

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Tuesday, September 7, 2021
In-Person and Virtual Meeting
5:30 p.m.

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

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

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

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Adoption of Findings of Fact, Conclusions of Law and Decision of Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where the existing building located on Lot4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Stream Lane) is converted into a total of three (3) commercial condominiums. This project is located within the SCI Industrial (SCI-I) Zoning District. **ACTION ITEM.**

CA 2 Adoption of Findings of Fact, Conclusions of Law and Decision of a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units in Phase I will remain as approved. The total number of units proposed for Phase I is 57 units (50 residential units and seven live-work units). **ACTION ITEM.**

Public Hearing

PH 1 Consideration of a Design Review Application by Jason Szabo and Christian Wrede represented by Mountain Wood Construction, for a detached garaged to be located at 303 North 4th Avenue (Lot 911, Block 49, Hailey Townsite) within the Limited Residential 1 (LR 1) and Hailey Townsite Zoning Districts. **ACTION ITEM.**

PH 2 Consideration of a Design Review Application by Jason Szabo and Christian Wrede represented by Mountain Wood Construction, for a detached garaged to be located at 305 North 4th Avenue (Lot 9A, Block 49, Hailey Townsite) within the Limited Residential 1 (LR 1) and Hailey Townsite Zoning Districts. **ACTION ITEM.**

PH 3 Consideration of a Preapplication Design Review by Scott Miley (Leargulf LLC), represented by Gardenspace Design, for a project titled Tommy's Holiday Camp consisting of a commercial recreational facility with eight (8) short-term rental cabins, one (1) 912 square foot community building, one (1) 912 square foot managers unit and five (5) van-camp parking spaces. The project includes landscaping, patio and outdoor play area. This project is located at Lots S 18' of 6, all of 7, Block 19, Townsite, (307 South River Street), Lots 4 and 5, N 12' of 6, Block 19, Townsite (303 South River Street), Lots

SW 45' of 1,2,3, Block 19, Townsite, within the Limited Business (LB), Downtown Residential Overlay (DRO) and Hailey Townsite Zoning Districts and Lots 1 and 3, Block 1, Elmwood Subdivision (no address) within the General Residential (GR) and Hailey Townsite Zoning Districts, and the W 45' of Lots 1,2, 3 and Lots 4-7, Block 19, Hailey Townsite (303 and 307 S River Street and 104 W Walnut) and Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address). **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: **September 20, 2021.**

- River Street Townhomes – PUD & DR PreApp
- CUP: Broadford Beverages LLC

Return to Agenda

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 16, 2021, the Planning and Zoning Commission considered and approved a Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where the existing building located on Lot 4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Stream Lane) is converted into three (3) commercial condominiums. This project is located within the SCI Industrial (SCI-I) Zoning District.

The Planning and Zoning Commission enters these Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 28, 2021 and mailed to property owners on July 22, 2021.


Application: Emerald City, LLC, represented by Galena Engineering, submitted a Preliminary Plat Application for approval of a condominium plat/subdivision to an existing building located on Lot 4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Street Lane).

The existing building is situated on a parcel that is 22,980 square feet (0.53 acres) in size. The Applicant is proposing to divide the existing building (12,168 gross square feet in size) into three (3) live/work condominium units, ranging in size from 1,991 square feet to 7,130 square feet. Presently, the second floor is utilized as showroom and office space. The first floor is utilized for storage, wood working and finishing. All common area has been designated on the plat and draft Condominium Declarations have been submitted, which addresses all commonly owned areas.

As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to Section 16.04.110 of the Hailey Municipal Code, which addresses parks, pathways, and other green spaces.

Procedural History: The Application was submitted on July 8, 2021 and certified complete on July 8, 2021. A public hearing before the Planning and Zoning Commission was held on August 16, 2021, in the Council Chambers of Hailey City Hall, and virtually via GoTo Meeting.

Standards of Evaluation for a Subdivision				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and 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: No comments
			Life/Safety: The conversion and separation of units shall meet IFC and City Standards.	
			Water and Wastewater: The Water Department notes the following: - There are two (2) water services to the property; however, only one (1) service is being utilized. The Applicant shall either pay	

				<p><i>connection fees to connect to the second service or abandon this service at the water main.</i></p> <p><i>The comments above have been made Conditions of Approval.</i></p> <p>Planning: <i>It appears that all exterior lighting is Dark Sky compliant; however, any and all exterior lighting that does not meet City Standards shall be replaced with Dark Sky compliant fixtures. This has been made a Condition of Approval.</i></p> <p>Building: <i>No comments</i></p> <p>Streets: <i>No comments</i></p> <p>City Arborist: <i>No comments</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.010 Development Standards</p> <p>Applicability: The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Title, the Zoning Title and any other applicable Ordinance or policy of the City of Hailey and shall be in accordance with general provisions of the Comprehensive Plan.</p>	
			<p>Staff Comments</p> <p><i>Please refer to the specific standards as noted herein.</i></p>	
16.04.020: Streets:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.020	Streets: Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Development Standards: All streets in the subdivision must be platted and developed with a width, alignment, and improvements such that the street is adequate to safely accommodate existing and anticipated vehicular and pedestrian traffic and meets City standards. Streets shall be aligned in such a manner as to provide through, safe and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.</p>
			Staff Comments	<p><i>The parcel is located within the Airport West Subdivision and is surrounded by private streets and/or alleys. Frontage of the building faces Gulf Stream Lane. The eastside of the building connects to Lear Lane and the rear of the building can be accessed from a private alley. These streets/alleys are existing and can safely accommodate existing and anticipated traffic. The building is existing and there are four (4) commercial bays that gain access from the private alley.</i></p>
				

				<i>The Commission found that this standard and all other standards pertaining to Section 16.04.020: Streets, which are not listed below, have been met and/or are not applicable.</i>
16.04.030: Sidewalks and Drainage Improvements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	Sidewalks and drainage improvements are required in all zoning districts and shall be located and constructed according to applicable City standards, except as otherwise provided herein.
			<i>Staff Comments</i>	<i>There is an existing sidewalk along the front of the building (the property frontage of Gulf Stream Lane) leading to each entrance. No other sidewalks exist adjacent to the building, nor within the surrounding area/private streets, as sidewalks on the private streets were not required as part of the Airport West Subdivision. Sidewalks do exist on all public streets (Aviation Drive and Merlin Loop). The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	The length of sidewalks and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C.	New sidewalks shall be planned to provide pedestrian connections to any existing and future sidewalks adjacent to the site.
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.030(A) for further details. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Sites located adjacent to a public street or private street that are not currently through streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.
			<i>Staff Comments</i>	<i>N/A. Please refer to Section 16.04.030(A) for further details and/or comments noted by City Staff. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	The requirement for sidewalk and drainage improvements are not required for any lot line adjustment.
			<i>Staff Comments</i>	<i>N/A. The Commission found that this standard has been met.</i>
16.04.040: Alleys and Easements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Alleys:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. 1.	Alleys shall be provided in all Business District and Limited Business District developments where feasible.
			<i>Staff Comments</i>	<i>There is an existing private alley, which complies with all standards of Section 16.04.040.</i> <i>The Commission found that this standard and all other standards pertaining to Section 16.04.040: Alleys and Easements, which are not listed below, have been met and/or are not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B.	Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on

				the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:
				<p><i>The following easements are existing:</i></p> <ul style="list-style-type: none"> - 24'-wide Access and Utility Easement to Benefit Lots 4A thru 4O, Block 4 (Gulf Stream Lane) - 36'-wide Access and Utility Easement to Benefit Lots 4A thru 4O, Block 4 (Lear Lane) - 30'-wide Access and Utility Easement to Benefit Lots 4A thru 4O, Block 4 (alley) - 10'x10' Drainage Easement to Benefit Block 4 - 10'-wide Landscape Easement to Benefit Airport West Subdivision and Building Setback Line - Snow Storage Easements, which will remain as existing, as outlined on the 2004 Plat <p><i>The Commission found that this standard has been met.</i></p>
16.04.050: Blocks				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.050	<p>Blocks: The length, width and shape of blocks shall be determined with due regard to adequate building sites suitable to the special needs of the type of use contemplated, the zoning requirements as to lot size and dimensions, the need for convenient access and safe circulation and the limitations and opportunities of topography.</p>
			<i>Staff Comments</i>	<i>All proposed blocks are shown on the Preliminary Plat. The Commission found that this standard has been met.</i>
16.04.060: Lots				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.060	<p>Lots: All lots shown on the subdivision plat must conform to the minimum standards for lots in the district in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half (1/2) acre (21,780 square feet). In the event a single-family residential lot greater than one-half (1/2) acre is platted, irrigation shall be restricted to not more than one-half (1/2) acre, pursuant to Idaho Code §42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Chapter.</p>
			<i>Staff Comments</i>	<i>N/A, as the lot is located within the SCI-I zoning district. Single-family residences are not permitted within the zoning district and the lot conforms to the minimum standards for lots within this district. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future re-subdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.</p>
			<i>Staff Comments</i>	<i>The Applicant is proposing to the existing building to condominiums. The lot and building are existing; however, the subject parcel is more than double the minimum lot size required for the zoning district (10,890 square feet is the minimum lot size). The parcel is 22,980 square feet in size.</i>

				That said, unless the existing building were demolished, no further subdivision of the parcel is possible. The Commission found that this standard and all other standards pertaining to Section 16.04.060: Lots, which are not listed below, have been met and/or are not applicable.
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16.04.070: Orderly Development

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"/>	A.	Phasing Required: Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.
			<i>Staff Comments</i>	N/A, as the building and subdivision are existing. The Commission found that this standard and all other standards pertaining to Section 16.04.070: Orderly Development, which are not listed below, have been met and/or are not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	When the developer of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact: <ul style="list-style-type: none"> 1. Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic. 2. Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations. 3. Water main lines and sewer main lines shall be designed in the most effective layout feasible. 4. Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible. 5. Park land shall be most appropriately located on the Contiguous Parcels. 6. Grading and drainage shall be appropriate to the Contiguous Parcels. 7. Development shall avoid easements and hazardous or sensitive natural resource areas. The commission and council may require that any or all contiguous parcels be included in the subdivision.
			<i>Staff Comments</i>	N/A, as no contiguous parcel is owned by the Applicant. The Commission found that this standard has been met.

16.04.080: Perimeter Walls, Gates and Berms

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"/>	16.04.080	The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.
			<i>Staff Comments</i>	N/A, as no perimeter walls, gates or landscape berms are proposed. The Commission found that this standard and all other standards pertaining to Section 16.04.080: Perimeter Walls, Gates and Berms, which are not listed below, have been met and/or are not applicable.

16.04.090: Cuts, Fills, Grading and Drainage

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"/>	A.	Plans Required: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts; fills, alterations of topography, streams, drainage channels; and disruption of soils or vegetation. Fill within the floodplain shall comply with the requirements of the Flood Hazard Overlay District of the Zoning Ordinance.
			Staff Comments	N/A, as the building and subdivision are existing. The site is relatively flat and no floodplain exists. The Commission found that this standard and all other standards pertaining to Section 16.04.090: Cuts, Fills, Grading and Drainage, which are not listed below, have been met and/or are not applicable.
16.04.100: Overlay Districts				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
			A.	Flood Hazard Overlay District:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. 1.	Subdivisions or portions of subdivision located within the Flood Hazard Overlay District shall comply with all provisions of Section 4.10 of the Zoning Ordinance.
			Staff Comments	N/A, as the existing parcel is not located within the Flood Hazard Overlay District. The Commission found that this standard and all other standards pertaining to Section 16.04.100: Overlay Districts, which are not listed below, have been met and/or are not applicable.
16.04.110: Parks, Pathways and Other Green Spaces				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Parks and Pathways: Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.
			Staff Comments	N/A. As a Condominium Conversion, pursuant Section 16.07.070 of the Hailey Municipal Code, the Preliminary Plat is not subject to the Parks, Pathways and Other Green Spaces standards noted in Section 16.04.110 of the Hailey Municipal Code. The Commission found that this standard and all other standards pertaining to Section 16.04.110: Parks, Pathways and Other Green Spaces, which are not listed below, have been met and/or are not applicable.
16.05: Improvements Required:				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.010	Minimum Improvements Required: It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare.

			Staff Comments	<p><i>N/A, as the building is existing and all infrastructure is in place.</i></p> <p><i>The Commission found that this standard and all other standards pertaining to Section 16.05: Improvements Required, which are not listed below, have been met and/or are not applicable.</i></p>
16.05.020: Streets, Sidewalks, Lighting, Landscaping				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.020	<p>Streets, Sidewalks, Lighting, Landscaping: The developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City engineer as shown upon approved plans and profiles. The developer shall pave all streets and alleys with an asphalt plant-mix and shall chip-seal streets and alleys within one year of construction.</p>
			Staff Comments	<p><i>N/A, as all public infrastructure is existing.</i></p> <p><i>The Commission found that this standard and all other standards pertaining to Section 16.05.020: Streets, Sidewalks, Lighting, and Landscaping, which are not listed below, have been met and/or are not applicable.</i></p>
16.05.030: Sewer Connections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.030	<p>Sewer Connections: The developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The developer shall provide sewer mains of adequate size and configuration in accordance with City standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City engineer for review and approval. At the City engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p><i>N/A, as all sewer connections are existing.</i></p> <p><i>The Commission found that this standard and all other standards pertaining to Section 16.05.030: Sewer Connections, which are not listed below, have been met and/or are not applicable.</i></p>
16.05.040: Water Connections				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A.	<p>Requirements: The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards or other equipment as may be approved by the City engineer, for each and every developable lot within the development. The developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.</p>
			Staff Comments	<p><i>There are two (2) water services to the property; however, only one (1) service is being utilized. The Applicant shall either pay connection fees to connect to the second service or abandon this service at the water main.</i></p> <p><i>The Commission found that this standard and all other standards pertaining to Section 16.05.040: Water Connections, which are not listed below, have been met and/or are not applicable.</i></p>

16.05.050: Drainage				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.050	<p>Drainage: The developer shall provide drainage areas of adequate size and number to meet the approval of the street superintendent and the City engineer or his authorized representative. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i></p> <p>N/A, as the building, subdivision and streets are existing.</p> <p>The Commission found that this standard and all other standards pertaining to Section 16.05.050: Drainage, which are not listed below, have been met and/or are not applicable.</p>
16.05.060: Utilities				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.060	<p>Utilities: The developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.</p> <p><i>Staff Comments</i></p> <p>N/A, as all utilities are in place.</p> <p>The Commission found that this standard and all other standards pertaining to Section 16.05.060: Utilities, which are not listed below, have been met and/or are not applicable.</p>
16.05.070: Parks, Green Space				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.070	<p>Parks, Green Space: The developer shall improve all parks and green space areas as presented to and approved by the hearing examiner or commission and council.</p> <p><i>Staff Comments</i></p> <p>Please refer to Section 16.04.110 for further detail. The Commission found that this standard has been met.</p>
16.05.080: Installation to Specifications; Inspections				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.05.080	<p>Installation to Specifications; Inspections: All improvements are to be installed under the specifications and inspection of the city engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.</p> <p><i>Staff Comments</i></p> <p>N/A, as no new construction or improvements are proposed. The Commission found that this standard has been met.</p>
16.05.090: Completion; Inspections; Acceptance				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	<p>Installation of all infrastructure improvements must be completed by the developer and inspected and accepted by the city prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the developer and/or contractor and conducted with the developer and/or contractor, the City engineer, and appropriate City departments to determine a punch list of items for final acceptance.</p> <p><i>Staff Comments</i></p> <p>N/A, as no new construction or improvements are proposed; however, if infrastructure improvements take place, this standard shall be met. The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	<p>The developer may, in lieu of actual construction, provide to the city security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by developer after the final plat has been signed by City representatives. (Ord. 1191, 2015)</p> <p><i>Staff Comments</i></p> <p>N/A, as all major infrastructure is complete. The Commission found that this standard has been met.</p>
16.05.100: As Built Plans and Specifications				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.05.100	As Built Plans and Specifications: Prior to the acceptance by the City of any improvements installed by the developer, three (3) sets of “as-built plans and specifications” certified by the developer’s engineer shall be filed with the City engineer. (Ord. 1191, 2015)
			Staff Comments	If any improvements are installed, as built drawings will be required. This standard will be met.
16.07: Condominiums				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.020	<p>Plat Procedure: The developer of a condominium project shall submit with the preliminary plat application, as required by this title, a copy of the proposed bylaws and condominium declarations of the proposed condominium development. The documents shall adequately provide for the control (including billing, where applicable, and maintenance of all common utilities, common area, recreational facilities and green space. The developer may submit a final plat application following inspection and approval by the building inspector of the footings and setbacks of the condominium building. Prior to final plat approval, the developer shall submit to the City a copy of the final bylaws and condominium declarations to be recorded with the county recorder, including the instrument number(s) under which each document was recorded. (Ord. 1191, 2015).</p>
			Staff Comments	<p>A copy of the Condominium Declarations has been submitted.</p> <p>The City has not and will not in the future determine the enforceability or validity of the Declaration of Covenants, Conditions, and Restrictions or other private agreements. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.030	<p>Garages: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is appurtenant to specific condominium units on the condominium plat and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the condominium project. (Ord. 1191, 2015)</p>
			Staff Comments	<p>The building is existing and four (4) commercial bays are also existing. The Commission agreed that these bays do not function like traditional garages, as they are being utilized as workspace areas, rather than for parking and storing cars, and automotive repair. As such, the Commission found that the bays do not need to be designated on the preliminary and final plats as garages, and on all deeds associated with the condominium units. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.040	<p>Storage, Parking Areas: Condominium projects shall provide parking spaces according to the requirements of Title 17, Chapter 17.09 of this code. (Ord. 1191, 2015)</p>
			Staff Comments	<p>Per Title 17, Section 17.09.040.01, Condominium units require 1.5 parking spaces per unit. Additionally, commercial uses require one (1) parking space per 1,000 square feet of gross building area. The existing building will have three (3) residential units, which requires approximately five (5) parking spaces. The building area is approximately 12,168 gross square feet in size; therefore, approximately 12 parking spaces are required. The total number of parking spaces required is 17 onsite parking spaces.</p> <p>The existing building has a total of 22 onsite parking spaces, and one (1) accessible space, which complies with the standard noted herein. The Commission found that this standard has been met.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.050	Construction Standards: All condominium project construction shall be in accordance with the IBC, IRC and IFC. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>The building is existing and was constructed in 2003, and in accordance with the IBC, IRC and IFC Requirements in place at that time. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.060	General Applicability: All other provisions of this title and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by condominium developments. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Upon meeting the proposed Conditions of Approval, the proposed Application does not appear to conflict with other provisions. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.07.070	Conversion: The conversion by subdivision of existing units into condominiums shall not be subject to section 16.04.110 of this title. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>Please refer to Section 16.04.110 for further information. The Commission found that this standard has been met.</i>

CONCLUSIONS OF LAW

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

1. Adequate notice, pursuant to Title 16, Section 16.03.010, of the Hailey Municipal Code, was given for the public hearing.
2. Upon compliance with the conditions noted below, the Application substantially meets the standards of approval set forth in the Hailey Municipal Code.

DECISION

The Preliminary Plat Application by Emerald City, LLC, represented by Galena Engineering, where the existing building located on Lot 4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Stream Lane) is converted into three (3) commercial condominiums, has been approved, and meets the standards of approval set forth in the Hailey Municipal Code, and is recommended for approval by the Hailey Planning and Zoning Commission, subject to the following conditions, (a) through (k), as noted below:

- a) All Fire Department and Building Department requirements shall be met.
- b) All City infrastructure requirements shall be met as outlined in Title 16, Chapter 16.05 of the Hailey Municipal Code. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for City of Hailey approval, and shall meet City Standards where required. Infrastructure requirements include:
 - i. There are two (2) water services to the property; however, only one (1) service is being utilized. The Applicant shall either pay connection fees to connect to the second service or abandon this service at the water main.
- c) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 16.02.080 of the Hailey Municipal Code.
- d) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Subsections 16.03.030(I) and 16.05.090(B) of the Hailey Municipal Code, prior to recordation of the Final Plat.
- e) Any Subdivision Inspection fees due shall be paid prior to recording the Final Plat.
- f) Any Application Development fees shall be paid prior to recording the Final Plat.

- g) All new and existing exterior lighting shall comply with the Outdoor Lighting requirements according to 17.08C.
- h) Billing and utility payment information shall be addressed in the Condominium Declarations.
- i) Commonly-owned areas shall be addressed in the Condominium Declarations.
- j) All provisions of the Hailey Municipal Code, including but not limited to use regulations and parking requirements shall continue to be met. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- k) The Final Plat must be submitted within one (1) calendar year from the date of approval of the Preliminary Plat, unless otherwise allowed for within a Phasing Agreement.

Signed this ____ day of _____, 2021.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

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FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 16, 2021, the Hailey Planning and Zoning Commission considered and approved a Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units in Phase I will remain as approved. The total number of units proposed for Phase I is 57 units (50 residential units and seven live-work units).

This project was approved by the Planning and Zoning Commission on December 2, 2019; however, the Applicant has reconfigured the overall site plan (Phase I and Phase II), to consist of thirteen (13), ten-plex, three-story condominiums, an amenity building, and one (1) three-plex and one (1) four-plex live/work building. This is for the entirety of Block 2; however, Phase I is only being considered at this time.

FINDINGS OF FACT

Notice: Notice for the public hearing was published in the Idaho Mountain Express on July 28, 2021 and mailed to property owners within 300 feet on July 27, 2021.

Background and Project Overview. On August 7, 2006, the Commission approved 474 Club, LLC's, Design Review Application to construct 421 dwelling units within the Sweetwater Subdivision. The subject parcel, Block 2, was approved to have three (3), 14-unit condominiums (42 units in total), five (5), six (6) unit townhouses (30 units in total), six (6) unit live/work building (6 units in total), one (1) carriage house (1 unit in total), and ten (10), four (4) unit townhouses (40 units in total). A total of 124 units (118 residential units and six live/work units) were proposed. The previous project also consisted of:

- P.U.D. Amenities include:
 - 1.6-acre (69,696 square feet) Park
 - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
 - Tot Lot
 - Wood River Trail Connection and Public Transit Facilities

Then, on December 2, 2019, the Commission approved Kilgore Properties, LLC, Design Review Application to construct twelve (12), three-story townhomes (39 units in total), seven (7), ten-plex, three-story condominiums (70 units in total), and one (1) three-plex live/work building and one (1) four-plex live/work building (7 units in total). A total of 116 units (109 residential units and seven live/work units) were proposed. The previous project approval also consisted of the following:

- 254 Onsite Parking Spaces, which has been delineated as follows:
 - Garage: 162 spaces
 - Off-Street: 64 spaces
 - On-Street: 28 spaces
- Twelve (12), three-story townhomes (39 units in total), each comprising of:
 - A two-car garage
 - Storage space
 - Three (3) bedrooms

- Two and one-half (2 ½) bathrooms
- Seven (7), ten-plex, three-story condominiums (70 units in total), each unit comprising of:
 - Garage Space
 - Storage space
 - Three (3) bedrooms
 - Two (2) bathrooms
- One (1) three-plex and one (1) four-plex live/work units, each unit comprising of:
 - A one-car garage
 - A workspace
 - Three (3) bedrooms
 - Two and one-half (2 ½) bathrooms
- P.U.D. Amenities include:
 - 1.6-acre (69,696 square feet) Park
 - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
 - Tot Lot
 - Wood River Trail Connection and Public Transit Facilities

On April 19, 2021, the Applicant Team presented a reconfiguration of the parcel, with the exception of the three and four unit live/work buildings, located on the corner of Countryside Boulevard and Shenandoah Drive. The reconfiguration included: thirteen (13) ten-plex, three-story condominiums, and one (1) three-plex live/work building and one (1) four-plex live/work building. A total of 137 units (130 residential units and seven live/work units) were proposed. Additional project amenities also included:

- 303 Onsite Parking Spaces, which has been delineated as follows:
 - One-Car Garage + Driveway Space (Condominiums): 230 spaces
 - Two-Car Garage (Live/Work Buildings): 14 spaces
 - Off-Street: 23 spaces
 - On-Street: 36 spaces
- Thirteen (13), ten-plex, three-story condominiums (130 units in total), each unit comprising of:
 - A one-car garage
 - Storage space
 - Three (3) bedrooms
 - Two (2) bathrooms
- One (1) three-plex live/work building and one (1) four-plex live/work building (seven units in total), each unit comprising of:
 - A one-car garage
 - A workspace
 - Three (3) bedrooms
 - Two and one-half (2 ½) bathrooms
- P.U.D. Amenities include:
 - 1.6-acre (69,696 square feet) Park
 - 5,200 square foot Amenity Building, which includes exercise rooms and fitness equipment, hobby and craft rooms, lounge and kitchen
 - Tot Lot
 - Wood River Trail Connection and Public Transit Facilities

The Commission recommended that the Applicant Team consider the following:

1. **Consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium units. An elevation showing shadow lines would be helpful.**
2. **Consider providing covered parking spaces to some of the proposed onsite parking spaces.**
3. **Consider providing additional amenities within the buildout of Block 2.**
4. **Reevaluate snow storage areas within the development.**

New Project Proposal. Based off of feedback from the Commission in December 2019 and in April 2021, the Applicant Team proposed to construct the following for Phase I: five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool. The live/work units will remain as approved. The total number of units proposed for Phase I is 57 units (50 residential units and seven live-work units). Additional project amenities include:

- 151 Parking Spaces in Phase I, which has been delineated as follows:
 - One-Car Garage + Driveway Space (Condominiums): 100 spaces
 - Two-Car Garage (Live/Work Buildings): 14 spaces
 - Off-Street: 16 spaces
 - On-Street: 21 spaces
- Five (5), ten-plex, three-story condominiums (50 units in total), each unit comprising of:
 - A one-car garage
 - Storage space
 - Three (3) bedrooms
 - Two (2) bathrooms
- One (1) three-plex live/work building and one (1) four-plex live/work building (seven units in total), each unit comprising of:
 - A two-car garage
 - A workspace
 - Three (3) bedrooms
 - Two and one-half (2 ½) bathrooms
- P.U.D. Amenities include:
 - A new 1,070 square foot Amenity Building, which includes an exercise room, lounge room, covered patio area, and pool
 - Park Space and Tot Lot
 - Wood River Trail Connection and Public Transit Facilities

The Applicant Team also addressed the concerns and/or recommendations noted by the Commission at the April 19, 2020 public hearing:

1. **Consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium units. An elevation showing shadow lines would be helpful.** A black and white rendering was provided to show the wall articulation, additional window trellis elements and shadow lines.
2. **Consider providing covered parking spaces to some of the proposed onsite parking spaces.** Garages have been provided for each condominium unit; however, no covered parking spaces have been provided, as covered parking could impact snow storage areas.

3. **Consider providing additional amenities within the buildout of Block 2.** The Applicant Team proposed a new amenity building, which includes a new pool, tot lot, fitness room and open space area.
4. **Reevaluate snow storage areas within the development.** A Snow Storage Plan was provided and complies with the standards noted herein.

With regard to density, the project is permitted at a density of 24 units per acre, as outlined in the Planned Unit Development (PUD) Agreement dated August 14, 2006, and Amendments to the Development Agreement dated December 18, 2009, December 27, 2010 and November 6, 2012. The approved plan proposed 17.8 units per acre. The new plan proposes 21.1 units per acre. Both options comply with the maximum density of 24 units per acre. That said, Staff suggested that the Applicant Team reconsider the overall unit count within the Sweetwater Development, and aim to construct more units, getting closer to the original PUD proposal of 421 units. Per the Applicant Team, the current layout of Block 2 does not lend itself to additional units; however, the layouts of Block 3 and Block 5 can be revised to add additional units, further expanding the City's options for housing. This can be further addressed at Design Review for Block 3 and Block 5.

Procedural History: The Application was submitted on October 1, 2019 and certified complete on October 25, 2019. A public hearing before the Planning and Zoning Commission for approval or denial of the project was held on November 4, 2019, in the Hailey City Council Chambers. The Commission continued the item (contingent upon resolving the items noted herein) to December 2, 2019. The project was approved on December 2, 2019. The Applicant reconfigured the site and a Preapplication Design Review was heard by the Commission on April 19, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the Design Review project was held on August 16 2021, in the Hailey City Council Chambers and virtually via GoTo Meeting.

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: All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.
				Life/Safety: No comments
				Streets, Water & Wastewater: All infrastructure will require detailed final construction drawings to be submitted to the city and approved by the city prior to construction. All construction must conform to City of Hailey standard drawings, specifications and procedures.
				Building: No comments
				City Arborist: The Hailey Tree Committee met on November 14, 2019, and recommended that the Applicant Team add variation to the proposed Street Tree Plan (previously proposed to be all Maple trees).

				<p><i>To add variety, the Tree Committee recommended that no less than fifty (50%) percent of the right-of-way Maple trees be replaced with at least three (3) of the following genus and/or species, at the same size as the proposed Maple trees, if available:</i></p> <ul style="list-style-type: none"> - Linden - Swamp White Oak - Bur Oak - Honey Locust <p><i>It appears the Applicant Team has incorporated these changes from an earlier meeting to their revised plans. That said, the Arborist will conduct a final review and provide additional comments, as needed.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08A Signs	<p>17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.</p>
			Staff Comments	<p><i>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. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.09.040 On-site Parking Req.	<p>See Section 17.09.040 for applicable code.</p>
			Staff Comments	<p><i>Per the Hailey Municipal Code, Multi-Family Dwellings are required to provide at least 1.5 onsite parking spaces. Five (5), ten-plex, three-story condominiums (50 units in total), one (1) three-plex and one (1) four-plex live/work units (seven units in total) are proposed; therefore, 86 onsite parking spaces are required. The site plan shows a total of 151 onsite parking spaces: a one (1) car garage per condo unit, which totals 50 parking spaces; one (1) space per driveway, which totals 50 parking spaces; 14 spaces for the seven (7) live/work units. 16 off-street parking spaces and 21 on-street parking spaces are also proposed.</i></p> <p><i>The Commission found that parking requirements for the proposed project are met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.09.040.06: Excess of Permitted Parking	<p>A. Approval Required: No use shall provide on-site parking for more than two hundred percent (200%) of the number of spaces required by this chapter unless permitted by specific action of the commission. Applications for parking in excess of that normally permitted will be heard by the commission as part of other applications, or, where no other application is pertinent, under the notice and hearing procedures set forth for design review.</p>
			Staff Comments	<p><i>N/A, as the parking proposed is not in excess of 200% of the number of spaces required by the Hailey Municipal Code. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	<p>17.08C.040 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.


				<p>c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.</p> <p>d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.</p> <p>e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.</p>
			<i>Staff Comments</i>	<i>The Applicant will install Dark Sky compliant, downcast and low wattage fixtures. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	Limited Business (LB) Zoning District:
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Building Height: <ul style="list-style-type: none"> o Permitted Building Height: 37' (see P.U.D. below) o Proposed Building Heights: <ul style="list-style-type: none"> ▪ 10 Plex Buildings: 37' (various renderings will be brought to the hearing that may alter the height of the 10 Plex Buildings) ▪ Amenity Building: 20' o Required Setbacks (see P.U.D. below): o Front Yard (West): 8' o Side Yard (North): 5' o Side Yard (South): 5' o Rear Yard (East): 3' - Proposed Setbacks for the three (3) Condo buildings facing Shenandoah Drive: <ul style="list-style-type: none"> o Front Yard: 13' o Side Yard (south): +5' o Side Yard (north) +10' o Rear Yard (west): 10.5' - Proposed Setbacks for the two (2) Condo buildings facing the bike path: <ul style="list-style-type: none"> o Front Yard: 16.2' o Side Yard (south): +5' o Side Yard (north) +10' o Rear Yard (west): 10.5' - Proposed Setbacks for the Amenity Building: <ul style="list-style-type: none"> o Front Yard: +10' o Side Yard (south): +10' o Side Yard (north) +10' o Rear Yard (west): 8.1' <p><i>The original P.U.D. Agreement addresses the following waivers, which were granted in August 14, 2006:</i></p> <ul style="list-style-type: none"> - Building Height: <ul style="list-style-type: none"> o The maximum building height shall see an increase to 37 feet from 35 feet - Setbacks: <ul style="list-style-type: none"> o The minimum front yard setback shall be reduced from 20 feet to eight (8) feet for residential units o The minimum side yard setbacks shall be reduced from ten (10) feet to five (5) feet

				<ul style="list-style-type: none"> ○ The minimum rear yard setback shall be reduced from ten (10) feet to three (3) feet - Maximum Density: <ul style="list-style-type: none"> ○ Townhouse subplot density shall increase from 12 sublots per acre to 24 sublots per acre <p>The Commission found that all setback, building height and density requirements have been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(A)1 Street Improvements Required	Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.
			Staff Comments	<p>A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site.</p> <p>To safely access each unit, new 4'-wide sidewalks are also proposed. The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.
			Staff Comments	N/A, as this project is not within the Townsite Overlay (TO) Zone District. The Commission found that this standard has been met.

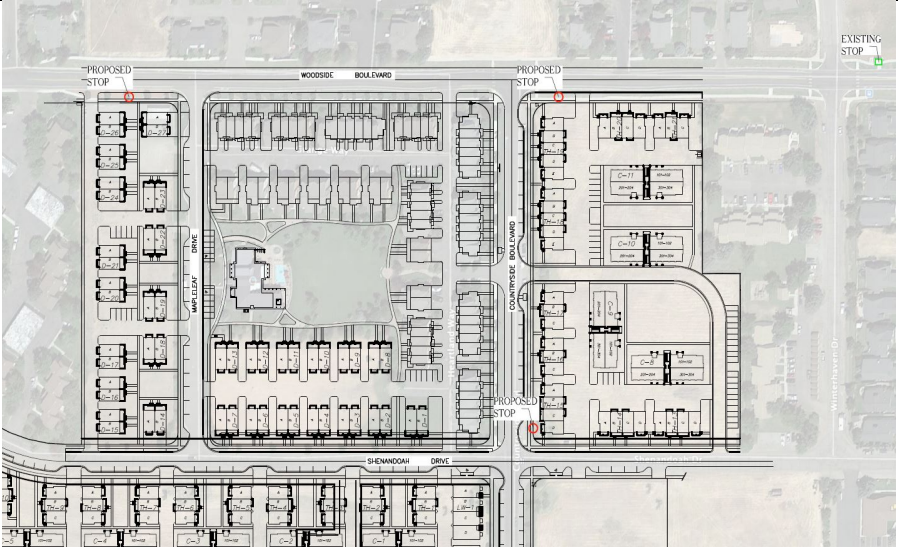
Design Review Requirements for Non-Residential, Multifamily, and/or Mixed-Use Buildings within the City of Hailey

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1a	<p>a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings</p> <p>Staff Comments: Given the nature of the parcel (long and narrow) and the density of the proposed project, not all buildings are oriented north/south. That said, most of the proposed units and courtyards/open space are oriented north/south, which will maximize sun exposure to those exterior spaces. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1b	<p>b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6-inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4-inch caliper.</p>

			<p>Staff Comments</p> <p><i>Landscaping Plans have been prepared for Phase I. This plan shows trees to be relocated, new trees to be planted, as well as Plant Material Lists for the proposed landscaping. The Plant Material List for Phase I (see image below for placement) includes:</i></p> <ul style="list-style-type: none"> - 1 Red Maple trees at a 2.5" caliper - 6 Skyrocket Juniper trees at a #7 - 4 Chokecherry trees at a 2.5" caliper - 4 Littleleaf Linden trees at 4" caliper - 10 Honey Locust trees at a 3" caliper <p><i>Shrubs include:</i></p> <ul style="list-style-type: none"> - 30 Redtwig Dogwood shrubs - 50 Pink Princess Cinquefoil - 52 Mugo Pin shrubs at 1 gallon each - 64 Creeping Mahonia at 1 gallon each - 85 Ivory Halo Dogwood at 1 gallon each - 39 Common Snowberry Bush at 5 gallons each - 37 Norway Spruce Pumila Dwarf at 3 gallons each - 90 Dwarf Fountain Grass at 1 gallon - 25 Coppertina Ninebark at 3 gallons each <p><i>Ground Covers include:</i></p> <ul style="list-style-type: none"> - Kentucky Blue Grass Sod to cover 16,555 square feet - Bark Mulch to cover 14,205 square feet - Rock Mulch to cover 2,056 square feet - Native Grass Seeding to cover 2,935 square feet  <p><i>Phase I is proposing a total of 24 trees. Per Section 17.06.080(4)d, all newly landscaped areas having more than ten (10) trees, a minimum of ten percent (10%) of the trees shall be at least four-inch (4") caliper, twenty percent (20%) of the trees shall be at least three-inch (3") caliper, and twenty percent (20%) of the trees shall be at least two and one-half inch (2 ½") caliper.</i></p> <p><i>The Applicant is proposing that four (4) trees be a minimum of four-inch (4") caliper, which exceeds the minimum requirement that ten percent (10%), or a total of three (3) trees, be at least four-inch (4") caliper.</i></p>
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				<p><i>The Applicant is also proposing that 10 trees be a minimum of three-inch (3") caliper, which meets the minimum requirement that twenty percent (20%), or a total of five (5) trees, be at least three-inch (3") caliper.</i></p> <p><i>Furthermore, the Applicant is proposing that five (5) trees be a minimum of two-and-one-half-inch caliper (2 ½") caliper, which complies with the minimum requirement that twenty percent (20%), or a total of five (5) trees, be at least two-and-one-half-inch caliper (2 ½") caliper.</i></p> <p><i>The Hailey Tree Committee met on November 14, 2019, and recommended that the Applicant Team add variation to the proposed Street Tree Plan (previously proposed to be all Maple trees).</i></p> <p><i>To add variety, the Tree Committee recommended that no less than fifty (50%) percent of the right-of-way Maple trees be replaced with at least three (3) of the following genus and/or species, at the same size as the proposed Maple trees, if available:</i></p> <ul style="list-style-type: none"> - Linden - Swamp White Oak - Bur Oak - Honey Locust <p><i>It appears the Applicant Team has incorporated these changes from an earlier meeting to their revised plans. That said, the Arborist will conduct a final review and provide additional comments, as needed. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1c	<p>c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			Staff Comments	<p><i>Site circulation has been designed to keep vehicular access and parking to the private roads and public streets. A 5'-wide sidewalk is shown along the perimeter of the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown.</i></p> <p><i>Per the original P.U.D. Development Agreement dated August 14, 2006, three (3) weather protected transit stops are required to be constructed within the Sweetwater Development. Per the Applicant Team, no transit stops are planned to be constructed during the phases noted herein. At this time, one (1) transit stop has been completed (northeastern side of Countryside Boulevard). Two (2) additional transit stops remain and are planned to be constructed during a future phase (see image below for further details and proposed locations).</i></p>


				 <p><i>If not needed or another location is preferred, the Applicant Team is amenable to relocating one of the stops and/or constructing one of the stops during the phased project noted herein, if preferred.</i></p> <p><i>Furthermore, City Staff and Mountain Rides believe that three (3) additional bus transit stops within the Sweetwater Development are unnecessary. That said, Mountain Rides would like to see a bus transit stop located on the eastside of the street at the corner of Laurelwood Drive and Woodside Boulevard (northbound bus stop). This shall be installed during the construction of Phase I of the project. The Commission agreed with the bus stop location and concurred with this Condition of Approval at the December 2, 2019 public hearing. This Condition of Approval has been carried forward.</i></p> <p><i>City Staff has also suggested that monies and efforts from the third transit stop be applied toward a missing sidewalk link near the proposed project and in front of the Balmoral Apartments (Lot 1A, Balmoral Subdivision), approximately 360 feet in length, to better achieve site circulation to both areas, the Wood River Trail and to any bus transit stops located within the area. This shall be installed during the construction of Phase IV of the project. The Applicant Team has constructed said sidewalk (to the value of the bus transit stop) in said location.</i></p> <p><i>Lastly, in speaking with the Blaine County School District's Transportation Department, school bus stops exist at the Balmoral Office, on Shenandoah Drive and Heartland Way, and on Woodside Boulevard between Maple Leaf Drive and Countryside Boulevard. The School District does not anticipate adding or needing an additional stop within the Sweetwater Development.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1d	<p>d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas</p>


				shall be screened with landscaping, enclosures, fencing or by the principal building.
			<i>Staff Comments</i>	<i>Trash receptacles and recycling bins will be in each units' garage and shall not interfere with snow storage. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1e	e. Where alleys exist, or are planned, they shall be utilized for building services.
			<i>Staff Comments</i>	<i>The private roads shall be utilized for building services. To eliminate duplicate street names, all proposed street names have been reviewed and approved by the Blaine County Assessor's Office and the City of Hailey. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)1f	f. Vending machines located on the exterior of a building shall not be visible from any street.
			<i>Staff Comments</i>	<i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1g	g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.) <ul style="list-style-type: none"> i. Parking areas located within the SCI zoning district may be located at the side or rear of the building. 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.
			<i>Staff Comments</i>	<i>Onsite parking is located off of the private roads. Access to these roads can be achieved from Shenandoah Drive. All parking is screened from the street, buffered by buildings, landscaping and/or sidewalks. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1h	h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.
			<i>Staff Comments</i>	<i>The site is serviced by private roads and one public street, Shenandoah Drive. Onsite parking can be accessed from the private roads. Primary pedestrian access can be achieved from Shenandoah Drive. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1i	i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.
			<i>Staff Comments</i>	<i>The site plan for Phase I proposes 46,594 square feet of parking, hardscape and pedestrian circulation. 25% of this is 11,649 square feet. 13,690 square feet for snow storage is provided. This is shown on the plans. The Commission found that this standard has been met.</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. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1k	k. A designated snow storage area shall not have any dimension less than 10 feet.
			<i>Staff Comments</i>	<i>Designated snow storage areas, as shown on the Snow Storage Plan, complies with this standard. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1l	l. Hauling of snow from downtown areas is permissible where other options are not practical.

			Staff Comments	<i>Snow may need to be hauled from the proposed private streets; however, at this time, the site and proposed snow storage areas appear to be adequate for the storing of snow. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1m	m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.
			Staff Comments	<i>Snow storage areas do not impede parking or pedestrian areas. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)1n	n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.
			Staff Comments	<i>Snow storage areas are shown in grass landscape areas. The Commission found that this standard has been met.</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.
			Staff Comments	<p><i>The proposal is for multi-family buildings (condos and live/work units) in the Limited Business (LB) Zone District, where a variety of homes, single-family and multi-family, exist. The proposed building designs incorporate a variety of features, such as porches, pop-outs, upper patios, balconies, varied exterior materials, and pitched roofs, which will complement the design and layout of the buildings in the surrounding area.</i></p> <p><i>At the Preapplication Design Review hearing on April 19, 2021, the Commission suggested that the Applicant Team consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium buildings. Wall articulation has been added, including window trellis elements on the side elevations (see image below). The Commission also requested that the Applicant Team provide an elevation showing shadow lines. This can also be seen in the image below.</i></p>  <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2b	b. Standardized corporate building designs are prohibited.
			Staff Comments	<p><i>The Commission discussed the design of the proposed Amenity Building, as the plans notate the building being utilized in Utah. The Applicant pulled a previous</i></p>

				<p>plan from an area in Utah, as the building's size and scope fit the site best. The Applicant confirmed that this exact plan would not be utilized for the proposed Amenity Building and new renderings with exact materials and layout would be provided. The Commission found this to be appropriate and suggested that the Applicant submit accurate, site-specific plans for the Amenity Building at the time of the Building Permit submittal. This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2c	<p>c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p> <p><i>Staff Comments</i></p> <p>The proposed ten-plex buildings are designed with a singular entryway, large windows, breezeways and window trellis detailing to help break up the mass of the buildings and encourage human interaction.</p> <p>The Amenity Building will be designed to complement that of the existing Amenity Building in Block 4. The building will see pop outs on each end and will follow the Aged Pewter color scheme similar to that of the condo buildings.</p>  <p>The Commission discussed the design of the proposed Amenity Building, as the plans notate the building being utilized in Utah. The Applicant pulled a previous plan from an area in Utah, as the building's size and scope fit the site best. The Applicant confirmed that this exact plan would not be utilized for the proposed Amenity Building and new renderings with exact materials and layout would be provided. The Commission found this to be appropriate and suggested that the Applicant submit accurate, site-specific plans for the Amenity Building at the time of the Building Permit submittal. This has been made a Condition of Approval.</p> <p>Additionally, the Commission discussed the design of the pool and requested that the Applicant submit pool renderings to be discussed by the Commission at a later date. This has been made a Condition of Approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2d	<p>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.</p> <p><i>Staff Comments</i></p> <p>The front façade of each unit either faces Shenandoah Drive, Countryside Boulevard or the bike path. Pop-outs, upper patios, balconies and breezeways, and a variety of windows and exterior materials emphasize human scale and break up the large building surfaces. The scale and design components complement the surrounding area nicely. The Commission found that this standard has been met.</p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2e	e. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>No plans for future additions or renovations are planned. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2f	f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<p><i>A variety of materials will be used on the exterior of the buildings and will match that of the existing Sweetwater Development. The new ten-plex condos will see lap siding, batten board siding, and shake siding. Stone veneer will be installed along the bottom of the building and steel railings will be installed. Vinyl windows, shingle roofs and engineered trusses will also be utilized.</i></p> <p><i>The Amenity Building will see lap fiber cement board siding, asphalt shingles, and timber columns. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2g	g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.
			<i>Staff Comments</i>	<p><i>Building colors for the proposed ten-plex condos have been categorized into four (4) color schemes, which includes: Aged Pewter, Boothbay Blue, Country Lane Red, and Mountain Sage. These colors complement those of the existing Sweetwater Development.</i></p>  <p><i>All proposed colors and materials are broken on various elements to minimize mass and create a cohesive whole. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2h	h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.
			<i>Staff Comments</i>	<p><i>Flat roofs are proposed on all ten-plex buildings, which are three stories in height. These buildings incorporate roof elements, such as parapets, breezeways, upper decks and window trellis features to provide more interest and variety.</i></p> <p><i>At the Preapplication Design Review hearing on April 19, 2021, the Commission suggested that the Applicant Team consider additional articulation to the buildings to help reduce the large wall planes and mass of the condominium buildings. Wall articulation has been added, including window trellis elements on the side elevations. The Commission also requested that the Applicant Team provide an elevation showing shadow lines. Please refer to Section 17.06.080(A)2a for further detail.</i></p> <p><i>The Commission found that this standard has been met.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2i	<p>i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:</p> <p>i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.</p> <p>ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.</p> <p>iii) Double glazed windows.</p> <p>iv) Windows with Low Emissivity glazing.</p> <p>v) Earth berming against exterior walls</p> <p>vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.</p> <p>vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.</p>
			<i>Staff Comments</i>	<p>The Applicant has stated that they plan to minimize energy consumption by incorporating/utilizing the following:</p> <ul style="list-style-type: none"> - Solar Orientation: the long wall planes of the ten-plex buildings are placed on the east/west axis (within 30 degrees of true south). The shorter wall planes of the live/work units are placed on the east/west axis. - Double Glazed Windows - Low Emissivity Glazing <p>The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.</p>
			<i>Staff Comments</i>	<p>Snow clips are proposed over all entries and pedestrian walkways. Downspouts and gutters have been shown and will be provided on each unit. The Commission found that this standard has been met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)2k	<p>k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.</p>
			<i>Staff Comments</i>	<p>Downspouts and drains will be located within landscaped areas and shall not create any pedestrian hazards. The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2l	<p>l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material and architectural design used on the principal building(s).</p>
			<i>Staff Comments</i>	<p>N/A. The Commission found that this standard has been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)2m	<p>m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.</p>
			<i>Staff Comments</i>	<p>N/A, as no signage is proposed at this time; therefore, a Master Sign Plan is not required at this time. The Commission found that this standard has been met.</p>

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

Compliant	Standards and Staff Comments
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Yes	No	N/A	City Code	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			Staff Comments	N/A, as no accessory structures are planned. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3b	b. Accessory structures shall be located at the rear of the property.
			Staff Comments	N/A, as no accessory structures are planned. Trash receptacles and recycling bins will be stored in each unit's garage and will not interfere with snow storage. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3c	c. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			Staff Comments	N/A, as walls and fencing are not proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3d	d. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			Staff Comments	N/A, as walls and fencing are not proposed. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3e	e. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			Staff Comments	No roof projections are proposed at this time. All furnaces will be installed in the garage of each unit. The Commission found that this standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)3f	f. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			Staff Comments	N/A. The Commission found that this standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3g	g. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			Staff Comments	Heating and trash/recycling will be interior. Unless separately purchased by the individual owner, AC units will not be provided. If purchased by an individual owner, AC units may be ground-mounted near the garage doors. If ground-mounted, all AC units shall be screened from view of the surrounding properties. This has been made a Condition of Approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3h	i. All service lines into the subject property shall be installed underground.
			Staff Comments	All services lines will be underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)3i	j. Additional appurtenances shall not be located on existing utility poles.
			Staff Comments	No appurtenances will be permitted on poles. The Commission found that this standard has been met.

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.

			<i>Staff Comments</i>	<i>It appears that plant materials will be appropriate for the environment. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4b	b. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	<i>The Applicant shall confirm that all proposed plant materials be hardy to Zone 4. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4c	c. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	<i>An Irrigation Plan has not been submitted. The Irrigation Plan to be reviewed and approved at final design. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4d	d. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	<i>The proposed Landscaping Plan incorporates a combination of trees, shrubs and grasses. Chokecherry, Sky Rocket Juniper, Littleleaf Lindens, Honey Locusts and Red Maple trees are proposed, as well as a variety of shrub species: Redtwig Dogwood, Mugo Pin, Prink Princess Cinquefoil, Ivory Halo Dogwood, Norway Spruce Pumila Dwarf and Creeping Mahonia.</i>
				<i>Refer to Section 17.06.080(A)1b for further details. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4e	e. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	<i>N/A, as the proposed project is located within the Limited Business (LB) Zone District. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4f	f. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	<i>Proposed landscaping is varied, as shown in the Landscape Plans provided for Phase I. See Section 17.06.080(A)1b for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4g	g. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	<i>A Drainage Plan has been submitted and storm water will be retained onsite. Runoff is within the landscaped/parking areas and is directed to drywells, as noted on the Drainage Plan. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4h	h. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well-maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).
			<i>Staff Comments</i>	<i>The Sweetwater HOA will be responsible for maintaining plant material in a healthy condition. The Commission found that this standard has been met.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4i	i. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.
			<i>Staff Comments</i>	<i>The retaining walls proposed have been designed to support, minimize their impact on and appearance of the development of the site. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4j	j. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.
			<i>Staff Comments</i>	<i>Retaining walls are proposed to be constructed of materials that have been utilized elsewhere within the Sweetwater Development. Said walls will be constructed out of the same block materials used in previous phases. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4k	k. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three-foot horizontal separation of walls.
			<i>Staff Comments</i>	<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4l	l. Landscaping should be provided within or in front of extensive retaining walls.
			<i>Staff Comments</i>	<i>Retaining walls over 24" high either have railings or planting buffers for safety. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(A)4m	m. Retaining walls over 24" high may require railings or planting buffers for safety.
			<i>Staff Comments</i>	<i>Retaining walls over 24" high either have railings or planting buffers for safety. The Commission found that this standard has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(A)4n	n. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.
			<i>Staff Comments</i>	<i>N/A, as the retaining walls proposed will not be utilized for seating. The Commission found that this standard has been met.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1a	a. The site shall support pedestrian circulation and provide pedestrian amenities. Sidewalks shall be provided along building fronts.
			<i>Staff Comments</i>	<p><i>A new 5'-wide sidewalk is shown along the perimeter of the proposed project. This perimeter sidewalk will connect to interior sidewalks, providing safe access and sufficient circulation around and through the site.</i></p> <p><i>To safely access each unit, new 4'-wide sidewalks are also proposed.</i></p> <p><i>Pedestrian connections are also shown within the development, encouraging safe and easy access to and from other residential units, park space and the amenity building. Additional trail connections (i.e., connections to the Wood River Trail, and new pathways between the Sweetwater Development and Balmoral Apartments) are expected and will be made within Phase II of the development.</i></p>

				<i>The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)1b	<p>b. Wider sidewalks are encouraged to provide additional amenities such as seating areas and bicycle racks.</p>
			<i>Staff Comments</i>	<p><i>Wider sidewalks are not currently proposed along the perimeter of the project, nor was a wider sidewalk required by the P.U.D. Agreement in this area.</i></p> <p><i>Per the original P.U.D. Agreement, sidewalks were required to be installed prior to the completion of each Phasing Plan and were to be located:</i></p> <ul style="list-style-type: none"> - <i>Along Maple Leaf Drive (both sides of the road)</i> - <i>On the east side of the road between Heartland Way and Maple Leaf Drive (abutting the park space and amenity building)</i> - <i>On the west side of the road between Heartland Way and Maple Leaf Drive (running parallel with Shenandoah Drive)</i> <p><i>Per the Second Amendment to the P.U.D. Agreement, dated December 27, 2010:</i></p> <ul style="list-style-type: none"> - <i>All roads, alleys and infrastructure necessary to serve a given building within the project, shall be installed prior to completion of the building, without regard to phasing or time restrictions associated with any prior Phasing Plan</i> <p><i>No other revisions to the sidewalks, specific to this project, were made in the subsequent amendments to the original P.U.D. Agreement. The Commission found that this standard has been met.</i></p>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2a	<p>a. The main facade shall be oriented to the street. The main entrance(s) to the building shall be located on the street side of the building. If the building is located on a corner, entrances shall be provided on both street frontages. If the design includes a courtyard, the main entrance may be located through the courtyard. Buildings with more than one retail space on the ground floor are encouraged to have separate entrances for each unit.</p>
			<i>Staff Comments</i>	<p><i>The three (3) and four (4) unit live/work buildings are oriented toward Countryside Boulevard. The remaining ten-plex buildings are either oriented toward Shenandoah Drive or to the Wood River Bike Path. Per the Development Agreement dated August 14, 2006, lots are permitted to have frontage on private alley easements so long as fire and emergency vehicle access requirements are met.</i></p> <p><i>Additionally, garages are accessed off of the private streets. To better accommodate for parking and vehicular access, and to keep parking screened from view of the surrounding public streets, the private streets bisect the parcel.</i></p> <p><i>The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2b	<p>b. Multi-unit structures shall emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements. Breaking the facades and roofs of buildings softens the institutional image which may often accompany large buildings.</p>

			Staff Comments	<i>Multi-unit structures are proposed. Please refer to Design Review Standard 2. Building Design: 17.06.080(A)2, items (a) thru (m), for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2c	<p>c. Building designs shall maximize the human scale of buildings and enhance the small town “sense of place”. This can be achieved by utilizing voids and masses, as well as details, textures, and colors on building facades. Human scale can also be achieved by incorporating structural elements such as colonnades and covered walkways, overhangs, canopies, entries, and landscaping. Particular attention should be paid to creating interest at the street level.</p> <p>Staff Comments <i>The buildings feature street-level material changes. The proposed ten-plex buildings are designed with a singular entryway, large windows, breezeways and window trellis detailing to help break up the mass of the buildings and encourage human interaction. Please refer to Section 17.06.080(A)2c for further detail. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2d	<p>d. Buildings that exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements.</p> <p>Staff Comments <i>From finished grade at the private roads, the proposed buildings exceed 30 feet in height. Various elements, such as front porches, back patios, pop-outs, breezeways, and a variety of windows, and exterior materials and colors break up the large building surface. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2e	<p>e. Livable outdoor spaces in multi-story buildings that create pleasing elements and reduce the mass of taller buildings are encouraged.</p> <p>Staff Comments <i>Front porches, upper patios, balconies are shown to create livable outdoor spaces. The Commission found that this standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(B)2f	<p>f. Fire department staging areas shall be incorporated into the design elements of the building.</p> <p>Staff Comments <i>The proposed buildings are within 150’ of the surrounding streets. The Commission found that this standard has been met.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)2g	<p>g. New buildings adjacent to residential areas shall be designed to ensure that building massing and scale provide a transition to adjoining residential neighborhoods. Possible mitigation techniques include, but are not limited to the following:</p> <ul style="list-style-type: none"> i. Locating open space and preserving existing vegetation on the edge of the site to further separate the building from less intensive uses; ii. Stepping down the massing of the building along the site’s edge; and iii. Limiting the length of or articulating building facades to reflect adjacent residential patterns <p>Staff Comments <i>N/A, as the proposed building is located within and surrounded by the Limited Business (LB) Zone District. The Commission found that this standard has been met.</i></p>
3. Landscaping: 17.06.080(B)3				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.080(B)3	a. When abutting the LR, GR or TN zoning districts, a landscape buffer between the project and the residential property shall be provided. The buffer shall be at least eight-foot-wide to create a year-round visual screen of at least 6 feet in height. The buffer shall be designed to avoid the appearance of a straight line or wall of uniform plant material and shall be wide enough to accommodate the planted species when mature.
			<i>Staff Comments</i>	<i>N/A, as the lot and proposed project abuts another Limited Business (LB) Zone District. The Commission found that this standard has been met.</i>

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

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1a	a. The location of the buildings shall respond to the specific site conditions, such as topography, street corners, open space and existing and planned adjacent uses.
			<i>Staff Comments</i>	<i>The proposed buildings complement the surrounding area, open space and adjacent uses nicely. The surrounding area and adjacent uses are multi-family in nature and are amenable to the construction of the proposed Sweetwater Development. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1b	b. Site plans shall include a convenient, attractive and interconnected pedestrian system of sidewalks and shared pathways to reinforce pedestrian circulation within a site.
			<i>Staff Comments</i>	<i>Interior and perimeter sidewalks are existing and/or are proposed to connect and reinforce pedestrian circulation within the site. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)1c	c. Buildings shall be organized to maximize efficient pedestrian circulation and create gathering places.
			<i>Staff Comments</i>	<i>Buildings have been organized to maximize efficient site circulation. Site circulation has been designed to keep vehicular access and parking to the private roads and any public streets (Shenandoah Drive). A 5'-wide sidewalk is shown along the perimeter of the project, where pedestrian traffic can safely navigate the site, visit neighbors and utilize development amenities. To safely access each unit, 4'-wide sidewalks are also shown. The Commission found that this standard has been met.</i>

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

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2a	a. Buildings shall incorporate massing, group lines and character that responds to single-family homes. Buildings may also include the use of varying materials, textures and colors to break up the bulk and mass of large multi-family buildings. Windows should be residential in scale and thoughtfully placed to provide for privacy and solar gain.

			<i>Staff Comments</i>	<i>Refer to Section 17.06.080(A)2, items (a) thru (m) for further details. The Commission found that this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.080(D)2b	b. At ground level, buildings shall present a setting that is visually pleasing to the pedestrian and that encourages human activity and interaction.
			<i>Staff Comments</i>	<i>Refer to Section 17.06.080(A)2, items (a) thru (m) for further details. The Commission found that this standard has been met.</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 Hailey Municipal Code and City Standards.

DECISION

The Design Review Application by Kilgore Properties, LLC, for construction of Sweetwater Condominiums (Phase I) to be located at Block 2, Sweetwater PUD Subdivision. Phase I includes five (5), ten-plex, three-story condominium buildings and one (1) amenity building, which includes a clubhouse and pool, was approved, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in Hailey Municipal Code Section 17.06, Design Review, additional applicable requirements of Title 17, Title 18, and City Standards, provided conditions (a) through (q) are met:

- a) All conditions of the Planned Unit Development approval shall be met.
- b) All applicable Fire Department and Building Department requirements shall be met.
- c) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the Applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - i. All original comments and/or recommendations made by the Public Works Department, noted in the Findings of Fact dated December 16, 2019, are still applicable.
- e) The private streets (Heartland Way, Hayloft Way and Hopper Way) shall be maintained by the HOA.
- f) Construction parking shall be on private property and not within the City Right-of-Way nor the edge of the road.
- g) A Traffic Control Plan shall be submitted prior to issuance of a Building Permit.
- h) All sidewalks, interior and perimeter, shall be maintained year-round by the HOA.
- i) Any and all ground-mounted and roof-mounted equipment shall be screened from view of surrounding properties.
- j) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.

- k) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- l) This Design Review approval is for the date the Findings of Fact are signed. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to and for the duration of a valid Building Permit.
- m) The Applicant shall install an all-weather bus transit stop, to be located on the eastside of the street at the corner of Laurelwood Drive and Woodside Boulevard (northbound bus stop). This bus stop shall be designated on the plat and installed prior to issuance of a Certificate of Occupancy for development within Phase I.
- n) The Design Review approval shall be valid for eighteen (18) months. This extension shall be effective from the day of approval.
- o) All original comments and/or recommendations made by the Public Works Department, noted in the Findings of Fact dated December 16, 2019, are still applicable.
- p) The Applicant shall submit accurate, site-specific plans for the Amenity Building at the time of the Building Permit submittal.
- q) The Applicant shall submit pool renderings to be reviewed by the Commission at a subsequent hearing.

Signed this _____ day of _____, 2021.

Janet Fugate, Planning & Zoning Commission Chair

Attest:

Jessie Parker, Community Development Assistant

Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of September 7, 2021

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Design Review Application by Jason Szabo and Chris Wrede, for a new, 529 square foot garage addition, to be located on Lot 11A, Block 49, Hailey Townsite (303 North 4th Avenue) in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. A Design Review Application for the single-family residence was approved on October 19, 2020.

Hearing: September 7, 2021

Applicant: Jason Szabo and Chris Wrede

Request: Design Review for 529 square foot garage addition

Location: Lot 11A, Block 49, Hailey Townsite (303 North 4th Avenue)

Zoning: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 18, 2021 and mailed to property owners within 300 feet on August 18, 2021.

Application: The Applicant is proposing the construction of a new 529 square foot garage addition. A Design Review Application for the single-family residence, 1,124 square feet in size, was approved on October 19, 2020. Access to the proposed garage addition can be achieved via the existing alley.


Additionally, a mature, deciduous tree exists between the two parcels. The Applicant plans to retain the tree and will protect it throughout the construction process.

Procedural History: The Design Review Application was submitted on August 6, 2021 and certified complete on August 17, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on Tuesday, September 7, 2021, in the Hailey City Council Chambers and virtually via GoTo Meeting.

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: No comments
				Life/Safety: No comments
				Water and Sewer: No comments
				Building: No comments
				Streets: No comments
				City Arborist: The City Arborist recommends that the Applicant make every effort to protect the existing tree from damage and compaction during the construction process. Additionally, the City Arborist is requesting that the storage area be relocated to the storage area for 305 North 4 th Avenue, as storing items within the drip zone can cause further compaction to the roots and soil. These items have been made a Condition of Approval.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	N/A, as signage is prohibited in residential zones.
<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 dwelling: 2 spaces minimum, 6 spaces maximum
			Staff Comments	The Zoning Code requires a minimum of two (2) parking spaces for each single-family residential dwelling. A two-car garage addition is proposed. Additionally, it appears that two (2) parking spaces are provided in the public right-of-way off of Fourth Avenue and supplemental parking off of the alley, if needed. Parking requirements for the proposed residence are met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ol style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut Sheets are attached.

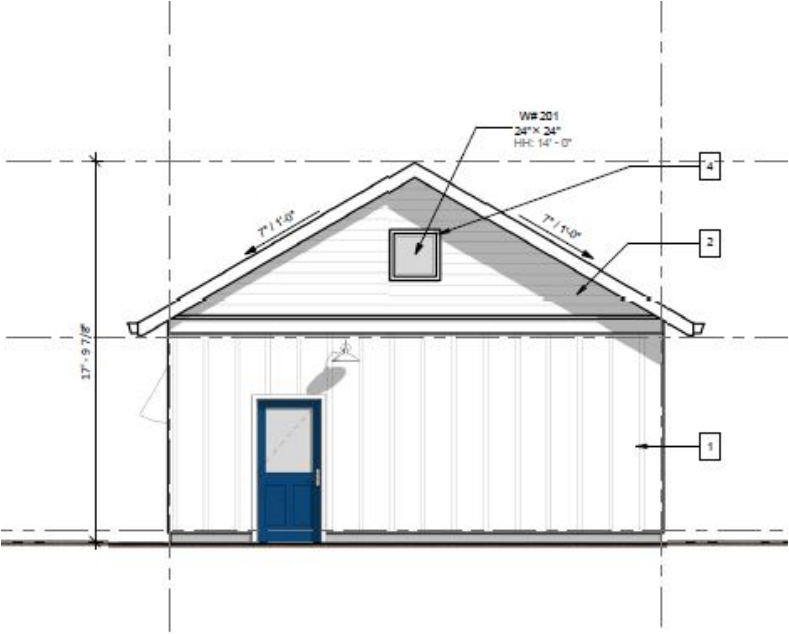
				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements Staff Comments	<p>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO) Maximum Height: 30' Setbacks:</p> <ul style="list-style-type: none"> • Street R.O.W. Adjacent: 12'; 20' to Garage Door • Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min. • 1' for every 2.5' of building height • Alley: 6' minimum <p>Lot Coverage: 30% (two or more stories above grade with garage)</p> <p><i>Proposed Building Height: ~17'- 4"</i></p> <p><i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> ○ Front Yard (East): +20' ○ Side Yard (South): 19'-5 5/8" ○ Side Yard (North): 7'-6" ○ Rear Yard (alley): 6' <p><i>Proposed Lot Coverage:</i></p> <ul style="list-style-type: none"> ○ 1,653 square feet (Proposed Footprint) / 5,998 square foot lot = 27.5% <p><i>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 Staff Comments	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p><i>Pursuant to Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. The proposed project is a garage addition, not a principal</i></p>

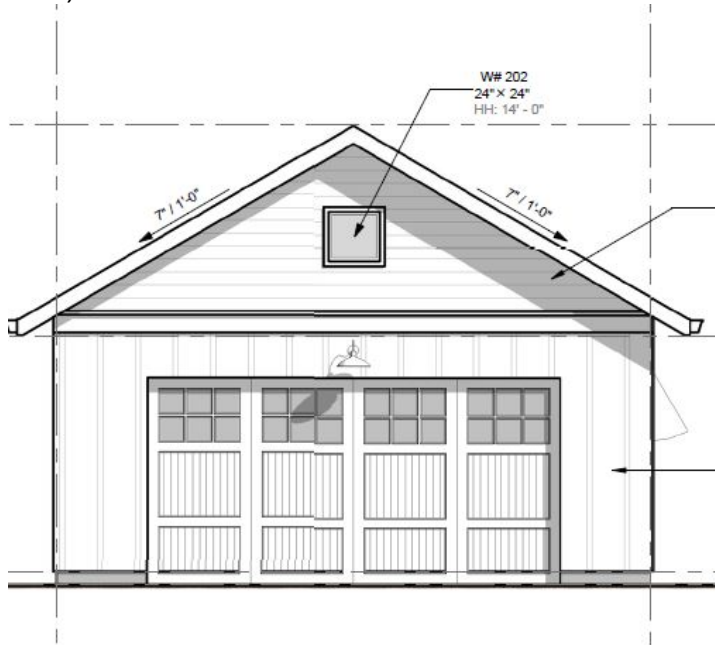
				<p><i>building; therefore, sidewalk and drainage improvements are not required at this time.</i></p> <p><i>A sidewalk in-lieu fee payment was made concurrently with the Building Permit Application for the single-family residence. Staff does not feel an additional in-lieu payment shall be collected.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)</p>
			<i>Staff Comments</i>	<i>This standard shall be met.</i>

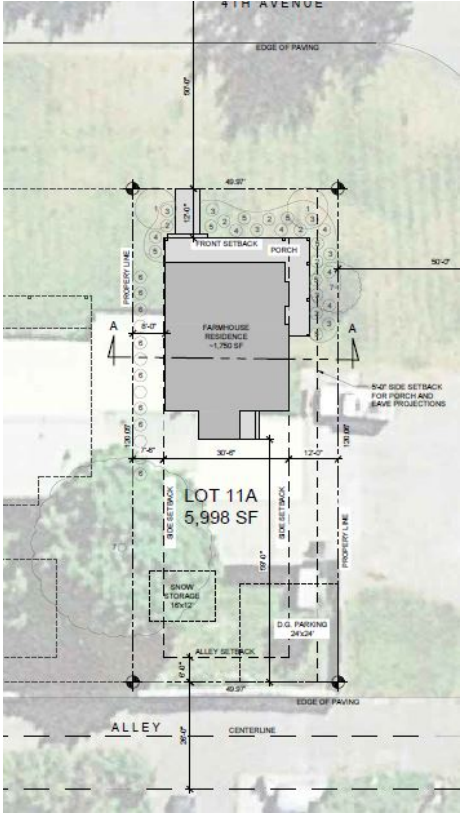
Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

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

				<ul style="list-style-type: none"> Utilities are existing. Water, sewer and gas are located underground. Any additional utilities shall be located underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.</p> <p><i>Staff Comments</i> The residence is existing. The design intent of the proposed addition was to complement that of the existing residence, while retaining the character of Old Hailey. 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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	<p>2. Bulk Requirements (Mass and Scale, Height, Setbacks)</p> <p>Guideline: The perceived mass of larger buildings shall be diminished by the design.</p> <p><i>Staff Comments</i> No single long plane exists; a pitched roof, various-sized windows, door at the rear elevation, and texture of the siding aid in making the residence appear smaller in scale.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	<p>3. Architectural Character</p>
			17.06.090(C)3a	<p>a. General</p> <p>Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.</p> <p><i>Staff Comments</i> The architectural style of the proposed addition is consistent with the architectural style of Old Hailey and the existing residence, but is not an exact replica of any particular building.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3b	<p>b. Building Orientation</p> <p>Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.</p> <p><i>Staff Comments</i> N/A, as the project proposed is a garage addition. That said, the single-family residence is existing and a covered porch along the front and side façades, and over the front entry is existing, which highlights the front entry, and is visible and inviting from the street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.</p> <p><i>Staff Comments</i> The single-family residence is existing. The addition will parallel that of the existing residence and has been oriented with respect to the existing grid pattern of Hailey.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	<p>c. Building Form</p> <p>Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.</p> <p><i>Staff Comments</i> The proposed addition sees simple forms. Exterior materials of the proposed addition will complement that of the existing residence. All proposed siding is of Board and Batt siding, painted (Arctic White) to match that of the existing residence. Hardie Plank Smooth Lap Siding will also be incorporated and painted Arctic White. The garage doors will be painted white to match that of the shingles and existing residence, and the roof will be of asphalt shingles, which are consistent with styles and forms found in Old Hailey.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>d. Roof Form</p> <p>Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.</p> <p><i>Staff Comments</i> The proposed addition is compact and incorporates a simple shed roof, which will complement the existing residence.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.</p> <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			<i>Staff Comments</i>	<i>Asphalt shingles will be installed to match that of the existing residence. The Applicant can better describe gutters and/or other snow retention devices utilized.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.</p>
			<i>Staff Comments</i>	<i>The proposed addition is compact and incorporates a simple shed roof, which will complement the existing residence. The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	<p>Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.</p>
			<i>Staff Comments</i>	<i>The proposed roof pitches are consistent with the surrounding neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>e. Wall Planes</p>
				Guideline: Primary wall planes should be parallel to the front lot line.
			<i>Staff Comments</i>	<p><i>The east wall, which includes the entry of the proposed garage, is parallel to the Fourth Avenue property line.</i></p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	<p>Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.</p>
			<i>Staff Comments</i>	<i>The addition is proportional to the site. Exterior materials and various windows also reduce the scale of the building to match the surrounding neighborhood.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3e	<p>Guideline: The use of pop-outs to break up longer wall planes is encouraged.</p>
			<i>Staff Comments</i>	<i>N/A, as the proposed addition is a garage, which will be tucked behind the primary residence. It is compact in nature and no pop-outs are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	<p>f. Windows</p>
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.

			Staff Comments	<i>Various windows are proposed and face the alley and adjacent parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			Staff Comments	<i>The various windows adjacent to other buildings have been carefully planned to respect the privacy of neighbors.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	<i>N/A, as no decks or balconies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			Staff Comments	<i>N/A, as no decks or balconies are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.
			Staff Comments	<i>The proposed addition sees simple forms. Exterior materials of the proposed addition will complement that of the existing residence. All proposed siding is of Board and Batt siding, painted (Arctic White) to match that of the existing residence. Hardie Plank Smooth Lap Siding will also be incorporated and painted Arctic White. The garage doors will be painted white to match that of the shingles and existing residence, and the roof will be of asphalt shingles, which are consistent with styles and forms found in Old Hailey (see image below for further detail).</i>
				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.
			Staff Comments	<i>The proposed garage is square and sees equal lengths on all sides. Wall planes are broken up by various exterior materials, windows and a door. Siding colors will vary from the entry door, which will help reduce the mass of the wall planes.</i>
			17.06.090(C)3i	i. Ornamentation and Architectural Detailing

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.
			Staff Comments	<i>Simple detailing is proposed: door trim, windows, and plank siding. Detail will match that of the existing residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.
			Staff Comments	<i>The existing residence has minimal ornamentation. Simple detailing is proposed to complement that of the existing residence: various windows, and vertical and horizontal siding.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.
			Staff Comments	<i>Please refer to Section 17.06.090(C)3i for further information.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	4. Circulation and Parking
				Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.
			Staff Comments	<i>Adequate parking has been provided. Pedestrian access is provided with the proposed concrete pathway from the residence to the proposed garage. A pathway to the front entry of the residence is existing. Snow storage areas are located to the rear of the building, which does not restrict pedestrian access.</i> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: The visual impacts of on-site parking visible from the street shall be minimized.
			Staff Comments	<i>Onsite parking will be accessed from the alley side of the property and is blocked from the street by the existing residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

			Staff Comments	<i>The proposed garage addition will be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Detached garages accessed from alleys are strongly encouraged.
			Staff Comments	<i>The proposed garage will be detached from the primary residence. It will also be accessed from the alley.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.
			Staff Comments	<i>N/A, as the proposed garage will be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.
			Staff Comments	<i>The parking area from Fourth Avenue can accommodate approximately two (2) vehicles. The proposed garage will be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.
			Staff Comments	<i>No recreational vehicle parking is proposed. The parcel has space to add parking for recreational use, if needed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	5. Alleys
				Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			Staff Comments	<i>Alley access is not impacted and will be maintained.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			Staff Comments	<i>Utilities are existing and are located off the alley. Vehicular access to the garage will be located off the alley. Pursuant to Section 17.06.080(A)3h of the Hailey Municipal Code, all utilities shall be installed underground. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			Staff Comments	<i>The existing alley is made of dust-free gravel. If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			Staff Comments	<i>The existing landscaping to be maintained is turf. Additionally, the City Arborist recommends that the Applicant make every effort to protect the existing tree from damage and compaction during the construction process. Additionally, the City Arborist is requesting that the storage area be relocated to the storage area for 305 North 4th Avenue, as storing items within the drip zone can cause further compaction to the roots and soil. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			Staff Comments	<i>A detached garage addition is proposed. It will be smaller in scale, location and function to the existing residence. It will be located to the rear of the parcel, which reduces its visibility and mass, adequately supporting this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.

			Staff Comments	<i>A detached garage addition is proposed and will be located to the rear of the parcel, with access from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			Staff Comments	<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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			Staff Comments	<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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			Staff Comments	<i>Existing trees are identified onsite and are proposed to be retained. No additional trees or landscaping are proposed to be removed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			Staff Comments	<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 garage. The Landscape Plan when the single-family residence was approved included 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. No additional landscaping is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			Staff Comments	<i>If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	<i>It doesn't appear that fences and/or walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			Staff Comments	<i>N/A, as none are proposed and/or existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within

				<p>the Townsite Overlay District, especially those originally constructed in the same Period of Significance.</p> <ul style="list-style-type: none"> The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			<i>Staff Comments</i>	<i>N/A, as no historic structures exist onsite.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	<p>Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:</p> <ul style="list-style-type: none"> The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street; ~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>N/A, as 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:
 - The project does not jeopardize the health, safety or welfare of the public.
 - The project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Hailey Municipal Code, 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:
 - Ensure compliance with applicable standards and guidelines.
 - Require conformity to approved plans and specifications.
 - Require security for compliance with the terms of the approval.
 - Minimize adverse impact on other development.
 - Control the sequence, timing and duration of development.
 - Assure that development and landscaping are maintained properly.

- 7. Require more restrictive standards than those generally found in the Hailey Municipal Code.**
- 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 for approval of this Application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- 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 protect the existing tree from damage and compaction throughout the construction process. The storage area shall be relocated next to the storage area at 305 North 4th Avenue (Lot 9A, Block 49, Hailey Townsite), as storing items within the drip zone can cause further compaction to the roots and soil.
- 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.

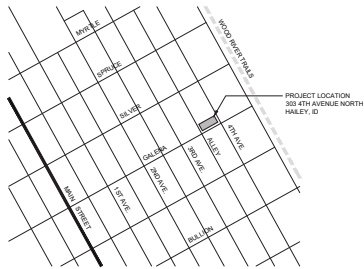
- i) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- j) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- k) All Conditions of Approval from the Design Review Approval for the single-family residence, noted in the Findings of Fact dated October 19, 2020, remain in effect.

Motion Language:

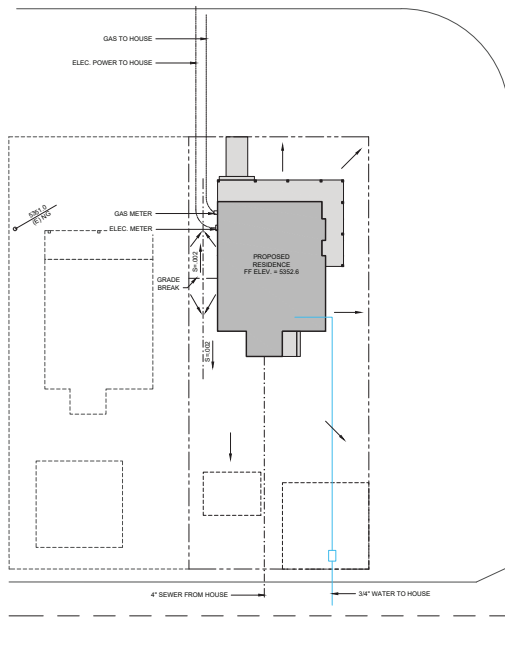
Approval: Motion to approve the Design Review Application by Jason Szabo and Chris Wrede, for a new, 529 square foot garage addition, to be located on Lot 11A, Block 49, Hailey Townsite (303 North 4th Avenue), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (k) are met.

Denial: Motion to deny the Design Review Application Jason Szabo and Chris Wrede, for a new, 529 square foot garage addition, to be located on Lot 11A, Block 49, Hailey Townsite (303 North 4th Avenue), finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

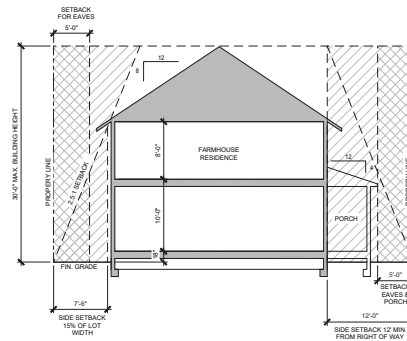
Continuation: Motion to continue the public hearing to _____ [Commission should specify a date].



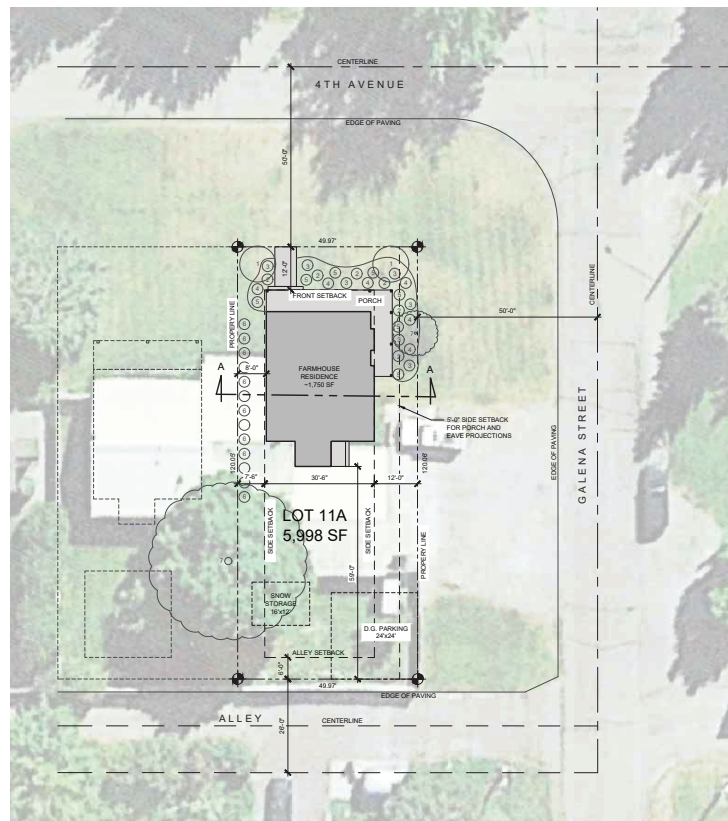
VICINITY MAP
NOT TO SCALE



SITE DRAINAGE AND UTILITIES PLAN
SCALE: 1/16" = 1'-0"



SITE CROSS SECTION A-A
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1/16" = 1'-0"



PROJECT INFORMATION

JOB ADDRESS: 303 4TH AVENUE NORTH
HALEY, ID
APN: 088-375-008
PROP. OWNER: JASON SZABO & CHRIS WREDE
44132 DINEY DRIVE
THREE RIVERS, CA 93271

SCOPE OF WORK: TWO PROPOSED 1,750 S.F. RESIDENCES
OCCUPANCY AND ZONING:
OCCUPANCY: RES
ZONING: LR-1 TOWNSITE OVERLAY
CONTR. TYPE: M-B
NO. OF UNITS: 2
NO. OF STORIES: 2
SPRINKLERED: YES
FLOOD ZONE: 'X'
SEISMIC DES. CAT.: 0
APPLICABLE CODES:
2012 BC, 2013 BC, 2013 MC, 2013 IPC, 2013 IEC,
STATE OF IDAHO, CITY OF HALEY

ORDER OF DRAWINGS

- 1 SITE PLAN & PROJECT INFORMATION
- 2 FLOOR PLAN
- 3 EXTERIOR ELEVATIONS

PLANT LIST

1. 'Pineapple' cactaceae
2. Compact magnolia pine
3. European variegated dogwood
4. Double play gold spires
5. Limelight hydrangeas
6. Abornibae, 'variegated green' as screen / hedge
7. Existing tree to remain

SNOW STORAGE

HARDCAPING
PARKING: 576 SF
PATHWAYS: 78 SF
TOTAL: 652 SF

652 SF x 0.25 = 163 SF MINIMUM REQUIRED SNOW STORAGE

LEGEND

- PROPOSED BUILDING
- NEW CONCRETE FLATWORK

OWNER:
jason szabo & chris wrede
44132 DINEY DRIVE, THREE RIVERS, CA 93271

PROJECT

A NEW RESIDENCE
303 4TH AVENUE NORTH, HALEY, IDAHO

zerlang design
custom building design
& planning
2908-b west main street
visalia, ca 93291
phone: 559.739.1616
zerlangdesign.com

drawn: az
job no: 2010
date: 09.04.20

sheet title

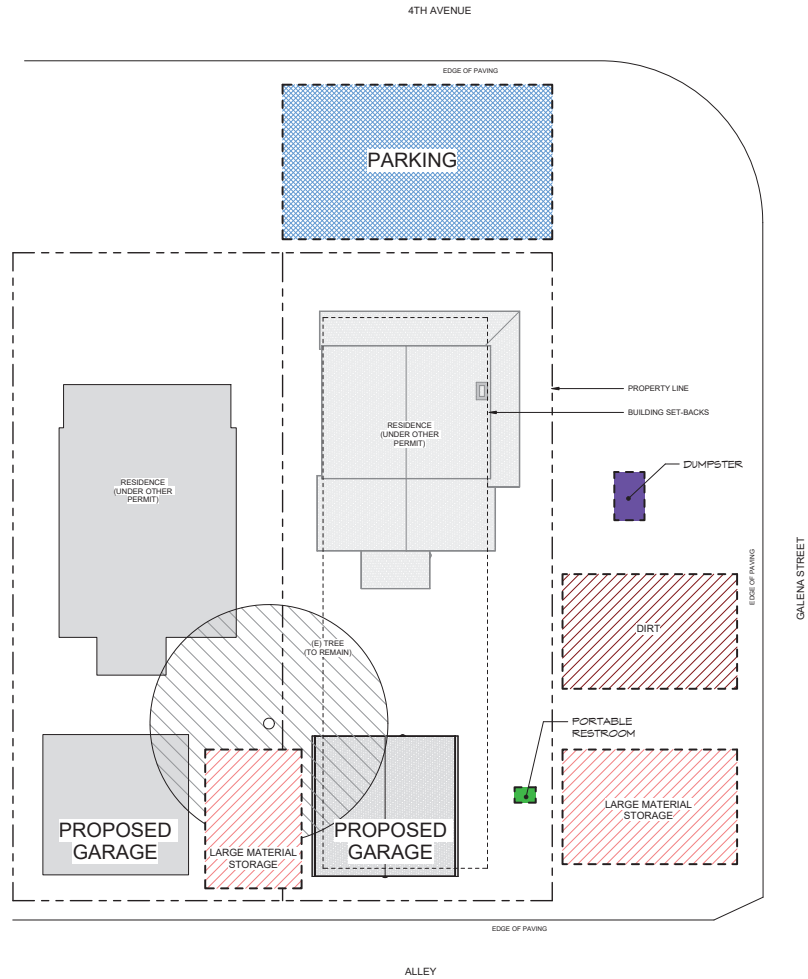
SITE PLAN &
PROJECT
INFORMATION

sheet no.

1

design review

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.

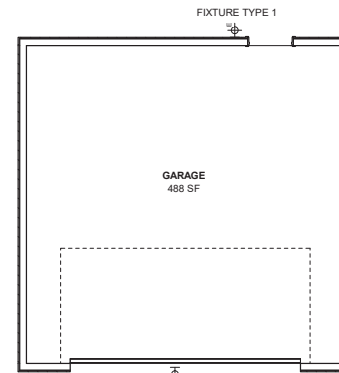


FIXTURE TYPE 1

- FIXTURE IS DARK SKY RATED
- LUMENS AND TEMPERATURE DEPEND ON BULB TO BE SELECTED
- PROPOSED 90-WATT LED WET RATED BULD. WITH 3000 K TEMPERATURE AND 900 LUMENS PER FIXTURE

LUMEN CALCULATIONS
2 EA X 900 LUMENS = 1800 LUMENS

Item # 841380000
Park Harbor Weatherburn Single Light 9-1/4" Tall Outdoor Wall Sconce
Model#PH841380000000
(S) White & Bronze



FIXTURE TYPE 1

1 STAGING AND CONTRACTOR PLAN

SCALE: 3/32" = 1'-0"

SCALE: 0' 8' 16' 24'

2 EXTERIOR LIGHTING

SCALE: 1/4" = 1'-0"

SCALE: 0' 2' 4' 6'

Matthew Zech Architect
LICENSED ARCHITECT
MATTHEW T. ZECH
0001031800

Matthew Zech Architect
STATE OF IDAHO, License # AR-986202

PROJECT:
Owners:
JASON SZABO & CHRIS WIREDE
44102 DINELY DRIVE
PO BOX 8827
HAILEY, IDAHO 83433
TEL: 208-788-1137
EMAIL: info@matthewzech.com

NEW STRUCTURE:
GARAGE
303 4TH AVENUE NORTH
HAILEY, IDAHO 83433

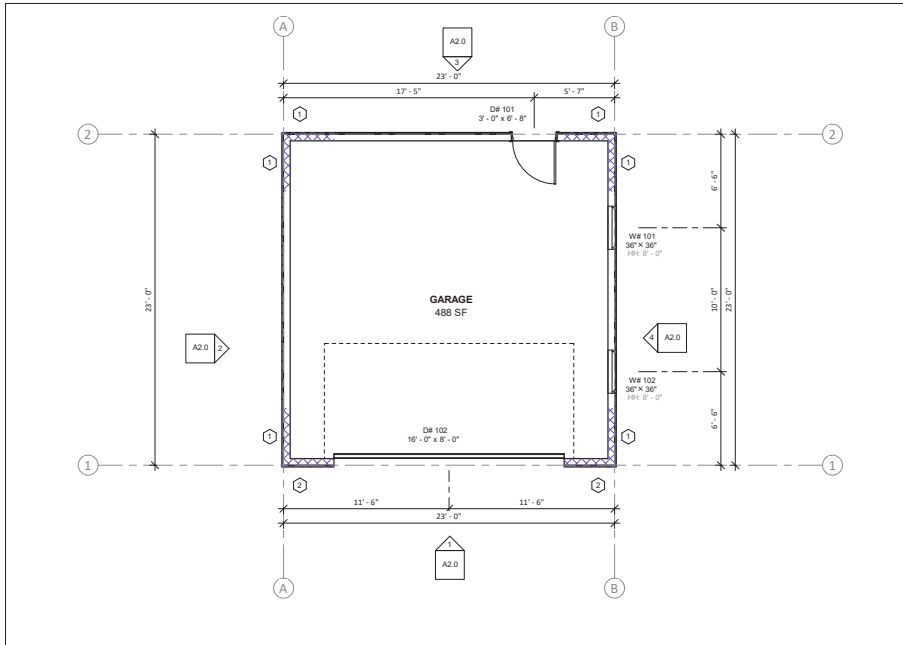
TITLE:
SITE INFORMATION

SHEET ISSUE DATE: AUG 12, 2021

SHEET:

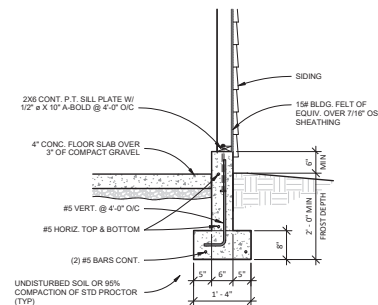
A0.2

ARCHITECT LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.



DOOR SCHEDULE					
DOOR NO.	DOOR		FRAME		NOTES
	WIDTH	HEIGHT	TYPE	MAT	
101	3' - 0"	6' - 8"	HALT EXT. EXTERIOR DOOR		
102	16" - 0"	8' - 0"	GARAGE DOOR		

WINDOW SCHEDULE						
WINDOW NO.	WINDOW (VERIFY ROUGH OPENING W/ MANF)			TYPE	HEAD HEIGHT	NOTES
	WIDTH	HEIGHT	GLAZING			
101	3'-0"	3'-0"		Window-Anning-Single	8'-0"	
102	3'-0"	3'-0"		Window-Anning-Single	8'-0"	
201	2'-0"	2'-0"		Window-Fixed	14'-0"	
202	2'-0"	2'-0"		Window-Fixed	14'-0"	



BRACED WALL SCHEDULE

APR RATED SHEATHING - 8# COMMON OR GALVANIZED BQ NAIL, 6" O.C. (PERMITTER 12" O.C. (FIELD) PERMITTER OF ALL PANELS MUST BE BLOCKED OR 18 GA. x 1/2" STAPLES @ 4" O.C. PERMITTER 12" O.C. (FIELD) PERMITTER OF ALL PANELS MUST BE BLOCKED

PORTAL FRAME PER DETAIL A 10

BRACED PANELS AT CORNERS TO BE NAILED PER IRC CODES, 8" FROM EACH CORNER, AND EVERY 24" THEREAFTER

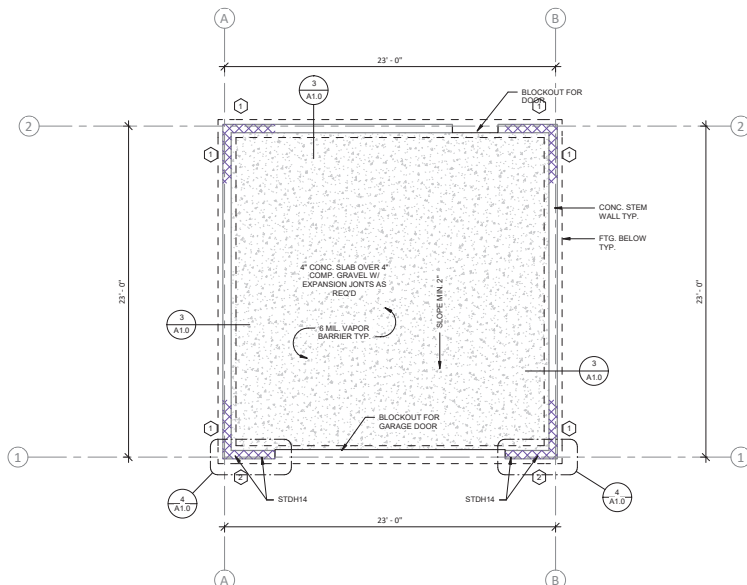
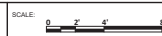
TYPICAL SHEATHING NAILED EXTENSION

IN NAILS @ 6" O.C. (PERMITTER 12" O.C. (FIELD) OR 18 GA. x 1/2" STAPLES @ 6" O.C. (PERMITTER 12" O.C. (FIELD) UNLESS NOTED OTHERWISE

PERMITTER IRC CODES IF ALTERNATE BRACED PANELS ARE USED

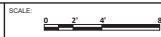
1	LEVEL 1
	SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



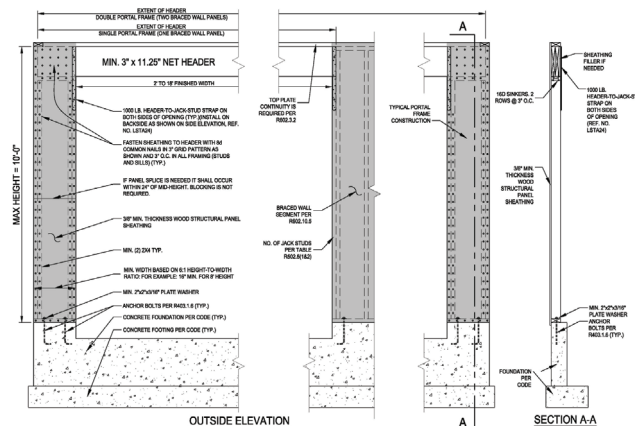
2	STRUCTURAL FOUNDATION PLAN
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SCALE: 1/4" = 1'-0"



2	FOUNDATION @ EXTERIOR GARAGE WALL
---	-----------------------------------

SCALE: 3/4" = 1'-0"



1
4

APA PORTAL FRAME DETAIL
SCALE: N.T.S. APA DETAIL OF NARROW WALL BRACED
METHOD WITHOUT HOLD-DOWNS

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED
PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.

4	PORTAL FRAME DETAIL
---	---------------------

SCALE: 1 1/2" = 1'-0"


 LICENSED
 ARCHITECT
 AR-986202
 MATTHEW T. ZECH
 STATE OF IDAHO

MATTHEW ZECH, LICENSED ARCHITECT
STATE OF IDAHO, LICENSE # 44802

Matthew Zech
Architect

PROJECT:

Owners:
JASON SZABO & CHRIS WREDE
44 102 DINELY DRIVE
THREE RIVERS, CA
92371
TEL:
EMAIL:

APN:068-370-006

NEW STRUCTURE:

GARAGE

303 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:

FLOOR AND
FOUNDATION PLAN

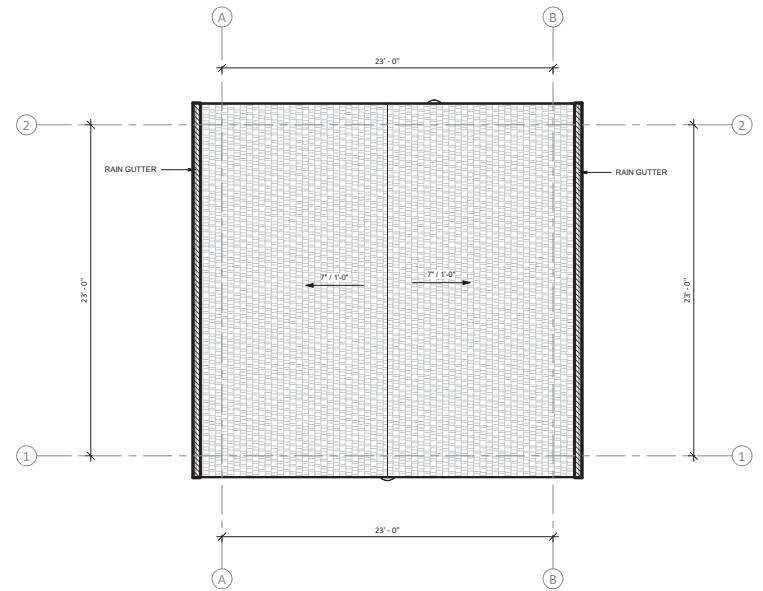
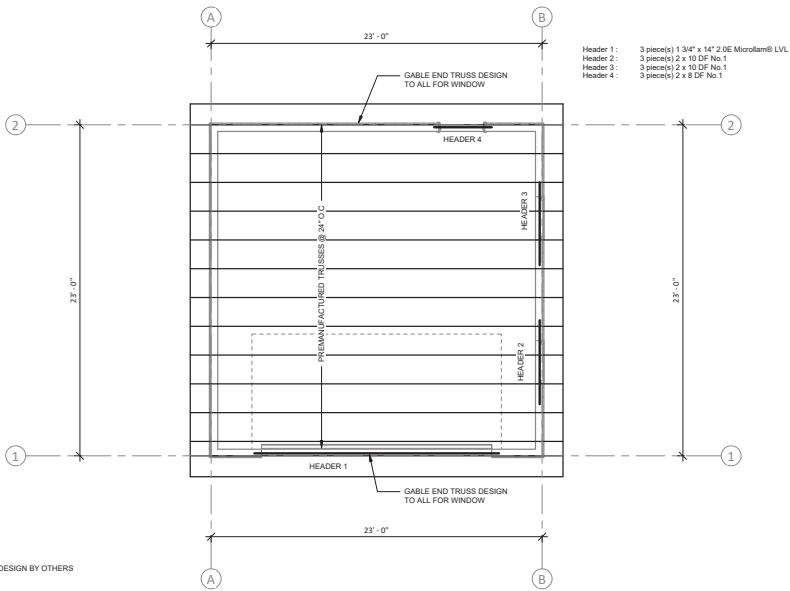
SHEET ISSUE DATE AUG 12, 2015

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THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.

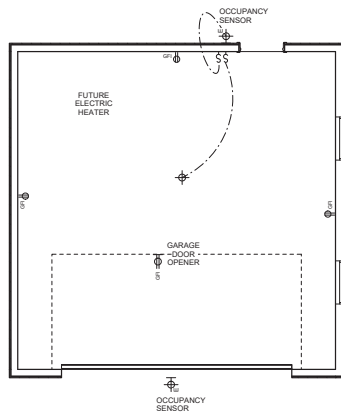


1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

SCALE: 0' 2' 4' 6'

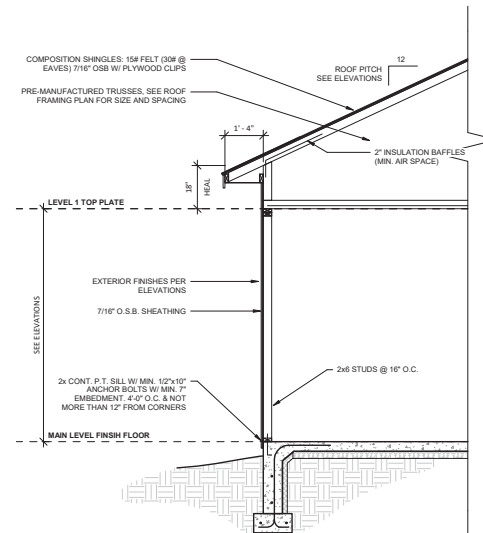
2 ROOF PLAN
SCALE: 1/4" = 1'-0"

SCALE: 0' 2' 4' 6'



3 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SCALE: 0' 2' 4' 6'



4 WALL SECTION @ SLAB ON GRADE (1 STORY)
SCALE: 1/2" = 1'-0"

Matthew Zech Architect
ARCHITECT
STATE OF IDAHO, LIC. # AR-886202
Matthew Zech Architect
ARCHITECT
STATE OF IDAHO, LIC. # AR-886202

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NEW STRUCTURE:

GARAGE

303 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:

FLOOR PLANS

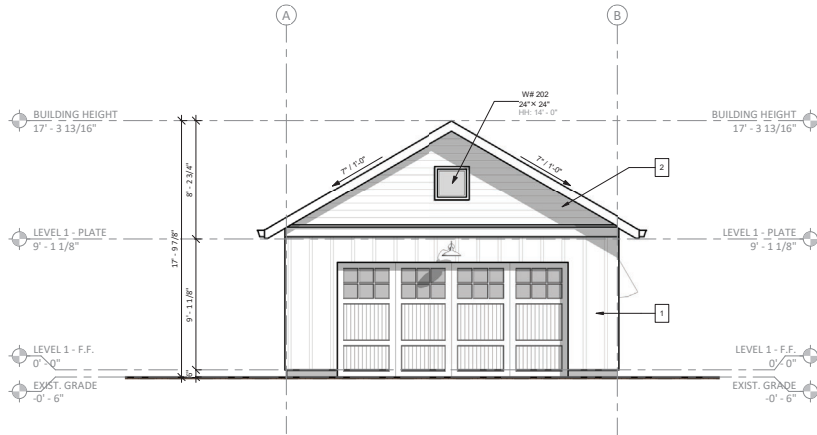
SHEET ISSUE DATE: AUG 12, 2021

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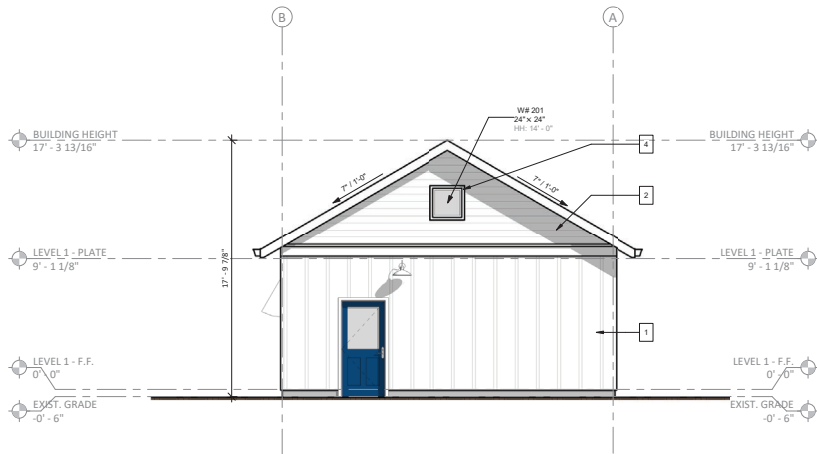
THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.



1 PROPOSED EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

SCALE:



3 PROPOSED EXTERIOR ELEVATION - REAR

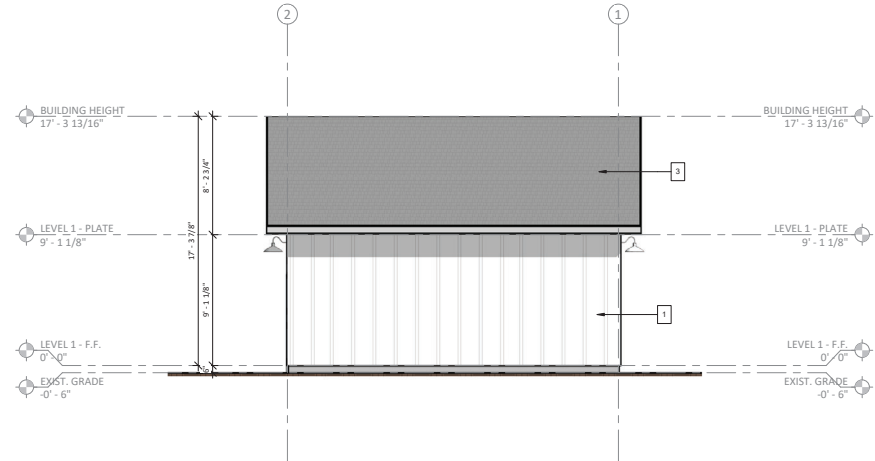
SCALE: 1/4" = 1'-0"

SCALE:



KEYNOTES

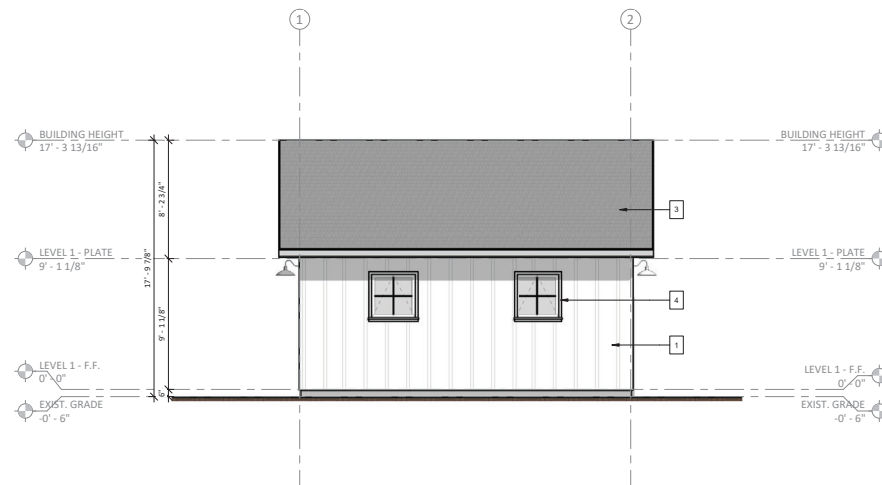
- 1 HARDIE BOARD & BATTEN - ARCTIC WHITE
- 2 HARDIE PLANK SMOOTH LAP SIDING - ARCTIC WHITE
- 3 ASPHALT SHINGLE ROOFING - BLACK / GRAY
- 4 PELLA 250 SERIES, WHITE WINDOW FRAMES, TYP.



2 PROPOSED EXTERIOR ELEVATION - LEFT

SCALE: 1/4" = 1'-0"

SCALE:



4 PROPOSED EXTERIOR ELEVATION - RIGHT

SCALE: 1/4" = 1'-0"

SCALE:



MATTHEW ZECH ARCHITECT
STATE OF IDAHO, L.C. # AR-86802

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NEW STRUCTURE:
GARAGE
303 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:
EXTERIOR
ELEVATIONS

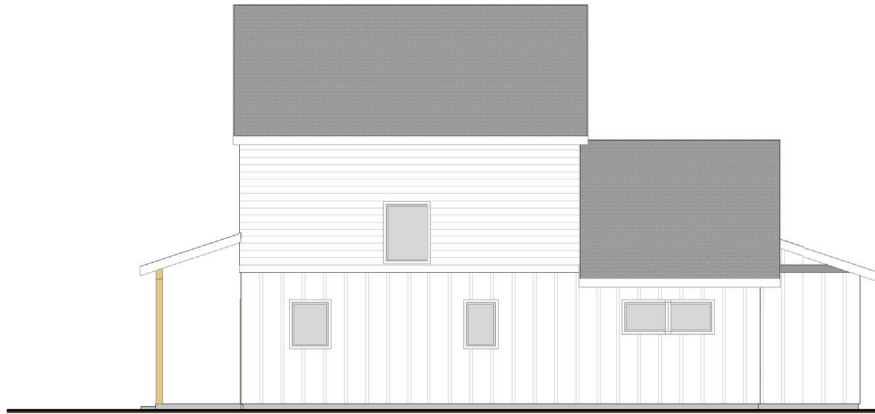
SHEET ISSUE DATE: AUG 12, 2021

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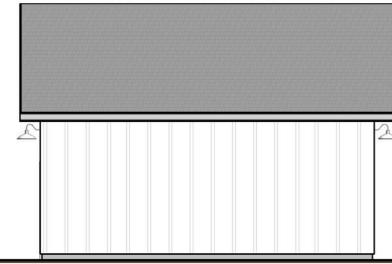
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THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.



RESIDENCE

SEE PERMIT SET OF DRAWINGS FOR ACTUAL RESIDENCE DESIGN



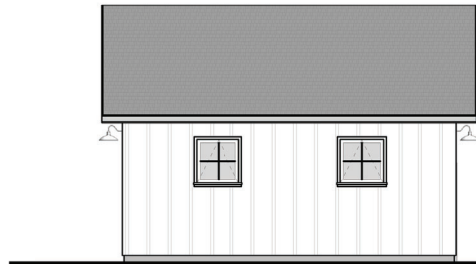
PROPOSED GARAGE

1

PROPOSED EXTERIOR ELEVATION - LEFT (W/ HOUSE)

SCALE: 1/4" = 1'-0"

SCALE:



PROPOSED GARAGE



RESIDENCE

SEE PERMIT SET OF DRAWINGS FOR ACTUAL RESIDENCE DESIGN

2

PROPOSED EXTERIOR ELEVATION - RIGHT (W/ HOUSE)

SCALE: 1/4" = 1'-0"

SCALE:



ARCHITECT LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

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Matthew Zech
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NEW STRUCTURE:
GARAGE

303 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:

EXTERIOR
ELEVATIONS

SHEET ISSUE DATE: AUG 12, 2021

SHEET:

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STAFF REPORT

Hailey Planning and Zoning Commission

Regular Meeting of September 7, 2021

To: Hailey Planning and Zoning Commission

From: Robyn Davis, Community Development City Planner

Overview: Consideration of a Design Review Application by Jason Szabo and Chris Wrede, for a new, 529 square foot garage addition, to be located on Lot 9A, Block 49, Hailey Townsite (305 North 4th Avenue) in the Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts. A Design Review Application for the single-family residence was approved on October 19, 2020.

Hearing: September 7, 2021

Applicant: Jason Szabo and Chris Wrede

Request: Design Review for 529 square foot garage addition

Location: Lot 9A, Block 49, Hailey Townsite (305 North 4th Avenue)

Zoning: Limited Residential (LR-1) and Townsite Overlay (TO) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 18, 2021 and mailed to property owners within 300 feet on August 18, 2021.

Application: The Applicant is proposing the construction of a new 529 square foot garage addition. A Design Review Application for the single-family residence, 1,148 square feet in size, was approved on October 19, 2020. Access to the proposed garage addition can be achieved via the existing alley.


Additionally, a mature, deciduous tree exists between the two parcels. The Applicant plans to retain the tree and will protect it throughout the construction process.

Procedural History: The Design Review Application was submitted on August 6, 2021 and certified complete on August 17, 2021. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on Tuesday, September 7, 2021, in the Hailey City Council Chambers and virtually via GoTo Meeting.

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: No comments
				Life/Safety: No comments
				Water and Sewer: No comments
				Building: No comments
				Streets: No comments
				City Arborist: 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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.08A Signs	17.08A Signs: The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.
			Staff Comments	N/A, as signage is prohibited in residential zones.
<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 dwelling: 2 spaces minimum, 6 spaces maximum
			Staff Comments	The Zoning Code requires a minimum of two (2) parking spaces for each single-family residential dwelling. A two-car garage addition is proposed. Additionally, it appears that two (2) parking spaces are provided in the public right-of-way off of Fourth Avenue and supplemental parking off of the alley, if needed. Parking requirements for the proposed residence are met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08C.040 Outdoor Lighting Standards	17.08C.040 General Standards <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ul style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			Staff Comments	The Applicant will install Dark Sky compliant fixtures, downcast and low wattage fixtures. Cut Sheets are attached.

				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bulk Requirements	<p>Zoning District: Limited Residential (LR-1) and Townsite Overlay (TO) Maximum Height: 30' Setbacks:</p> <ul style="list-style-type: none"> • Street R.O.W. Adjacent: 12'; 20' to Garage Door • Private Property Abutment: 15% of lot width or 10', whichever is less; 6' min. • 1' for every 2.5' of building height • Alley: 6' minimum <p>Lot Coverage: 30% (two or more stories above grade with garage)</p>
			Staff Comments	<p><i>Proposed Building Height: ~17'- 4"</i></p> <p><i>Proposed Setbacks:</i></p> <ul style="list-style-type: none"> ○ Front Yard (East): +20' ○ Side Yard (South): 19'-9 ½" ○ Side Yard (North): 7'-6" ○ Rear Yard (alley): 6' <p><i>Proposed Lot Coverage:</i></p> <ul style="list-style-type: none"> ○ 1,677 square feet (Proposed Footprint) / 5,998 square foot lot = 28% <p><i>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>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p>
			Staff Comments	<p><i>Pursuant to Section 17.06.070, the requirement for sidewalk and drainage improvements may be waived if the project is a remodel and/or addition to a single-family residence. The proposed project is a garage addition, not a principal building; therefore, sidewalk and drainage improvements are not required at this time.</i></p>

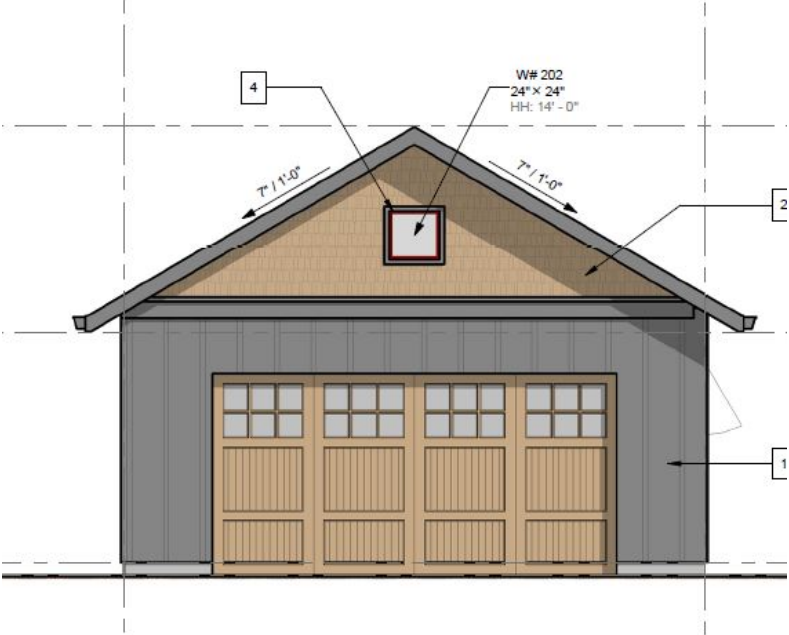
				<i>A sidewalk in-lieu fee payment was made concurrently with the Building Permit Application for the single-family residence. Staff does not feel an additional in-lieu payment shall be collected.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.070(B) Required Water System Improvements	In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six feet (6') deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the city engineer. (Ord. 1191, 2015)
			<i>Staff Comments</i>	<i>This standard shall be met.</i>

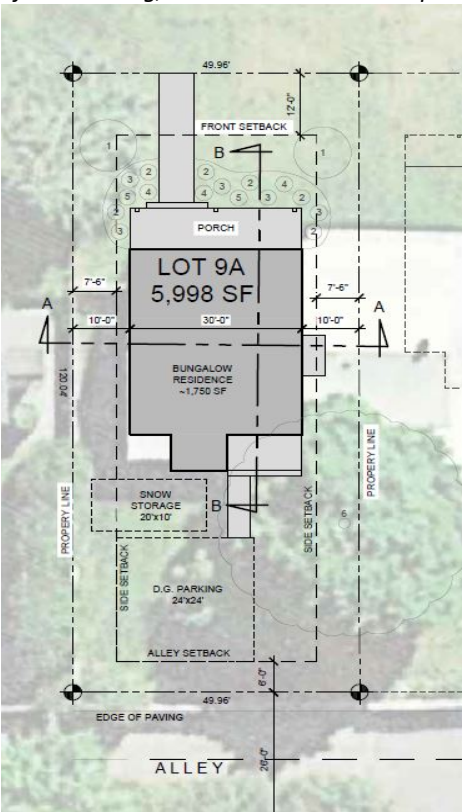
Design Review Guidelines for Residential Buildings in the Townsite Overlay District (TO).

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)1	1) Site Planning
				Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.
			<i>Staff Comments</i>	<i>The 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 garage access via the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Site planning for new development and redevelopment shall address the following: <ul style="list-style-type: none"> • scale and massing of new buildings consistent with the surrounding neighborhood; • building orientation that respects the established grid pattern of Old Hailey; • clearly visible front entrances; • use of alleys as the preferred access for secondary uses and automobile access; • adequate storage for recreational vehicles; • yards and open spaces; • solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines; • snow storage appropriate for the property; • underground utilities for new dwelling units.
			<i>Staff Comments</i>	<ul style="list-style-type: none"> • <i>The scale of the proposed addition is consistent with the scale and massing of buildings in the surrounding neighborhood.</i> • <i>The single-family residence is existing. The garage addition orientation complements that of the existing residence. As existing, the front entry of the home faces Fourth Avenue and the garage will be accessible from the alley.</i> • <i>The proposed garage and driveway will continue to provide space for vehicle storage.</i> • <i>The garage addition will be tucked behind the existing residence. Ample yard and open space exist on all sides of the home.</i> • <i>The residence and proposed garage addition are located in the middle of the block; impact of solar access to adjacent homes will be minimal to non-existent.</i>

				<ul style="list-style-type: none"> Snow storage has been identified on the site plan and is sufficient for the site. Utilities are existing. Water, sewer and gas are located underground. Any utilities for the proposed addition shall be located underground.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.
			<i>Staff Comments</i>	<i>The residence is existing. The design intent of the proposed addition was to complement that of the existing residence, while retaining the character of Old Hailey. 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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)2	2. Bulk Requirements (Mass and Scale, Height, Setbacks) Guideline: The perceived mass of larger buildings shall be diminished by the design.
			<i>Staff Comments</i>	<i>No single long plane exists; a pitched roof, various-sized windows, door at the rear elevation, and texture of the siding aid in making the residence appear smaller in scale.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3	3. Architectural Character
			17.06.090(C)3a	a. General Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.
			<i>Staff Comments</i>	<i>The architectural style of the proposed addition is consistent with the architectural style of Old Hailey and the existing residence, but is not an exact replica of any particular building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3b	b. Building Orientation Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.
			<i>Staff Comments</i>	<i>N/A, as the project proposed is a garage addition. That said, the single-family residence is existing and a covered porch along the front façade and over the front entry is existing, which highlights the front entry, and is visible and inviting from the street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.
			<i>Staff Comments</i>	<i>The single-family residence is existing. The addition will parallel that of the existing residence and has been oriented with respect to the existing grid pattern of Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3c	c. Building Form Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.
			<i>Staff Comments</i>	<i>The proposed addition sees simple forms. Exterior materials of the proposed addition will complement that of the existing residence. All proposed siding is of Board and Batt siding, painted (Night Gray) to match that of the existing residence. Hardie shingles will also be incorporated and painted Khaki Brown. The garage doors will be painted brown to match that of the shingles and existing residence, and the roof will be of asphalt shingles, which are consistent with styles and forms found in Old Hailey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	d. Roof Form Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.

			Staff Comments	<i>The proposed addition is compact and incorporates a simple shed roof, which will complement the existing residence.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site. <ul style="list-style-type: none"> • Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas. • Designs should avoid locating drip lines over key pedestrian routes. • Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.
			Staff Comments	<i>Asphalt shingles will be installed to match that of the existing residence. The Applicant can better describe gutters and/or other snow retention devices utilized.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	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.
			Staff Comments	<i>The proposed addition is compact and incorporates a simple shed roof, which will complement the existing residence. The proposed roof forms, ridge lengths and materials are similar to those traditionally found in the neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3d	Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.
			Staff Comments	<i>The proposed roof pitches are consistent with the surrounding neighborhood.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	e. Wall Planes
				Guideline: Primary wall planes should be parallel to the front lot line.
			Staff Comments	<i>The east wall, which includes the entry of the proposed garage, is parallel to the Fourth Avenue property line.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3e	Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.
			Staff Comments	<i>The addition is proportional to the site. Exterior colors and materials also reduce the scale of the building to match the surrounding neighborhood.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3e	Guideline: The use of pop-outs to break up longer wall planes is encouraged.
			Staff Comments	<i>N/A, as the proposed addition is a garage, which will be tucked behind the primary residence. It is compact in nature and no pop-outs are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	f. Windows
				Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.
			Staff Comments	<i>Various windows are proposed and face the alley and adjacent parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3f	Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.
			Staff Comments	<i>The various windows adjacent to other buildings have been carefully planned to respect the privacy of neighbors.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	g. Decks and Balconies
				Guideline: Decks and balconies shall be in scale with the building and the neighborhood.
			Staff Comments	<i>N/A, as no decks or balconies are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)3g	Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.
			Staff Comments	<i>N/A, as no decks or balconies are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	h. Building Materials and Finishes
				Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.

			Staff Comments	<p>The proposed addition sees simple forms. Exterior materials of the proposed addition will complement that of the existing residence. All proposed siding is of Board and Batt siding, painted (Night Gray) to match that of the existing residence. Hardie shingles will also be incorporated and painted Khaki Brown. The garage doors will be painted brown to match that of the shingles and existing residence, and the roof will be of asphalt shingles, which are consistent with styles and forms found in Old Hailey (see image below for further detail).</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3h	<p>Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.</p> <p>Staff Comments The proposed garage is square and sees equal lengths on all sides. Wall planes are broken up by various exterior materials, windows and a door. Siding colors will vary from the garage door and entry door, which will help reduce the mass of the wall planes.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>i. Ornamentation and Architectural Detailing</p> <p>Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.</p> <p>Staff Comments Simple detailing is proposed: door trim, windows, and end siding shakes. Detail will match that of the existing residence.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.</p> <p>Staff Comments The existing residence has minimal ornamentation. Simple detailing is proposed to complement that of the existing residence: various windows, and vertical and shingle siding.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)3i	<p>Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.</p> <p>Staff Comments 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>4. Circulation and Parking</p> <p>Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.</p> <p>Staff Comments Adequate parking has been provided. Pedestrian access is provided with the proposed concrete pathway from the residence to the proposed garage. A</p>

				<p>pathway to the front entry of the residence is existing. Snow storage areas are located to the rear of the building, which does not restrict pedestrian access.</p> 
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: The visual impacts of on-site parking visible from the street shall be minimized.</p> <p><i>Staff Comments</i> Onsite parking will be accessed from the alley side of the property and is blocked from the street by the existing residence.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.</p> <p><i>Staff Comments</i> The proposed garage addition will be accessed from the alley.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: Detached garages accessed from alleys are strongly encouraged.</p> <p><i>Staff Comments</i> The proposed garage will be detached from the primary residence. It will also be accessed from the alley.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)4	<p>Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.</p> <p><i>Staff Comments</i> N/A, as the proposed garage will be accessed from the alley.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.</p> <p><i>Staff Comments</i> The parking area from Fourth Avenue can accommodate approximately two (2) vehicles. The proposed garage will be accessed from the alley.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)4	<p>Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.</p> <p><i>Staff Comments</i> No recreational vehicle parking is proposed. The parcel has space to add parking for recreational use, if needed.</p>
			17.06.090(C)5	<p>5. Alleys</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.
			<i>Staff Comments</i>	<i>Alley access is not impacted and will be maintained.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.
			<i>Staff Comments</i>	<i>Utilities are existing and are located off the alley. Vehicular access to the garage will be located off the alley. Pursuant to Section 17.06.080(A)3h of the Hailey Municipal Code, all utilities shall be installed underground. This has been made a Condition of Approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.
			<i>Staff Comments</i>	<i>The existing alley is made of dust-free gravel. If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)5	Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.
			<i>Staff Comments</i>	<i>The existing landscaping to be maintained is turf. Additionally, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	6. Accessory Structures
				Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.
			<i>Staff Comments</i>	<i>A detached garage addition is proposed. It will be smaller in scale, location and function to the existing residence. It will be located to the rear of the parcel, which reduces its visibility and mass, adequately supporting this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)6	Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.
			<i>Staff Comments</i>	<i>A detached garage addition is proposed and will be located to the rear of the parcel, with access from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	7. Snow Storage
				Guideline: All projects shall be required to provide 25% snow storage on the site.
			<i>Staff Comments</i>	<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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)7	Guideline: A snow storage plan shall be developed for every project showing: <ul style="list-style-type: none"> • Where snow is stored, key pedestrian routes and clear vision triangles. • Consideration given to the impacts on adjacent properties when planning snow storage areas.
			<i>Staff Comments</i>	<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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	8. Existing Mature Trees and Landscaping
				Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.
			<i>Staff Comments</i>	<i>Existing trees are identified onsite and are proposed to be retained. No additional trees or landscaping are proposed to be removed at this time.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.
			Staff Comments	<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 garage. The Landscape Plan when the single-family residence was approved included 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. No additional landscaping is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.06.090(C)8	Guideline: Noxious weeds shall be controlled according to State Law.
			Staff Comments	<i>If noxious weeds are present on the site, the Developer shall control according to State Law.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	9. Fences and Walls
				Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.
			Staff Comments	<i>It doesn't appear that fences and/or walls are proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)9	Guideline: Retaining walls shall be in scale to the streetscape.
			Staff Comments	<i>N/A, as none are proposed and/or existing.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	10. Historic Structures
				General Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following guidelines: <ul style="list-style-type: none"> • The alteration should be congruous with the historical, architectural, archeological, educational or cultural aspects of other Historic Structures within the Townsite Overlay District, especially those originally constructed in the same Period of Significance. • The alteration shall be contributing to the Townsite Overlay District. Adaptive re-use of Historic Structures is supported while maintaining the architectural integrity of the original structure.
			Staff Comments	<i>N/A, as no historic structures exist onsite.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.06.090(C)10	Specific Guidelines. Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines: <ul style="list-style-type: none"> • The design features of repairs and remodels including the general streetscape, materials, windows, doors, porches, and roofs shall not diminish the integrity of the original structure. • New additions should be designed to be recognizable as a product of their own Period of Significance with the following guidelines related to the historical nature of the original structure: <ul style="list-style-type: none"> ~ The addition should not destroy or obscure important architectural features of the original building and/or the primary façade; ~ Exterior materials that are compatible with the original building materials should be selected; ~ The size and scale of the addition should be compatible with the original building, with the addition appearing subordinate to the primary building; ~ The visual impact of the addition should be minimized from the street;

				~ The mass and scale of the rooftop on the addition should appear subordinate to the rooftop on the original building, and should avoid breaking the roof line of the original building; ~ The roof form and slope of the roof on the addition should be in character with the original building; ~ The relationship of wall planes to the street and to interior lots should be preserved with new additions.
			<i>Staff Comments</i>	<i>N/A, as 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 Hailey Municipal Code, 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 Hailey Municipal Code.
- 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 for approval of this Application:

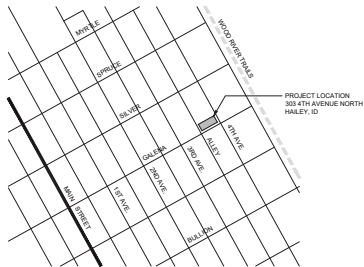
- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Municipal Code at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required.
- 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 protect the existing tree from damage and compaction throughout the construction process.
- 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) Construction staging and storage shall not be within the City Right-of-Way. All construction impacts shall occur within the property boundary.
- j) All utilities shall be located underground, consistent with 17.06.080(A)3h.
- k) All Conditions of Approval from the Design Review Approval for the single-family residence, noted in the Findings of Fact dated October 19, 2020, remain in effect.

Motion Language:

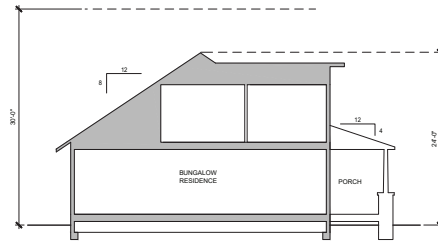
Approval: Motion to approve the Design Review Application by Jason Szabo and Chris Wrede, for a new, 529 square foot garage addition, to be located on Lot 9A, Block 49, Hailey Townsite (305 North 4th Avenue), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Title, and City Standards, provided conditions (a) through (k) are met.

Denial: Motion to deny the Design Review Application Jason Szabo and Chris Wrede, for a new, 529 square foot garage addition, to be located on Lot 9A, Block 49, Hailey Townsite (305 North 4th Avenue), finding that _____ [the Commission should cite which standards are not met and provide the reason why each identified standard is not met].

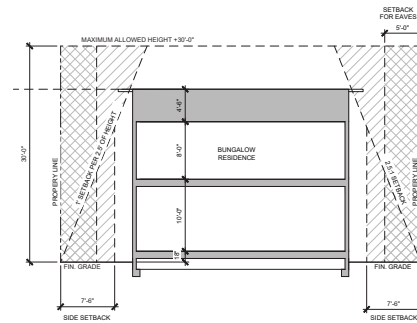
Continuation: Motion to continue the public hearing to _____ [Commission should specify a date].



VICINITY MAP
NOT TO SCALE



SITE SECTION B-B
SCALE: 1/8" = 1'-0"



SITE CROSS SECTION A-A
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

JOB ADDRESS: 303 4TH AVENUE NORTH
HALEY, ID
APN: 068-375-008
PROP. OWNER: JASON SZABO & CHRIS WREDE
44132 DINELY DRIVE
THREE RIVERS, CA 93271

SCOPE OF WORK: PROPOSED 1,750 S.F. RESIDENCE
OCCUPANCY AND ZONING: RES
ZONING: LR-1 TOWNSITE OVERLAY
CONSTR. TYPE: 1
NO. OF UNITS: 1
NO. OF STORIES: 2
SPRINKLERED: YES
FLOOD ZONE: 'X'
SEISMIC DES. CAT.: 0
APPLICABLE CODES:
2012 IBC, 2012 IRC, 2012 IBC, 2012 IRC, 2012 IBC, 2012 IRC,
STATE OF IDAHO, CITY OF HALEY

ORDER OF DRAWINGS

1. SITE PLAN & PROJECT INFORMATION
2. FLOOR PLAN
3. EXTERIOR ELEVATIONS

PLANT LIST

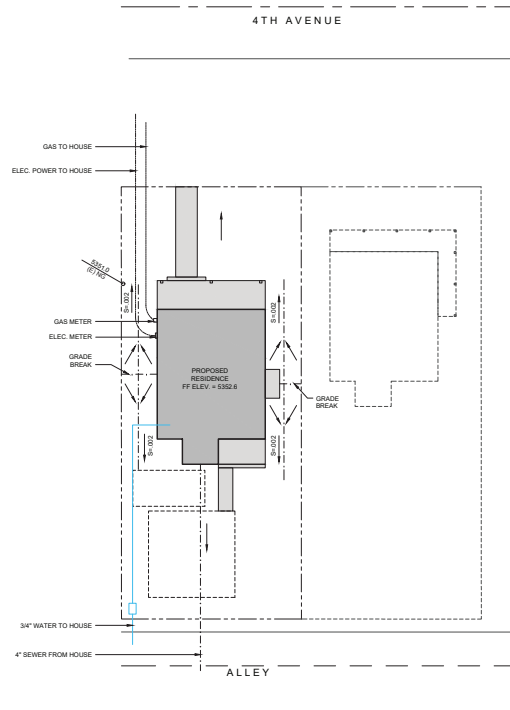
1. 'Spartan' snow' conifers
2. Compact maple pine
3. European variegated dogwood
4. Double play gold spires
5. Limelight hydrangea
6. Existing tree to remain

SNOW STORAGE

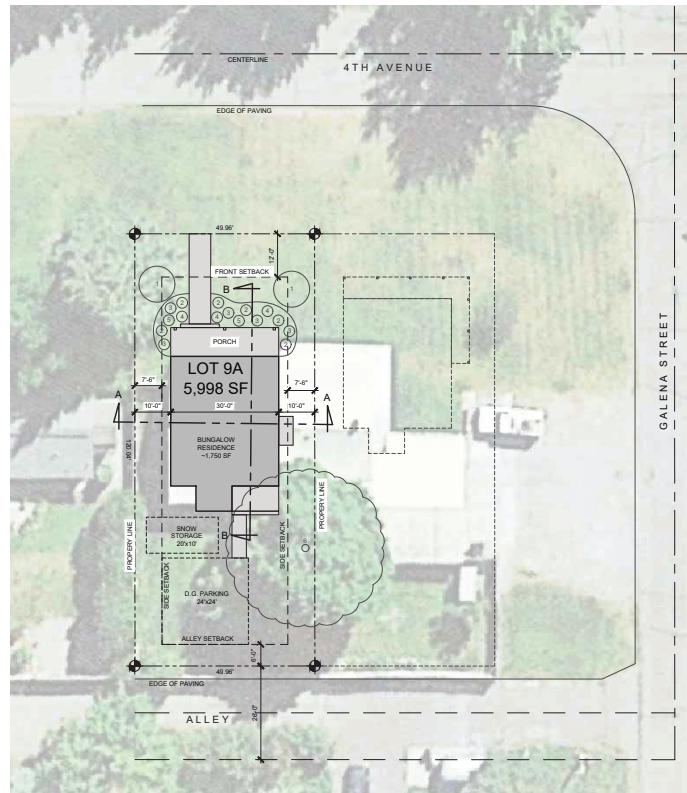
HARDSCAPING
PARKING: 576 SF
SIDEWALK: 268 SF
TOTAL: 844 SF
784 SF x 0.25 = 196 SF MINIMUM REQUIRED SNOW STORAGE

LEGEND

- PROPOSED BUILDING
- NEW CONCRETE FLATWORK



SITE DRAINAGE AND UTILITIES PLAN
SCALE: 1/16" = 1'-0"



SITE PLAN
SCALE: 1/16" = 1'-0"



THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.

GENERAL BUILDING NOTES

SCOPE:

- 1.01 THE CONSTRUCTION CONTRACT RELATED TO THE WORK OF THIS PROJECT IS HEREIN MADE A PART OF THESE DRAWINGS AS THOUGH FULLY CONTAINED THEREIN.
- 1.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLETE ALL WORK REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL. HAVING JURISDICTION OVER THIS PROJECT. THE SCOPE OF PERMIT COMPLIANCE WORK IS INCLUDED IN THE GENERAL CONTRACT FOR CONSTRUCTION OF THIS PROJECT. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR AND GOVERNED BY ALL OF THE REQUIREMENTS THEREUNDER.
- 1.03 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE, AND BY THEIR OWN INVESTIGATION, DETERMINE EXISTING SITE CONDITIONS AS TO THE QUANTITIES OF MATERIALS, LABOR HOURS, AND ANY OTHER COST ASSOCIATED WITH WORK THAT IS TO BE DONE UNDER THEIR CONTRACT AND AS REQUIRED TO PASS ALL BUILDING PERMIT INSPECTIONS. ALL MODIFICATIONS REQUIRED BY THE INSPECTION AUTHORITY SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.
- 1.04 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND CONFIRM THE DESIGN REQUIREMENTS OF ALL NEW AND EXISTING ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND REPORT ANY AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO COMPLETE THE CONTRACT RESULTING FROM AMBIGUITIES OR DISCREPANCIES NOT REPORTED PRIOR TO CONTRACT APPROVAL SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.

APPLICABLE LAWS, ORDINANCES, REGULATIONS AND STANDARDS

- 2.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE LATEST APPLICABLE, ADOPTED EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, AND ALL LOCAL CODES AND ORDINANCES REQUIRED TO RECEIVE A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL, HAVING JURISDICTION OVER THE PROJECT.

- 2.02 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM ALL WORK REQUIRED BY APPLICABLE BUILDING CODES AND REGULATIONS TO PASS ALL REQUIRED BUILDING INSPECTIONS.

PERMITS, LICENSES, INSPECTIONS AND FEES

- 3.01 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN REVIEW, PERMIT, LICENSE, AND INSPECTION APPROVALS. ALL FEES REQUIRED FOR APPROVAL SHALL BE PAID BY THE OWNER.

GUARANTEE

- 4.01 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL GUARANTEE THAT ALL WORK REQUIRED TO CONSTRUCT THE PROJECT BE A COMPLETE WORKING SYSTEM AND SHALL OPERATE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PROJECT COMPONENTS WHICH THE OWNER DETERMINES TO BE DEFECTIVE WITHIN ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL CONTRACT ACCEPTANCE.

DATA AND MEASUREMENTS:

- 5.01 DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED, AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENGAGE TO DETAIL, VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUTABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

- 5.02 DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.
- 5.03 DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS. REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.

- 5.04 ALL WALL DIMENSIONS ARE ACTUAL FACE OF STUD TO FACE OF STUD. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.

- 5.05 TRUSS SYSTEM NOTE:
IF IT IS ELICITED THAT ROOF FRAMING IS A PREMANUFACTURED TRUSS SYSTEM, TRUSS MANUFACTURER AND CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BUILDING TRUSSES AND INSTALLING.

- HDD LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS AND ACTUAL DIMENSIONS AS USED BY THE TRUSS MANUFACTURER.

SUBSTITUTIONS FOR SPECIFIED MATERIALS:

- 6.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.

CLEAN UP AND START UP RESPONSIBILITIES

- 7.01 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY CLEAN ALL EXPOSED SURFACES OF THEIR RESPECTIVE WORK COMPLETED.

- 7.02 AFTER COMPLETION OF THE WORK DESCRIBED IN THEIR RESPECTIVE CONTRACTS AND PRIOR TO PROJECT ACCEPTANCE, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL THOROUGHLY TEST AND PROPERLY START UP ALL PROJECT EQUIPMENT AS REQUIRED TO SECURE AND MAINTAIN SPECIFIED EQUIPMENT WARRANTIES. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL MANUFACTURER'S RECOMMENDED OPERATIONS PROCEDURE WITH THE OWNER PRIOR TO PROJECT ACCEPTANCE.

- 7.03 THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL TAKE REASONABLE MEASURES TO ENSURE THAT SITE IS PREPARED AND MAINTAINED SO THAT NO EROSION TO STREET, NEIGHBORS, AND REAR LOT DRAIN OCCURS.

AREA OF WORK

- 10.01 THE GENERAL ENGINEERING CONTRACTOR SHALL REMOVE ALL EXISTING LANDSCAPE MATERIAL NOT PROTECTED, CONCRETE PATIOS/WALKWAYS, YARD FENCING AND POST FOOTINGS, GARAGE STRUCTURE AND FOUNDATION, AND ALL ABANDONED UTILITIES. THE CONTRACTOR SHALL REMOVE EXISTING SITE LIGHTING AND IRRIGATION SYSTEM WITHIN THE AREA OF WORK, TERMINATE/CAP-OFF DISCONNECTION POINTS, AND TURN OVER ALL EXISTING SYSTEM COMPONENTS TO THE OWNER FOR FUTURE USE. ALL TOP SOIL SHALL BE REMOVED AND STORED FOR USE IN FRESH GRASSING.

HOURS OF CONSTRUCTION

- 11.01 NORMAL AND CUSTOMARY CONSTRUCTION ACTIVITY SHALL INCLUDE ANY CONSTRUCTION ACTIVITY CONDUCTED MONDAY THROUGH FRIDAY, 6:00 A.M. TO 5:00 P.M. AND SATURDAYS 8:00 A.M. TO 6:00 P.M., EXCLUDING FEDERAL HOLIDAYS PER CCR 6-148.

ROOF PREMANUFACTURED TRUSS SYSTEM:

- 12.01 IF IT IS ELICITED THAT ROOF FRAMING IS TO BE A PREMANUFACTURED TRUSS SYSTEM, THE TRUSS MANUFACTURER, CONTRACTOR, AND CLIENT SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BUILDING TRUSSES AND INSTALLING. HDD LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS AND ACTUAL DIMENSIONS AS USED BY THE TRUSS MANUFACTURER. ANY ACTUAL DIMENSION DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF HDD PRIOR TO BUILDING TRUSSES. ANY DISCREPANCIES DISCOVERED AFTER TRUSSES ARE BUILT ARE NOT THE LIABILITY OF ARCHITECT.

DESIGNER LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

NEW STRUCTURE: GARAGE

305 4TH AVENUE NORTH
HAILEY, IDAHO 83333



PROJECT DATA

APPLICABLE BUILDING CODE:

Current Building Codes
2018 International Residential Code Parts I, II, III, and IX including appendices E, F, H, J, M, and O with state and local amendments
2018 International Building Code including appendices B, E, G, H, I, J, and O with state and local amendments
2018 International Energy Conservation Code with state amendments
2018 International Fire Code including appendices B, C, D, E, and F administered by the Idaho State Fire Marshal with local amendments
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
Current Building Codes Adopted by the State of Idaho
2017 National Electrical Code with state amendments
2017 Idaho State Plumbing Code including appendices A, B, C, D, E, F, G, H, I, J, K, and L with state amendments

ZONING: LR-1 TOWNSITE OVERLAY

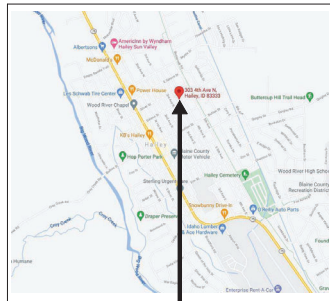
OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-B, SINGLE STORY

BUILDING AREA

SPACE	EXISTING	ADDITION	TOTAL
GARAGE	0 S.F.	529 S.F.	529 S.F.
RESIDENCE	1,757 S.F.	0 S.F.	1,757 S.F.
TOTAL UNCONDITIONED AREA:	0 S.F.	529 S.F.	529 S.F.
TOTAL CONDITIONED FLOOR AREA:	1,757 S.F.	0 S.F.	1,757 S.F.

PROJECT VICINITY MAP



PROJECT LOCATION: APN-068-370-006
305 4TH AVENUE NORTH
HAILEY, IDAHO 83333

SHEET INDEX

Sheet
Number

Sheet Title

A0.1	SITE PLAN
A0.2	SITE INFORMATION
A1.0	FLOOR AND FOUNDATION PLAN
A1.1	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

PROJECT TEAM

DESIGNER:

MATTHEW ZECH, ARCHITECT
115 S. GREENWOOD
SHOSHONE, ID 83352

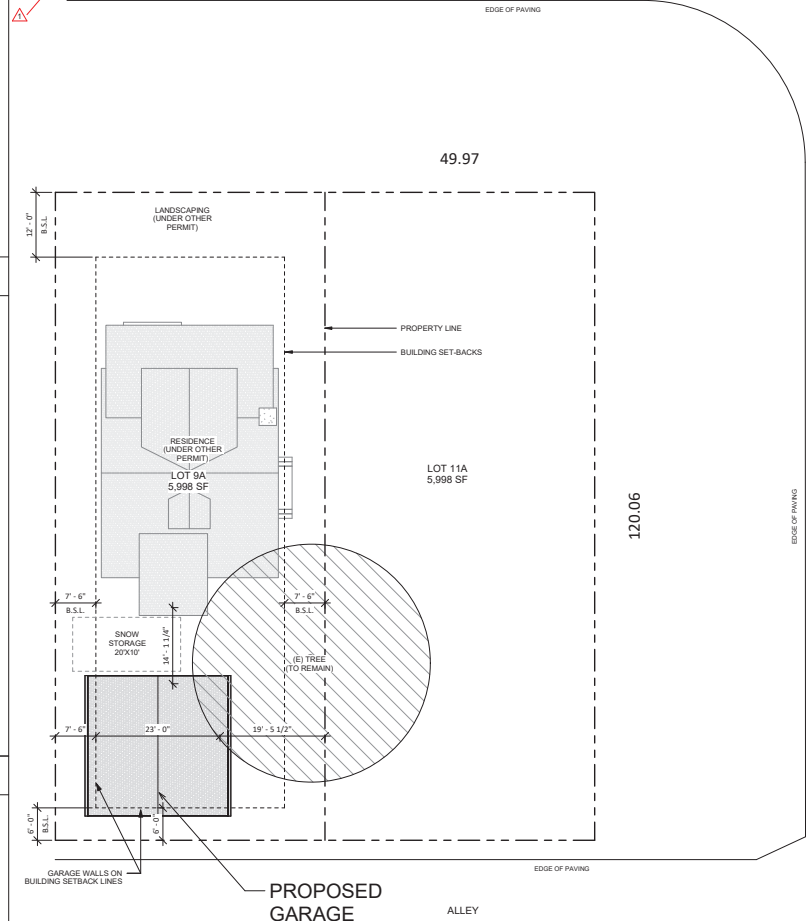
STRUCTURAL ENGINEER:

PROJECT SCOPE

PROPOSED NEW GARAGE FOR HOUSE
UNDER CONSTRUCTION

LOT COVERAGE CALCULATIONS

1,677 SF OF COVERAGE
5,998 SF LOT
 $1653 / 5998 = 27.95\%$



PROPOSED
GARAGE

NOTE:
ALL PROPERTY LINES AND ACTUAL SETBACKS TO BE
VERIFIED BY CONTRACTOR PRIOR TO
CONSTRUCTION.

SCALE: 3/32" = 1'-0"



MATTHEW ZECH
ARCHITECT
205-505-1235
LICENSED
ARCHITECT
AR 186302

PROJECT:

Owners:
JASON SZABO & CHRIS
WREDE
305 4TH AVENUE NORTH
RIVERS, CA 92721
EMAIL:

NEW STRUCTURE: APN-068-370-006

GARAGE

305 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:

SITE PLAN

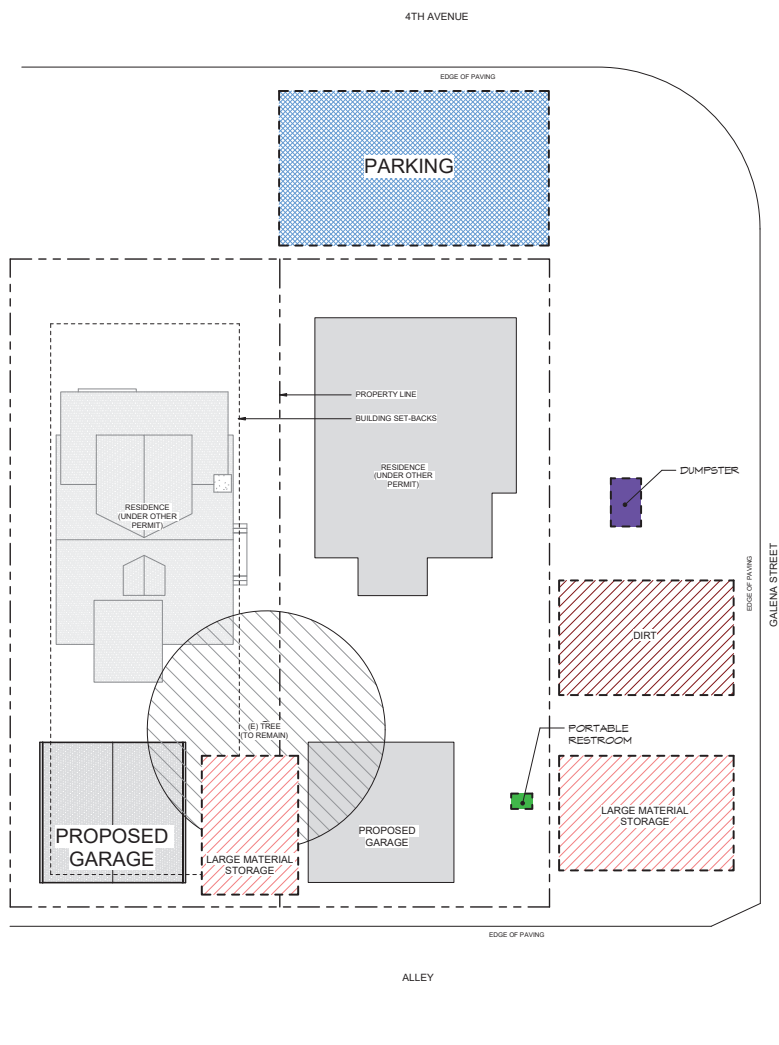
SHEET ISSUE DATE

AUG 13, 2023

SHEET:

A0.1

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK



1	STAGING AND CONTRACTOR PLAN
	SCALE: 3/32" = 1'-0"

SCALE: 0 8' 16' 24'

2	EXTERIOR LIGHTING
---	-------------------

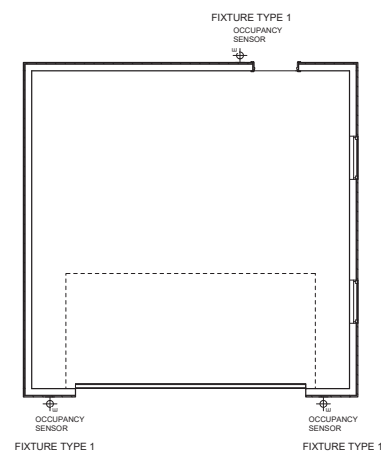
SCALE: 1/4" = 1'-0"

FIXTURE TYPE 1

LUMEN CALCULATIONS
3 EA X 465 LUMENS = 1.395 LUMENS



- 14" high x 6" wide. Extends 7 1/2" from the wall. Weighs 3.75 lbs.
- Backplate is 5 1/2" high x 4 1/2" wide x 3/4" deep. Glass is 9 1/4" high x 6" wide x 1/8" deep.
- Built-in dimmable 10 watt LED module. 465 lumen light output, comparable to a 40 watt incandescent. 3000K color temperature. 90 CRI.
- Balthus energy-efficient LED outdoor wall light from Modern Forms.
- Oil-ribbed bronze finish over powder coat construction. Thick mouth-blown hammered clear glass.
- Dimmable with an electronic low voltage (ELV) dimmer.
- LED averages 80,000 hours at 3 hours per day.
- High-powered replaceable LED module.
- CEC Title 24 compliant, Dark Sky friendly.
- AC LED technology - no driver or transformer required.
- Easily fits on a pancake junction box.
- 277V, 240V, or custom CCT options available by special order.



SCALE: 0 2" 4"

LICENSED
ARCHITECT
AR-986202



MATTHEW T. ZECH
STATE OF IDAHO

MATTHEW ZECH, LICENSED ARCHITECT
STATE OF IDAHO, LIC. # 44806

Matthew Zech
Architect

PROJECT:

Owners:
JASON SZABO & CHRIS WREDE
44102 DINELY DRIVE
THREE RIVERS, CA
93271
TEL:
EMAIL:

APN:068-370-006

NEW STRUCTURE:

NEW STRUCTURE GARAGE

305 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:

SITE INFORMATION

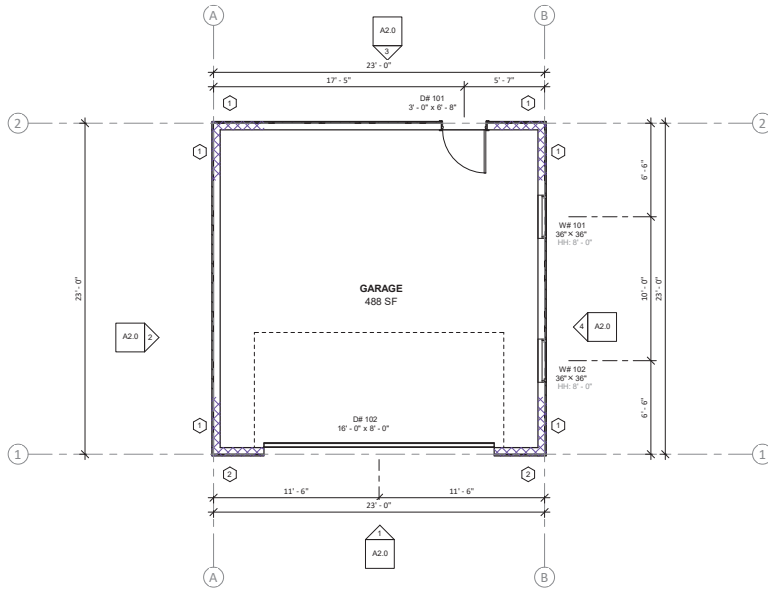
SHEET ISSUE DATE AUG 13, 2021

SHEET:

A0.2

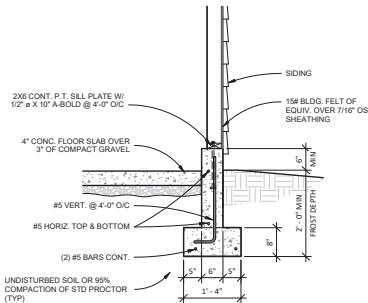
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THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.

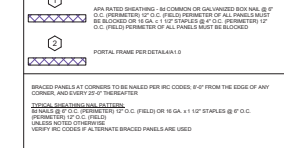


DOOR SCHEDULE					
DOOR NO.	DOOR		FRAME		NOTES
	WIDTH	HEIGHT	TYPE	MAT	
101	3'-0"	8'-8"	HALT LITE EXTERIOR DOOR		
102	16'-0"	8'-8"	GARAGE DOOR		

WINDOW SCHEDULE					
WINDOW NO.	WINDOW (VERIFY ROUGH OPENING W/ MANF)			TYPE	HEAD HEIGHT
	WIDTH	HEIGHT	GLAZING		
101	3'-0"	8'-8"		Window-Awning-Single	8'-0"
102	3'-0"	8'-8"		Window-Awning-Single	8'-0"
103	2'-0"	2'-0"		Window-Fixed	14'-0"
202	2'-0"	2'-0"		Window-Fixed	14'-0"

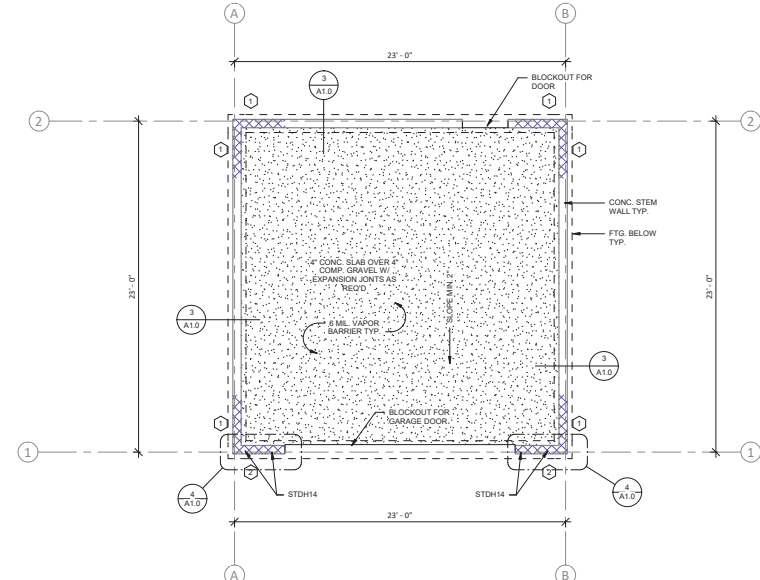
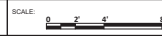


BRACED WALL SCHEDULE



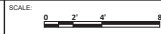
1 LEVEL 1

SCALE: 1/4" = 1'-0"



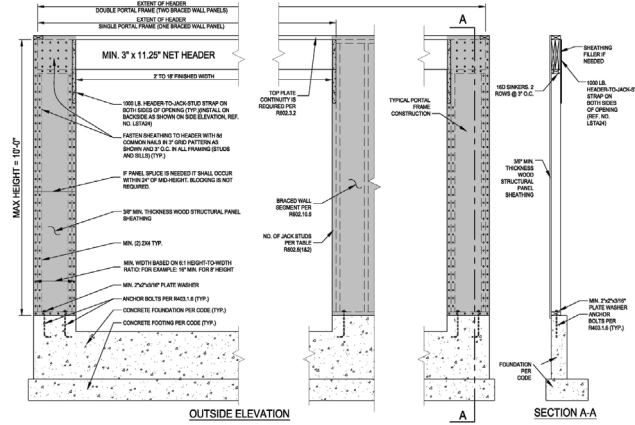
2 STRUCTURAL FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



3 FOUNDATION @ EXTERIOR GARAGE WALL

SCALE: 3/4" = 1'-0"



4 APA PORTAL FRAME DETAIL

SCALE: 1 1/2" = 1'-0"

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED
PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

Matthew Zech Architect
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PROJECT:
OWNERS:
JASON SZABO & CHRIS WREDE
44102 DINELY DRIVE
SALT LAKE CITY, UT 84127
TEL: 801.466.8800
EMAIL: JASON@JASONWREDE.COM

NEW STRUCTURE:
GARAGE

305 4TH AVENUE NORTH
HAILEY, IDAHO 83333

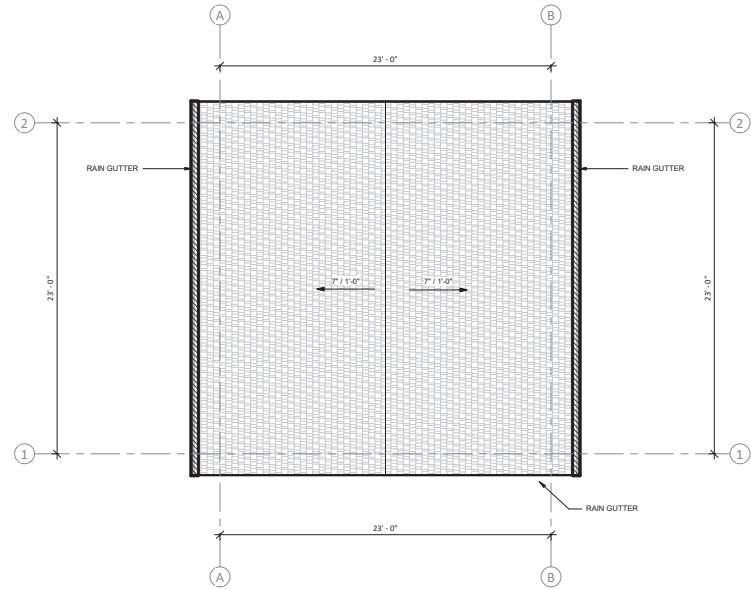
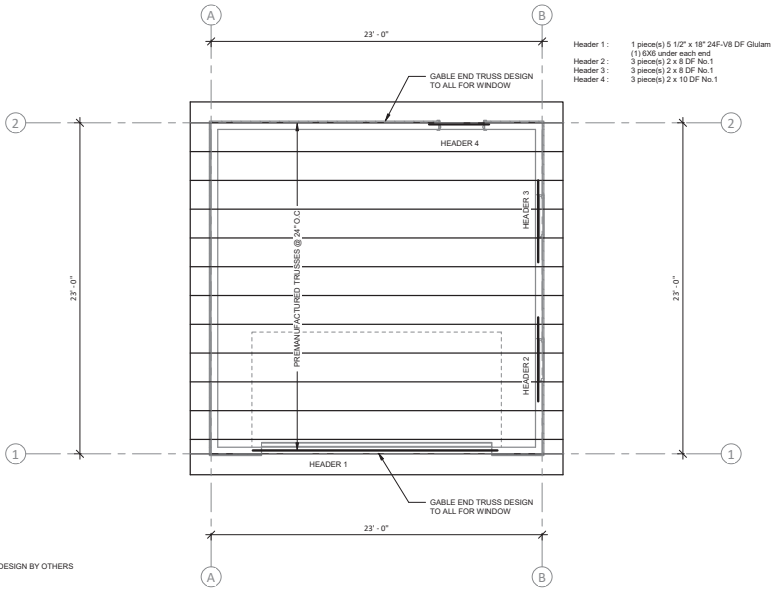
TITLES:
FLOOR AND
FOUNDATION PLAN

SHEET ISSUE DATE: AUG 13, 2021

SHEET:

A1.0

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.

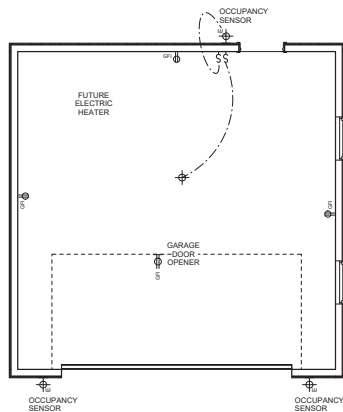


1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

SCALE: 0' 2' 4' 6'

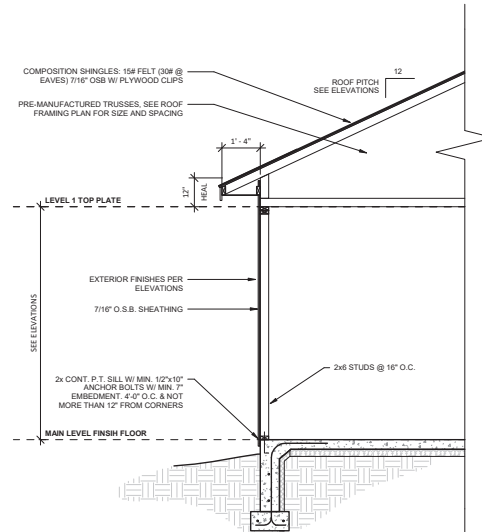
2 ROOF PLAN
SCALE: 1/4" = 1'-0"

SCALE: 0' 2' 4' 6'



3 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SCALE: 0' 2' 4' 6'



4 WALL SECTION @ SLAB ON GRADE (1 STORY)
SCALE: 1/2" = 1'-0"



MATTHEW ZECH ARCHITECT
STATE OF IDAHO, LIC. # AR-986202

Matthew Zech
Architect

PROJECT:
Owners:
JASON SZABO & CHRIS WIREDE
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PO BOX 100
REEVES RIVERS, CA 95271
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EMAIL: jason@szaboandwirede.com

APN:068-370-006

NEW STRUCTURE:
GARAGE
305 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:
FLOOR PLANS

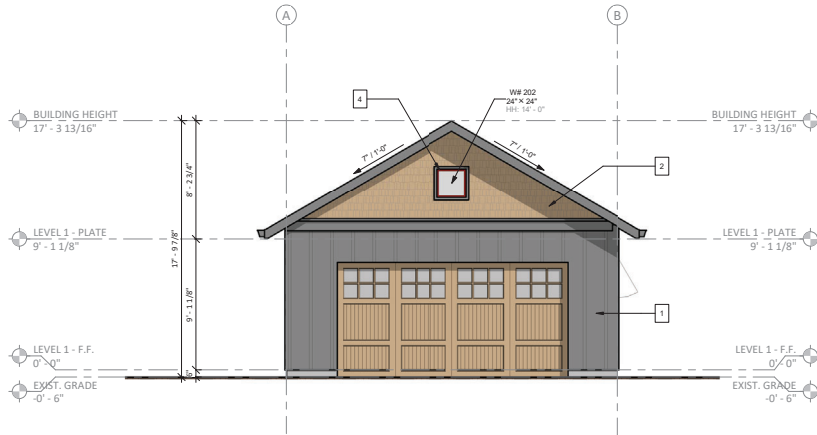
SHEET ISSUE DATE: AUG 13, 2021

SHEET:

A1.1

ARCHITECT LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

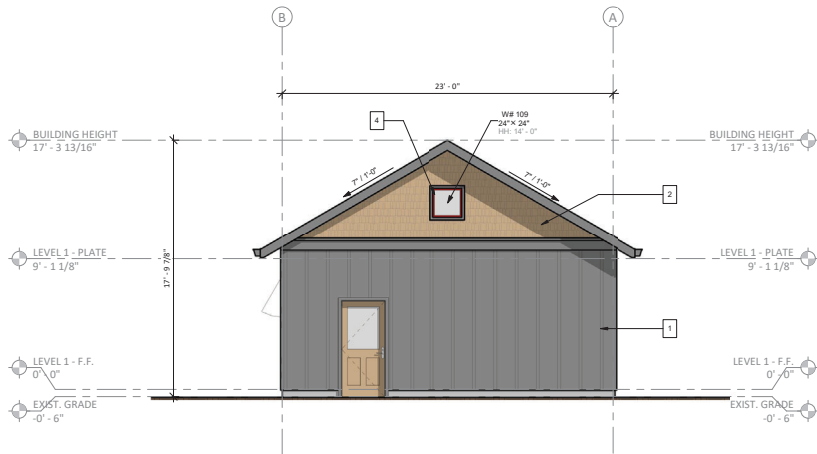
THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.



1 PROPOSED EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

SCALE:



3 PROPOSED EXTERIOR ELEVATION - REAR

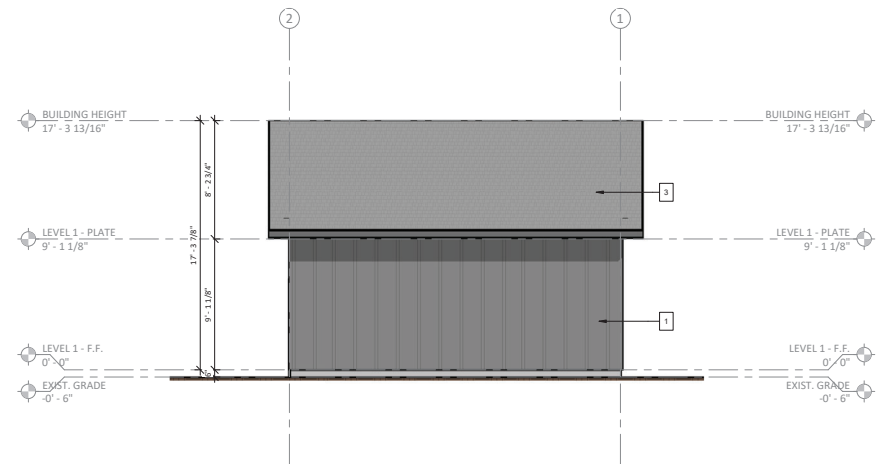
SCALE: 1/4" = 1'-0"

SCALE:



KEYNOTES

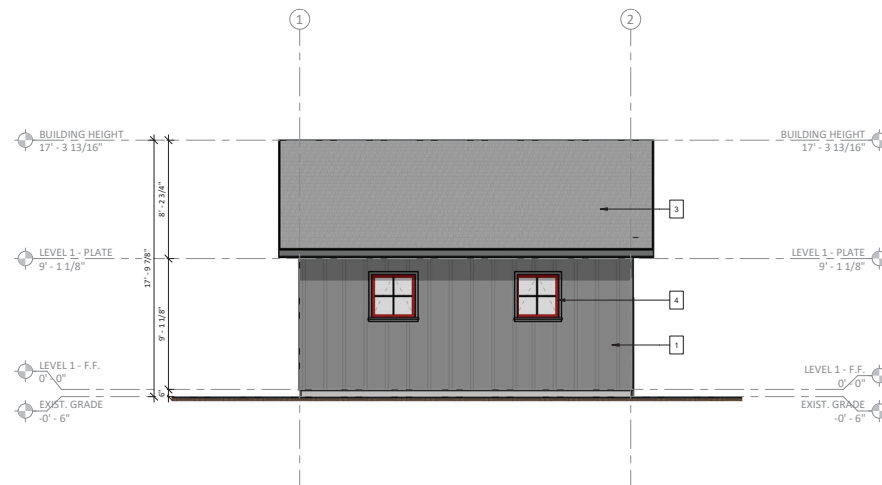
- 1 HARDIE BOARD & BATTEN, 'SELECT CEDAR MILL', NIGHT GRAY
- 2 HARDIE SHINGLE, KHAKI BROWN
- 3 ASPHALT SHINGLE ROOFING - BLACK / GRAY
- 4 PELLA 250 SERIES, 'BRICK RED' WINDOW FRAMES, TYP.



2 PROPOSED EXTERIOR ELEVATION - LEFT

SCALE: 1/4" = 1'-0"

SCALE:



4 PROPOSED EXTERIOR ELEVATION - RIGHT

SCALE: 1/4" = 1'-0"

SCALE:



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Matthew Zech
Architect
STATE OF IDAHO, L.C. # AR-68602

PROJECT:
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APN: 068-370-006

NEW STRUCTURE:
GARAGE
305 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:
EXTERIOR
ELEVATIONS

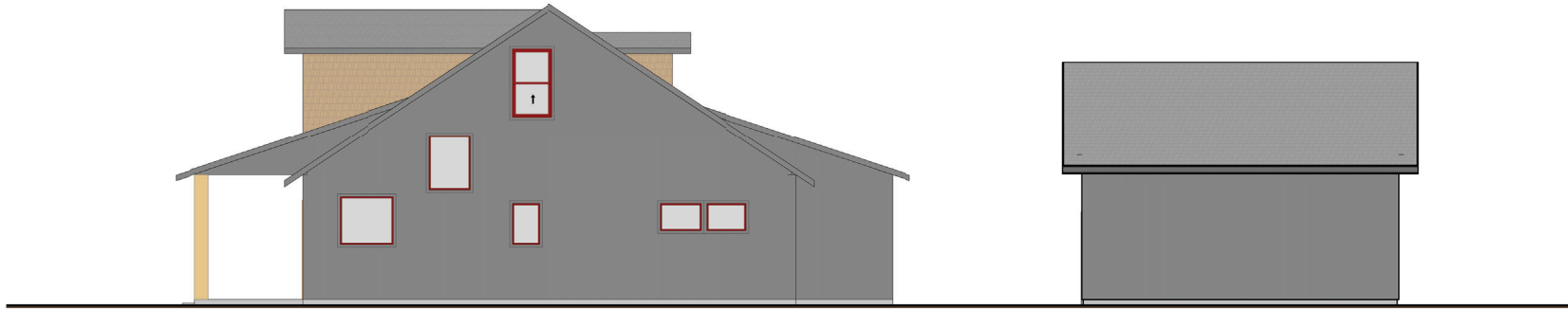
SHEET ISSUE DATE: AUG 13, 2021

SHEET:

A2.0

ARCHITECT LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.



RESIDENCE

SEE PERMIT SET OF DRAWINGS FOR ACTUAL RESIDENCE DESIGN

PROPOSED GARAGE

1 PROPOSED EXTERIOR ELEVATION - LEFT (W/ HOUSE)

SCALE: 1/4" = 1'-0"

SCALE:



PROPOSED GARAGE

RESIDENCE

SEE PERMIT SET OF DRAWINGS FOR ACTUAL RESIDENCE DESIGN

2 PROPOSED EXTERIOR ELEVATION - RIGHT (W/ HOUSE)

SCALE: 1/4" = 1'-0"

SCALE:



PROJECT:

Owners:
JASON SZABO & CHRIS WREDE
44102 DINELY DRIVE
PO BOX 100
REESE RIVERS, CA 93271
TEL: 558-222-1111
EMAIL: info@jzarchitect.com

APN:068-370-006

NEW STRUCTURE:
GARAGE
305 4TH AVENUE NORTH
HAILEY, IDAHO 83333

TITLES:

EXTERIOR
ELEVATIONS

SHEET ISSUE DATE: AUG 13, 2021

SHEET:

A2.1

ARCHITECT LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

305



305



Return to Agenda



STAFF REPORT

Hailey Planning and Zoning Commission

Special Meeting of September 7, 2021

To: Planning and Zoning Commission

From: Lisa Horowitz, Community Development Director

Overview: Consideration of a Preapplication Design Review by Scott Miley (Leargulf, LLC), represented by Gardenspace Design, for a project titled Tommy's Holiday Camp consisting of a commercial recreational facility with eight (8) short-term rental cabins, one (1) 912 square foot community building, one (1) 912 square foot managers unit and five (5) van-camp parking spaces.

Hearing: September 7, 2021

Applicant: Scott Miley (Leargulf, LLC)

Request: Pre-Application Design Review of Tommy's Holiday Camp

Location: Lots S 18' of 6, all of 7, Block 19, Townsite, (307 South River Street), Lots 4 and 5, N 12' of 6, Block 19, Townsite (303 South River Street), Lots SW 45' of 1,2,3, Block 19, Townsite, Lots 1 and 3, Block 1, Elmwood Subdivision (no address), and the W 45' of Lots 1,2, 3 and Lots 4-7, Block 19, Hailey Townsite (303 and 307 South River Street and 104 West Walnut), and Lots 1 and 3, Block 1, Elmwood Subdivision # 2 (no address)

Zoning: Limited Business (LB), Downtown Residential Overlay (DRO), General Residential (GR), and Hailey Townsite Overlay (TO) Zoning Districts

Notice: Notice for the public hearing was published in the Idaho Mountain Express on August 18, 2021 and mailed to property owners within 300 feet on August 18, 2021.

Application: The Applicant is proposing a commercial recreational facility with eight (8) short-term rental cabins, one (1), 912 square foot community building, one (1), 912 square foot managers unit, and five (5) van-camp parking spaces. The project includes landscaping, patio and outdoor play area.

The Applicant has submitted a site survey, vicinity/neighborhood plan, master landscape plan and plan showing "inspirational elements, which includes a rendering of proposed buildings. A detailed letter explaining the project concept has also been provided.

Procedural History: The Design Review Pre-Application was submitted on August 3, 2021 and certified complete on August 4, 2021. A public hearing before the Planning and Zoning Commission will be held on Tuesday, September 7, 2021, in the Hailey City Council Chambers and virtually via GoTo Meeting.

Pre-Application Design Review:

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

Zoning Considerations

The use as proposed fits under the following use definition in the Hailey Municipal Code:

RECREATION FACILITY, COMMERCIAL: A recreation facility operated as a business and open to the general public for a fee. Typically uses include, but are not limited to, arcades, sport facilities, swimming pools, laser tag and paintball courses, billiards, skating rinks, driving ranges, miniature golf, water courses and motorized car tracks.

Note that the Hailey Municipal Code does not define “campground”, RV Park or the like. Staff is comfortable that the above definition of Recreational Facility, Commercial encompasses the uses proposed.

The above use is a Conditional Use in the Limited Business (LB) zone district. This zone district covers the majority of the property, with the exception of a narrow piece of GR-zoned land on the west property border (Lots 1 and 3, Elmwood Subdivision #2). These lots would need to be rezoned to Limited Business to accomplish the project. Once rezoned, a Conditional Use Permit Application would also be needed.

This can be contrasted with the 2019 proposal for this site, which proposed to rezone the GR-zoned portion of the site to Business (B) and the DRO Overlay. The Business zone district has a zero setback,

which was of concern to the neighbors located to the west of the proposed project. The LB zone has a 10' setback, which is the same as the GR zone.

If the LB portion of the property (18,450 square feet) were developed as residential, 36 units could be constructed under the current zoning. The current proposal, while not considered "residential" under the zoning code, would allow for up to fourteen (14) families on the site, including the managers unit, which is substantially less than the residential units possible under current zoning.

Zoning summary is as follows:

Address	Lot Size (sf)	Current Zoning	Zone Change needed?	DRO/TO
303 River Street	8,640	LB	No change	Currently in DRO and TO
307 River Street	5,760	LB	No change	Currently in DRO and TO
104 Walnut	4,050	LB	No change	Currently in DRO and TO
Subtotal	18,450			
Lot 1 Elmwood Sub #2	2,380	GR	LB	Likely not needed
Lot 3 Elmwood Sub #2	2,989	GR	LB	Likely not needed
Subtotal	5,369			
Total	23,819			

Land Use/Design Considerations:

The proposed use is lower in scale/height than the previous proposal for this site, but is more commercial in nature. The previous proposal also contained vehicular access from Walnut Street, which has been eliminated in this proposal. A landscape buffer of 10' in width is proposed along the western property boundary, which is a residential neighborhood.

Date: August 5, 2021

To: City of Hailey Planning & Zoning Dept. & Commission

115 Main Street South, Hailey, ID 83333

From: Gardenspace Design on behalf of Lear Gulf LLC

101 E. Bullion Street, Studio 2J, Hailey, ID 83333

Regarding: Proposed Tommy's Holiday Camp

Location: 303 & 307 S. River St. & 104 W. Walnut St. & Lots 1 & 3, Elmwood Sub.



Dear Planning & Zoning Staff and Commissioners,

Lear Gulf LLC, a Hailey entity, proposes to build a short-term rental and van camping facility in downtown Hailey on five, currently vacant and contiguous lots. The intent is to offer in-town van-camping sites and alternatives for short-term and seasonal living within a tight housing market. Concurrently, the applicant hopes to create a source of new clientele for Hailey merchants with a limited commercial project that compliments the scale and structures in the surrounding neighborhood.

Gardenspace Design landscape design studio has created a conceptual site and landscape plan that presents a low-impact, City Park environment for this in-town camping opportunity. The landscape plan incorporates eight, one-story, "tiny home"-style rentals intermingled with eight, van camping sites and supported by one commercial building to serve as a campers' commons offering travelers conveniences such as wi-fi and showers.

The commons building, affectionately dubbed "Joe's Garage", while providing camper services, will also be a social gathering space with opportunities for a South River Street café environment and occasional public access to outdoor music events. Connecting travelers with guide services and hosting various on-site workshops for both visitors and locals are other possible uses for the commons. Joe's Garage is the one building that will include a second story to provide on-site housing for a Tommy's-Holiday-Camp Manager. The on-site Manager would be responsible for site care and for hosting and monitoring campers' activities within the City's conditional and regulated uses for the site.

101 East Bullion Street Suite 2J Hailey, Idaho 83333 (208)720.7210
dean@gardenspacedesigns.com – gardenspacedesigns.com

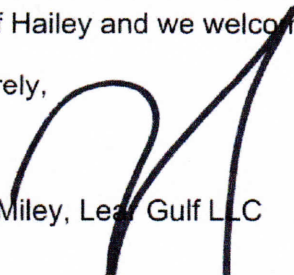
The five lots involved with this project straddle City of Hailey Limited Commercial and General Residential zones of the Hailey Townsite and Elmwood Subdivision. To provide a smooth transition between these two zones, the tree-covered park setting is intended to buffer the residential Willow Street to the west from ever-increasing, limited commercial activities along South River Street. And although the project is intended to attract vacationers and outdoor, van-camping enthusiasts, the project's proximity to downtown amenities, local trail heads and south valley recreational trails may keep traffic to a minimum when visitors choose to walk around downtown or bike to trail heads.

Additionally, rather than proposing a large, commercial structure extending to the lot lines, the applicant's choice of "tiny home"-style buildings -set back from property lines- provides enough individual structures for a viable commercial property while creating a semi-residential neighborhood setting. The project's one-story, cabin-like structures could offer short-term rentals in all four seasons, right in downtown Hailey. The applicant believes these rentals will bring a new vibrancy to South River Street through the variety of traveler services provided at the site. With a year-round, steady source of visitors looking for local amenities such as cafés, restaurants, gas stations, and even the nearby laundromat, these clients will offer additional income to local businesses.

City Planning and Zoning Staff have recommended planning the site to meet the 'Recreation Facility and Commercial' conditional use under the Limited Commercial zoning classification. Under this zoning code, the project would provide Local Option Tax income to the City of Hailey. Within city recommended parameters, the applicant hopes to provide a commercial solution that fits well with the residential neighborhood, brings vitality to commerce along South River Street and downtown Hailey and contributes to solve frustrating camping and housing issues - all within a friendly, hometown, limited commercial site.

The applicant has been working with the property owners and has secured an option to purchase all five, contiguous lots. However, this purchase is contingent on the viability of this project. The applicant has also been coordinating a Pre-Application for Design Review process with City Planning and Zoning. The aim is to obtaining clear feedback from the Planning & Zoning Commission about the acceptability of this locally owned and operated, small business idea. We look forward to further exploring and planning this project with the City of Hailey and we welcome your questions and further discussion as we proceed.

Sincerely,


Scott Miley, Lead Gulf LLC


Dean Hernandez & Denise Ford, Gardenspace Design

101 East Bullion Street Suite 2J Hailey, Idaho 83333 (208)720.7210
dean@gardenspacedesigns.com – gardenspacedesigns.com

TOMMY'S HOLIDAY CAMP

TINY HOME RENTALS & VAN CAMPING



VICINITY MAP



NEIGHBORHOOD MAP



CONCEPTUAL SITE OVERVIEW WITH LOT LINES AND ZONING DESIGNATIONS



CURRENT SITE - SOUTH FROM W. WALNUT ST. (7.29.2021)



CURRENT SITE - WEST FROM S. RIVER ST. (7.29.2021)



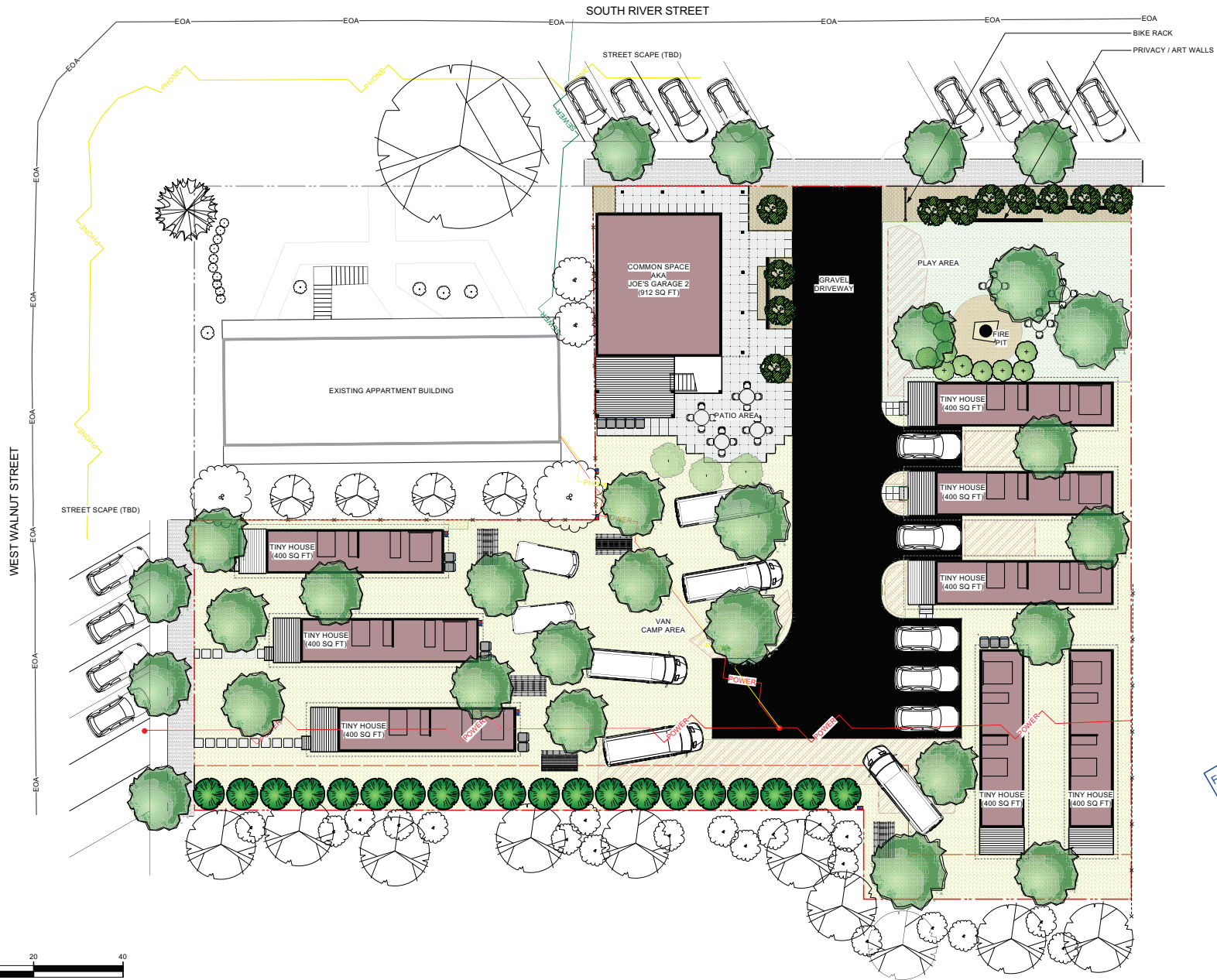
LOOKING NORTH FROM WITHIN THE SITE (7.29.2021)

DATE	8.11.2021
REVISED	
PROJECT #	GSD 355.21
All ideas & designs appearing herein shall not be implemented or otherwise used without the written consent of garden space design.	
SCALE	
TOMMY'S HOLIDAY CAMP PORTIONS OF BLOCK 19, HALEY TOWNSITE & PORTIONS OF BLOCK 1, ELMWOOD SUBD. NO. 2 VICINITY & NEIGHBORHOOD MAPS	
FOR PRELIMINARY DESIGN REVIEW	
PAGE	1 of 3
garden space design 101 EAST BULLION ST. SUITE 22 HALEY, IDAHO 208.736.7319 gardenspacedesign.com	

LC - 0.0

PLAN KEY	
	GARVEL DRIVEWAY (3698 SQ FT)
	SNOW STORAGE (30% = 1438 SQ FT) (1645 SQ FT) PROVIDED
	IRRIGATED TURF AREA (1835 SQ FT)
	IRRIGATED TURF AREA LOW MAINTENANCE (11,149 SQ FT)
	CONCRETE PAVER (1172 SQ FT)
	LANDSCAPE SITE WALL
	PROPERTY LINE
	BUILDING ENVELOPE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EDGE OF ASPHALT
	(24") DRY-WELL (TYP)
	(12") CATCH BASIN (TYP)
	ROOF DRIP LINE

PLANT KEY	
	EVERGREEN TREES
	DECIDUOUS TREES
	FLOWERING TREES
	SCREENING SHRUBS
	FLOWERING SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	ASSORT. PERENNIALS



TOMMY'S HOLIDAY CAMP

PORTIONS OF BLOCK 19, HALEY TOWNSITE & PORTIONS OF BLOCK 1, ELMWOOD SUBD. NO. 2

LANDSCAPE MASTER PLAN

FOR PRELIMINARY
DESIGN REVIEW

TOMMY'S HOLIDAY CAMP EXPERIENCE



IN-TOWN CAMPING FACILITIES FOR VAN CAMPERS



ARCHITECTURAL EXAMPLE FOR PROPOSED, "JOE'S GARAGE" GATHERING COMMONS INCLUDING SECOND-FLOOR HOUSING FOR AN ON-SITE MANAGER



ARCHITECTURAL EXAMPLE FOR PROPOSED, 400 SQ. FT. TINY HOMES



EXAMPLE OF INDOOR COMMONS & CONVENIENCES



IN-TOWN HOUSING OR CABIN-CAMPING RENTAL OPTIONS



ARCHITECTURAL EXAMPLE OF A TINY HOME RENTAL



FAMILY FRIENDLY CAMPING & LIVING



URBAN CAMPING IN A PARK ENVIRONMENT



EXAMPLE RENDERING FOR TINY HOMES



MUSIC & PET FRIENDLY ENVIRONMENT

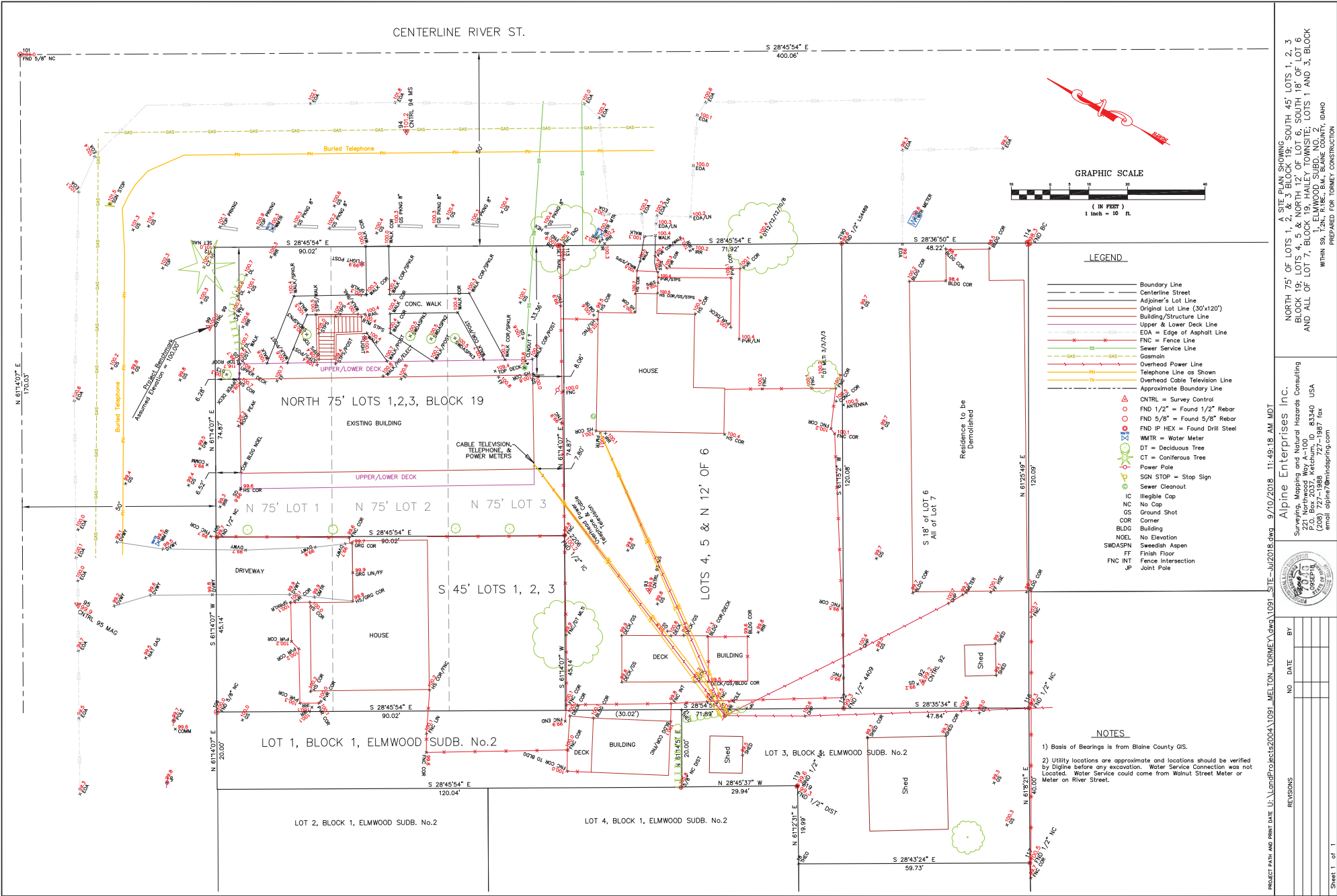


VAN CAMPING LIFESTYLE WELCOMED



OUTDOOR GATHERING SPACES

DATE	8.11.2021
REVISED	
PROJECT #	GSD 355.21
All ideas & designs appearing herein shall not be implemented or otherwise used without the written consent of garden space design.	
SCALE	
<div> <div>TOMMY'S HOLIDAY CAMP</div> <div>PORTIONS OF BLOCK 19, HALEY TOWNSITE & PORTIONS OF BLOCK 1, ELMWOOD SUBD. NO. 2</div> <div>INSPIRATIONAL IMAGES</div> </div>	
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