrestricted growth of the community; therefore, it is the responsibility of the city to plan for potential future population growth.
3. Social Diversity and Social Well-Being: Sustainable communities offer equal opportunity,

social harmony, and mutual respect for a diverse population. Diversity means an inclusive community of people with varied human characteristics, ideas, and world-views and whose interactions both benefit and challenge each other to grow. Such a community will:

- a. promote equity and equal opportunity
  - b. encourage interaction among diverse people to enrich life experience, promote personal growth and enhance the community
  - c. foster mutual respect, value differences and promote cross cultural understanding
  - d. attract and retain a diverse population thereby creating more diversity
4. While many factors influence both the existence and perception of discrimination and unequal treatment, income is an important element, as are education, occupational status and life expectancy.
  5. Affordable employee housing is a key element in the decisions of business owners to create new enterprises or expand their businesses. If affordable housing for employees to purchase and/or rent cannot be provided, it will limit the growth potential and sustainability of local businesses. To the extent that attractive, affordable housing is available, employees can better be recruited and retained.
  6. Productivity of the workforce improves when commutes are shortened.
  7. The ongoing local spending and taxes generated as a result of homes being occupied by the working community are significant.
  8. Long commutes are not only costly to the workers, but to the environment as well. Carbon emissions are reduced and air quality is improved when employees live close to work. In addition, fewer commuters will alleviate the demand for more highway lanes and asphalt.
  9. Many social benefits are realized when workers live in their own community. Quality of life and safety improve when critical care employees live within close responding distance. Children do better in school when parents are at home in the mornings and evenings. Homeowners are more active in their communities, creating a greater vibrancy and sense of unity.

WHEREAS, essential public facilities and services are available to Accessory Dwelling Units without excessive public cost;

WHEREAS, the proposed accessory dwelling use is compatible with the surrounding area; and

WHEREAS, the Zoning text set forth in this ordinance will promote the public health, safety and general welfare;

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

Section 1. Chapter 17.04 of the Hailey Municipal Code is hereby amended by the addition of the underlined language, as follows:

17.04B.040: Accessory uses for the LR district are described in the district use matrix, section 17.05.040 of this title. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

17.04C.040: Accessory Uses: Accessory uses for the GR district are described in the district use matrix, section 17.05.040 of this title. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

17.04D.040: Accessory Uses: Accessory uses for the NB district are described in the district use matrix, section 17.05.040 of this title. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

17.04E.040: Accessory Uses: Accessory uses for the LB district are described in the district use matrix, section 17.05.040 of this title. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

17.04F.040: Accessory Uses: Accessory uses for the TN district are described in the district use matrix, section 17.05.040 of this title. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

17.04G.040: Accessory Uses: Accessory uses for the B district are described in the district use matrix, section 17.05.040 of this title. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

17.04L.040: Accessory Uses: Accessory uses for the SCI district are described in the district use matrix, section 17.05.040 of this title. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

F. Accessory Dwelling Units: Accessory Dwelling Units shall have a minimum gross floor area of three hundred (300) square feet and a maximum gross floor area of nine hundred (900) square feet. Supplemental standards for Accessory Dwelling Units are contained in Chapter 17.08, Article D. Accessory Dwelling Units.

Section 2. Section 17.05.040 of the Hailey Municipal Code is hereby amended by the addition of the underlined language and the deletion of the stricken language, as follows: