

STAFF REPORT

TO: Hailey Hearing Examiner
FROM: Mariel Platt, Planner *mf*
RE: Design Review – Wood River Land Trust

HEARING DATE: May 30, 2008

Applicant: Wood River Land Trust
Project: Wood River Land Trust Employee Housing
Approval Requested: Design Review
Location: 1234 North Second Avenue
Legal Description: Block 39, Lots 5 & 6, Hailey Townsite
Zoning: General Residential (GR) and Townsite Overlay

Note: The Design Review Guidelines are in bold type and staff analysis is in lighter type. For additional guideline information, explanatory text can be found below each design review guideline in the applicable section of Article 6A of the Hailey Zoning Ordinance.

Notice

Notice for the public hearing was published in the Wood River Journal and mailed to property owners within 300 feet on May 14, 2008.

Application

Wood River Land Trust, represented by Eddy Svidgal, has submitted a Design Review application for an addition and a remodel, located at 1234 North Second Avenue. The applicant proposes to add 704 square feet and remodel the inside and outside of an existing building.

Department Head Comments

Building issues: No comment.

Water/Sewer issues: No comment.

Engineer issues: No comment.

Fire/Safety issues: Details of the fireplace located in the basement are needed as no chimney is shown on the main level (vent free fireplaces are not allowed in Blaine County).

Standards of Evaluation

4.13.6 Bulk requirements:

Maximum height in the General Residential and Townsite Overlay District is 30 feet.

Height of Building is defined as: The greatest vertical distance measured from the lowest point of record grade within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten (10) feet above the highest point of the roof surface, steeples, and spires.

The applicant is hereby advised that height of building is from record (natural) grade, not from finished grade or finished floor.

The height of the building will not increase with the proposed addition and remodel.

Minimum Setbacks in LR, GR, TN, and LB Districts:

Setback from any street right-of-way – twelve (12) feet. The following exceptions apply:

- a. **Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports.**
- b. **No garage door shall be within twenty (20) feet of any street right-of-way, as measured from the garage door to the street providing access to the garage.**

Proposed setback from the front porch is five (5) feet from Second Avenue. The garage is located at the alley.

Setback from any alley right-of-way – six (6) feet.

Proposed setback is 48.57 feet, measured at the principle building (residence). There is an existing structure located at the alley that has a zero (0) feet setback to the alley. The proposed addition and remodel will not increase the degree of nonconformity in regards to the garage/shed located at the alley; therefore, compliance with the setback requirement is not mandatory.

Setback from any Idaho Transportation Department/Wood River Trail right-of-way – five (5) feet.

The subject property is not within the vicinity of these right-of-ways.

Setback from property lines abutting other private property --

- a. **Base setback – fifteen percent (15%) of lot width, or 10 feet, whichever is less. However, no such setback shall be less than six (6) feet.**

Proposed setbacks are: South elevation – 10.07 feet; North Elevation – 0 feet. The proposed addition and remodel will not increase the degree of nonconformity in regards to the north and south setbacks; therefore, compliance with the setback requirements is not mandatory.

Maximum Lot Coverage:

Limited Business district: 70%.

Transitional district: 30% except as follows: 40% lot coverage shall be allowed where at least 75% of required parking spaces are enclosed within a structure.

General Residential, Limited Residential-1 districts:

| Building Height | Maximum Lot Coverage |
|-----------------------------------------------------|-----------------------------|
| 2 or more stories above grade, no garage | 25% |
| 2 or more stories above grade, with garage | 30% |
| Less than 2 stories above grade, no garage | 35% |
| Less than 2 stories above grade, with garage | 40% |

Lot Size: 6,000 square feet
Building footprint: 1969 square feet
Proposed lot coverage: 33% (40% is allowed)

4.13.7 Non-Conforming Buildings

Where an existing building is non-conforming with respect to setbacks, expansion of said building within the plane of the furthest intrusion shall be permitted, provided that the non-conformity with respect to the distance of the setback is not further increased. Such expansion shall not be considered to be increasing the degree of non-conformity pursuant to Section 13.6 of this Ordinance. The following exceptions apply:

- a. In no case may expansion occur that results in a setback of less than six (6) feet from property lines abutting other private property.
- b. Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than six feet from property lines abutting other private property, regardless of underlying zoning.
- c. No roof overhangs, fire escapes, chimneys, bay windows or other features, which are subject to Section 7 of this Ordinance (Supplementary Yard Regulations), shall have a setback less than five (5) feet from property lines abutting other private property.

The setbacks along the north side and the west side (alley) of the lot are non-conforming. The expansion of the building is not increasing the degree of non-conformity. The addition is proposed for a portion an elevation of the building that is conforming.

4.13.8. Lot Line Vacations

If a parcel in single ownership consists of two (2) or more Original Townsite lots, or a combination of lot(s) and portions of lot(s), the internal Original Townsite lot lines underneath or located within a required setback of proposed and existing buildings shall be vacated prior to the issuance of a Building Permit for any new building.

The current building straddles the lot line of Lot 5 and Lot 6. The roof line on both the existing principle building and the shed, encroach into Lot 4, which has different ownership than Lots 5 and 6. It is a recommended condition of approval that the lot line of Lots 5 and 6 be vacated prior to the issuance of a building permit.

6A.7.1 Improvements Required.

6A.7.1.1 Sidewalk, Curb, and Gutter.

Sidewalks, curb and gutter shall be required improvements for projects requiring Design Review approval in the B, LB, TI, A and SCI zoning districts. At a minimum, sidewalks and curb and gutter, where required, shall comply with the City Standards. Sidewalks shall be at least six feet (6') wide or as wide as adjacent sidewalks on the same block, whichever is greater. Sidewalks shall be constructed along the entire length of a property adjacent to any public or private street in all zones, as well as in locations that provide safe pedestrian access to and around a building. New sidewalks shall be planned to provide pedestrian connections to any existing sidewalks adjacent to the site. Sites located adjacent to public or private streets that are not currently thru-streets, regardless of whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections. Sidewalks and drainage improvements shall also be required in other districts, except as otherwise provided herein. The requirement for sidewalk may be waived if the cost of the proposed project construction is less than twenty thousand dollars (\$20,000). For Single Family Dwelling and Duplex projects in the Townsite Overlay District, the requirement for sidewalk shall be waived for any remodel or addition; sidewalks shall be required for new primary dwellings.

The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy. In-lieu contributions for sidewalks shall not be accepted in B, LB, TI and SCI districts.

A sidewalk currently exists along Second Avenue. Additions and remodels of a single family dwelling in the Townsite Overlay do not require sidewalks or improvements; therefore, the project is exempt from the sidewalk improvement standards.

6A.7.1.2 Water Line 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.

Meeting this requirement is a recommended condition of approval.

6A.7.2 Area Development Plan. When the owner of Contiguous Parcels is required to obtain Design Review approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission shall evaluate the following basic site criteria and make appropriate findings of fact:

- a) **Streets, whether public or private, provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.**
- b) **Non-vehicular circulation routes provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.**
- c) **Water main lines and sewer main lines are designed in the most effective layout feasible.**
- d) **Other utilities including power, telephone, cable, and gas are designed in the most effective layout feasible.**
- e) **Park land is most appropriately located on the Contiguous Parcels.**
- f) **Grading and drainage are appropriate to the Contiguous Parcels.**
- g) **Development avoids easements and hazardous or sensitive natural resource areas.**

Upon any approval of the Design Review application, the Owner shall be required as a condition of approval to record the Area Development Plan or a development agreement depicting and/or detailing the approved Area Development Plan with a statement that the Area Development Plan shall bind the Owner and Owner's successors.

This standard is not applicable. The east half of Lots 7-12, Block 39 are contiguous to the subject property; however, they are already developed.

Parking:

Section 9.4 of the Zoning Ordinance sets forth minimum parking space requirements, as follows:

9.4.1 Residential: No parking space, or portion thereof, shall be located in any right-of-way or public thoroughfare, unless otherwise provided herein. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per nine (9) feet of floor width and 21 feet of floor length.

- a. **Single family residences: 2 per residence minimum, 6 per residence maximum. The City will allow the use of 100' right-of-ways within the Hailey Original Townsite for licensed passenger vehicle parking for single family dwellings. Parking for accessory dwelling units must be provided on site.**
- b. **All residences less than 1,000 square feet, including accessory dwelling units: a minimum of 1 space per unit.**
- c. **Multiple family dwellings: A minimum of 1.5 spaces per unit.**

The proposed project is a single family dwelling, requiring two (2) parking spaces. Three parking spaces are proposed, all of which are located off the alley. There are two (2) parking stalls and one (1), one (1) car garage.

Lighting:

All new and existing lighting shall comply with Section 8B of the Zoning Ordinance.

All exterior lighting shall be designed, located and lamped in order to prevent over lighting, energy waste, glare, light trespass and sky glow.

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.

Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaries.

All current and proposed lighting shall be in compliance with Section 8B.

Design Review Guidelines:

C. Specific Guidelines

1. Site Planning

Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.

- **A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.**

The lot is a rectangular shape (approximately 120 feet long and 50 feet wide).

Guideline: Site planning for new development and redevelopment shall address the following:

- **scale and massing of new buildings consistent with the surrounding neighborhood;**
Building is consistent with typical scale and massing found in Old Hailey.

- **building orientation that respects the established grid pattern of Old Hailey;**
The building is oriented to Second Avenue and is a rectangular form, similar to the lot shape.

- **clearly visible front entrances;**
The proposal includes a covered front porch, emphasizing the entrance.

- **use of alleys as the preferred access for secondary uses and automobile access;**
It is proposed that the alley will be used for automobile access.

- **adequate storage for recreational vehicles;**
It is not anticipated that there will be a need for recreational vehicles to be stored here, considering the project is for employee housing.

- **yards and open spaces;**
The rear of the lot has a yard which provides open space.

- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**
The south elevation provides some windows for solar access.

- **snow storage appropriate for the property;**
No snow storage is shown on the property.

- **underground utilities for new dwelling units.**
Any new utilities shall be installed underground.

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.

- **Glass areas should reflect the composition, layout and window-to-wall ratio of**

windows seen traditionally in Old Hailey versus large continuous surfaces of glass.

The window wall ratio appears to be adequate. The design incorporates rectangular windows reminiscent of Old Hailey residential architecture.

- **Solar energy collection devices should be integrated into the overall building design.**

None are proposed.

- **Designers should be aware of the solar exposures of neighboring properties, and should, where possible, avoid blocking these exposures with buildings or solar collectors.**

It is not anticipated that the addition along Second Avenue will block the solar exposure of neighboring properties because no addition is proposed adjacent to private property.

- **Roof-mounted solar collection panels shall not extend above the ridge line of the roof. They should be integrated into the structure, and as close to the roof angle as feasible.**

None are proposed.

- **Free-standing solar collection panels should be subordinate in size and placement to the structure they serve, and should generally not be located in areas visible from the street.**

None are proposed.

2. Bulk Requirements (Mass and Scale, Height, Setbacks)

Guideline: The perceived mass of larger buildings shall be diminished by the design.

- **The height of taller buildings should be stepped down on the streetside elevation.**
- **Buildings with greater mass should be broken into smaller modules.**
- **Changes in wall planes and building materials should be used to reduce the visual impacts of taller buildings.**

There are many jogs in the building as well as the use of a mixture of building materials (primarily lap siding and stucco).

3. Architectural Character

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.

- **The Design Guidelines are not intended to dictate a particular style or era for new buildings.**
- **Exact replication of old buildings is not the intent of these Design Guidelines, so that historic buildings can be appreciated for their own uniqueness. Designers may draw on the past, without necessarily replicating the design of old buildings. The use of traditional building forms, scale and broad design elements is encouraged.**

The proposed addition includes a covered front porch that incorporates detailing reminiscent of residential architecture typically found in Old Hailey.

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.

- The use of walkways, porches, smaller roof forms and other design elements is encouraged to emphasize the location of the front entry.

The proposed addition includes a covered front porch that incorporates detailing reminiscent of residential architecture typically found in Old Hailey. There is a smaller roof form, a shed roof, and ornamental detailing along the top of the porch and on the porch's support beams.

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.

- In some cases, the front door to a building may be positioned such that it is perpendicular or at an angle to the street. If so, other design elements such as the front wall plane, porch element or walkway elements should be used to help define the front door location, and to respect the overall building orientation pattern in the neighborhood.

The front wall plane is oriented to Second Avenue.

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.

- Simple rectangles or a combination of rectangles is encouraged.
- Examples of forms that help to reduce the perceived scale include the use of smaller forms combined together and the use of a smaller building form along the street.
- Less traditional forms should be very carefully planned to respond to the scale and character of the neighborhood.

The use of smaller rectangular forms is proposed.

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.

- Garages are preferred to be located off of alleys, as outlined in Sections B.5 and B.6. Where the alley option does not exist or is not feasible, garages on the front of buildings should be diminished by integrating them into the primary roof form, by off-setting them back from the primary structure, or by detaching them.
- Offsets in eave and ridge lines may be helpful in breaking up building mass.

The proposed design of the entry incorporates a shed roof. The garage is located off the alley.

Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.

- 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.

It is not anticipated that the roof pitches proposed will shed snow in a manner that impedes safe pedestrian travel.

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.

- **Sloping roof forms, including gable and hip roofs, are encouraged.**
- **Dormers and other roof details that do not detract from the primary roof form are encouraged, but should be used in moderation.**
- **Dormers should stay below the roof line and shall not extend above the roof line of the building.**
- **Shed roofs, flat roofs and roof pitches under 5:12 may be appropriate in certain locations.**
- **Ridge lengths should appear similar in scale to those seen in the neighborhood. A break in the roof line can be used to diminish the impact of longer ridge lengths.**

The shed roof, covering the porch, is a 4:12 pitch and the main roof of the addition has a 10:12 pitch. No dormers are proposed.

Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.

- **Gable roof pitches in the 8:12 to 12:12 range are encouraged.**

The roof pitch of the addition is 10:12.

e. Wall Planes

Guideline: Primary wall planes should be parallel to the front lot line.

- **These guidelines consider the front wall plane to be the primary wall plane.**

The wall plane is parallel to the front lot line.

Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.

- **A preference is given towards front wall planes that match the scale of traditional buildings (25-30 feet in width).**
- **If front wall planes exceed the traditional width, a setback or jog in wall plane should be used to break up the perceived mass.**
- **In general, one-story wall planes may be longer than two story wall planes, while still appearing proportional to the site.**

The building is one story. The front wall plane is 27.5 linear feet, which does not include the setback portion of the front wall plane. When including the setback portions in the front wall plane, it measures 41 feet two (2) inches. The use of these setbacks or jogs helps break up the perceived mass.

Guideline: The use of pop-outs to break up longer wall planes is encouraged.

- **Side wall planes are typically longer than front wall planes: pop-outs such as bay windows, chimneys and other architectural elements can be used to break up these longer wall planes.**

Pop-outs are not incorporated in the design of the side wall planes. However, the building does use a mixture of rectangular forms that create numerous jogs and setbacks on each wall plane.

f. Windows

Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.

- **Consider the position, area and arrangement of windows when designing street side facades.**
- **Consider the ratio of window opening area to solid wall area when designing building elevations such that neither dominates.**
- **Multi-paned windows of a vertical orientation are encouraged. As a general guideline, windows facing streets are encouraged to have a height that is twice the dimension of the width.**

The windows proposed to face Second Avenue are vertical and multi-paned. Their placement is designed with respect to the wall-window ratio.

Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.

- **In general, new windows on side lot lines should be located such that they are not directly opposite windows on neighboring properties.**

There are no foreseen issues with window placement along side lot lines. There is existing landscaping that provides a screen along the adjacent properties south lot line (subject properties north lot line). There is a shed and large yard area that between windows on the south elevation and windows on the adjacent property.

g. Decks and Balconies

Guideline: Decks and balconies shall be in scale with the building and the neighborhood.

- **Decks and balconies should appear as subordinate elements in terms of scale, location and detailing.**

There is one front porch proposed and no other decks or balconies.

Guideline: Decks and balconies should be designed with the privacy of neighbors in mind when possible.

- **In general, uncovered decks are preferred to be located to the rear of buildings, while covered porches are preferred to be located in the front of buildings.**

There is one covered front porch proposed and no other decks or balconies.

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.

- **A change of materials should be used appropriately on the building to help "ground" the building and to provide a distinction between foundations and walls.**

For example, a heavier material such as stone would be appropriate around the base of a building.

The proposed materials are lap siding and stucco to match the existing. There is no distinction between the foundation and walls; the same material is used throughout. **Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.**

- **Building materials that contribute to a human sense of scale are encouraged. Examples of materials that convey a human sense of scale include wood siding, shake siding, brick and stone.**
- **Scoring joints, changes in surface, and the use of trim are other ways to break up the perceived scale of large walls.**
- **A change of building materials may not be necessary if other design elements such as bay windows or pop-outs are used to break up wall planes.**

Stucco and lap siding are used. The body is a dark tan and the trim is cream and dark green.

i. Ornamentation and Architectural Detailing

Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.

- **While ornamentation is encouraged, the use of highly ornamental details not traditionally found in Old Hailey is not.**

The ornamental detail is isolated to the porch and is similar to some of the detail used in Old Hailey residential architecture.

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.

- **Front porches are particularly encouraged. In general, they should be substantial in size, such that they function as more than just a landing, and should be covered by a roof.**
- **If front porches must be enclosed to provide a cold entry, the use of windows and a higher ratio of window-to-wall surface is encouraged to retain the image of the old front porch.**

The front porch is covered and substantial in size. The porch spans the length of the front (east) wall plane and wraps around the corner continuing along half of the side (north) elevation.

Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.

- **Buildings that draw on historic details without exact copying are preferred.**

There are a few other homes in Old Hailey that utilize similar ornamental detailing, such as the detailing found on the porch; however, the design is not widely used or exactly copied.

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.

- **Parking areas should be planned with adequate sight distances from sidewalks.**

It is proposed that parking will be accessed at the alley.

Guideline: The visual impacts of on-site parking visible from the street shall be minimized.

- **Parking is encouraged to be screened from view with landscaping, fences or low walls.**

It is proposed that parking will be accessed at the alley; the building will screen the visual impacts of on-site parking from Second Avenue.

Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

There are three parking spaces and one garage; all of which are proposed for placement off the alley.

Guideline: Detached garages accessed from alleys are strongly encouraged.

This guideline is met; the detached garage is accessed from the alley.

Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.

- **See also Roof Form in these guidelines for discussion on the use of roofs to diminish the impact of garages.**

Not applicable.

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.

Not applicable.

Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.

- **Storage areas for recreational vehicles should be screened from view with landscaping, fencing or other building walls.**

No recreational vehicle storage is provided. Twice the required amount of regular parking is provided. It is anticipated that if additional space is needed for the storage of recreational vehicles the two additional spaces could be utilized.

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.

The lot line adjustment will not eliminate alley access.

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.

- **Buildings located off of alleys can be quirker and more unique, reflecting the eclectic nature of alley buildings in Old Hailey.**

Access to the garage is planned off the alley.

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.

- State law requires that noxious weeds be controlled.

It is a recommended condition of approval that noxious weeds be controlled.

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.

- Leave enough space between new landscaping and the alley property line to allow trees to grow to maturity without encroaching into the public alley right-of-way.

No new landscaping is proposed. There are existing trees, but they are located east of the parking area, closer to the middle of the lot.

6. Accessory Structures

Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.

- There may be specific instances where accessory structures may have a larger floor area than the primary structure, such as in the case of an existing small primary structure that has historic significance, and which is proposed to be preserved.

The garage is subordinate in size (280 square feet).

Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.

The garage is located to the rear of the lot, off the alley.

7. Snow Storage

Guideline: All projects shall be required to provide 25% snow storage on the site.

- For new construction and additions, snow is not permitted to slide onto the property of others.
- Snow storage areas shall be 25% of on-site parking and circulation areas.

The total on-site parking (two stalls outside of the garage) and circulation areas are proposed to be 440 square feet. This requires a total of 110 square feet of snow storage. The site plan indicates snow storage will be located adjacent to the parking stalls (northeast). It is a recommended condition of approval that the snow storage area be no less than 25% of the on-site parking and circulation areas.

Guideline: A snow storage plan shall be developed for every project showing:

- Where snow is stored, key pedestrian routes and clear vision triangles.
- Consideration given to the impacts on adjacent properties when planning snow storage areas.

The pedestrian areas are located at the rear of the lot, leading from the garage and parking stalls

to the rear entrance of the building and at the front of the lot, leading to the front entrance of the building. It is a recommended condition of approval that snow storage be planned away from adjacent properties and key pedestrian routes.

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. It is proposed that all existing trees will be preserved in their current locations.

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.

- Mature shrubs such as lilacs should not be overlooked in site planning.
- The use of plant materials that are appropriate for the Hailey climate and growing season are encouraged.
- Drought-resistant lawn areas that resemble the traditional lawns of Old Hailey are encouraged.
- Xeriscape plantings in other yard areas are good alternatives for retaining landscaping while lowering water use.
- Berms in front yards are generally discouraged.

No new landscaping is proposed. The site currently has numerous existing mature trees.

Guideline: Noxious weeds shall be controlled according to State Law.

Meeting this standard is a recommended condition of approval.

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.

- Fence heights are regulated by Hailey Zoning Ordinance Number 532, Section 8.1.

No fence is proposed.

Guideline: Retaining walls shall be in scale to the streetscape.

- Streetside retaining walls should be lower in height, or broken up to avoid the look of a large wall.

No retaining walls are proposed.

10. Non-residential and Multi-family Uses

The standards under this section do not apply. The use is single family residence.

11. Historic Structures

General Guidelines: Any alteration to the exterior of a Historic Structure requiring design

review approval shall meet the following guidelines:

- **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.**

The structure was originally built in the 1890s, which required the addition and remodel to be approval by the Hailey's Historic Preservation Commission. The Historic Preservation Commission's approval satisfies this guideline.

Specific Guidelines: Any alteration to the exterior of a Historic Structure requiring design review approval shall meet the following specific guidelines:

- **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:**
 - ~ **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.**

The structure was originally built in the 1890s, which required the addition and remodel to be approval by the Hailey's Historic Preservation Commission. The Historic Preservation Commission's approval satisfies this guideline.

Summary and Suggested Conditions

The findings of fact, conclusions of law and decision as prepared by the Hearing Examiner shall be signed and filed with the administrator and shall be available to the applicant and the public no more than forty-five (45) days after the close of the hearing.

The Hearing Examiner, prior to any approval that may be granted the applicant, shall determine that:

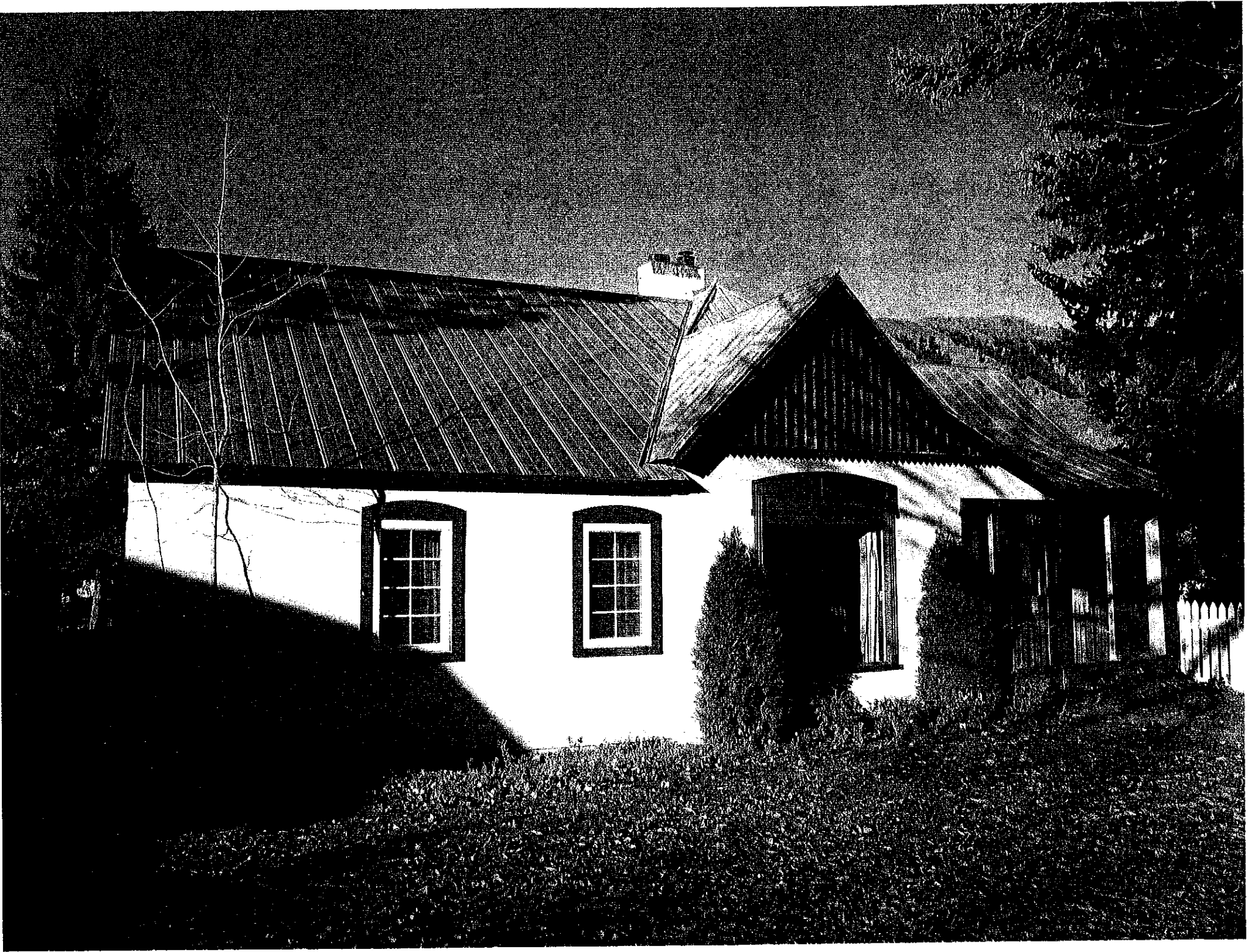
- a) the project is in conformance with the Comprehensive Plan;
- b) the project does not jeopardize the health, safety, or welfare of the general public; and
- c) the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards.

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

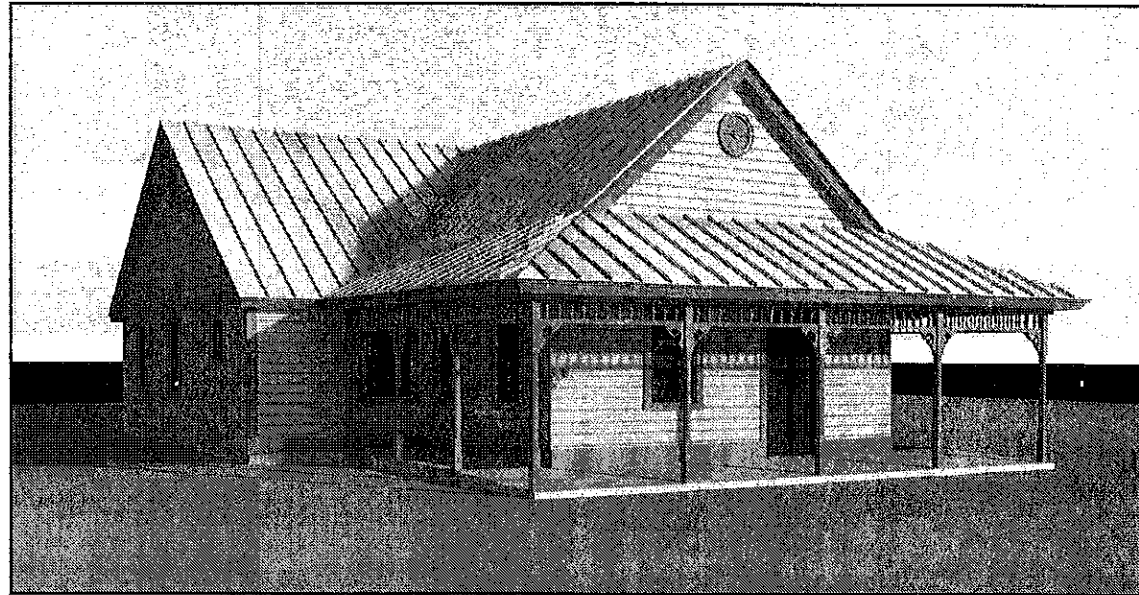
- a) All Fire Department and Building Department requirements shall be met. Items to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - Details of the fireplace located in the basement shall be provided as no chimney is shown on the main level.
- 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.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - The applicant shall provide insulating material for all individual water service lines on both sides of the alley including and between the subject property and Second Avenue if the main line is less than six (6) feet in depth. The main line shall be insulated only if recommended by the City Engineer.
 - All utilities shall be installed underground.
- d) No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
- e) The lot line of Lots 5 and 6 shall be vacated prior to the issuance of a building permit.
- f) Noxious weeds shall be controlled.
- g) Snow storage shall not be planned near adjacent properties or in a space that impedes pedestrian routes.
- h) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- i) The snow storage area shall be no less than 25% of the on-site parking and

circulation areas.

- j) All exterior lighting shall comply with the Outdoor Lighting Ordinance. Any existing lighting on the subject property shall also be brought into compliance.
- 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 plans dated April 18, 2008. 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) This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16.

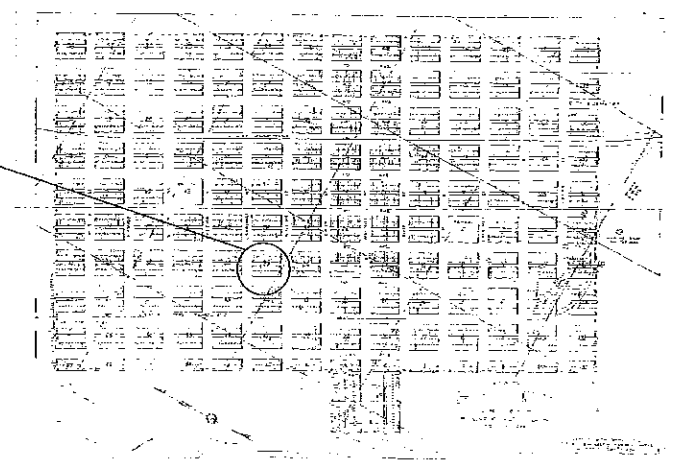


A Remodel/Addition for:
Wood River Land Trust
119 N. Second Avenue
Hailey, Idaho 83333
Lots 5 & 6, Block 39



3D FRONT ELEVATION

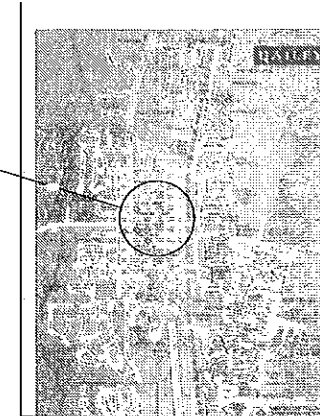
Wood River Land Trust
 1234 2nd Street,
 Lots 5 & 6 Block 39
 Hailey, Idaho 83333



FLAT MAP

SCALE: NONE

Wood River Land Trust
 1234 2nd Street,
 Lots 5 & 6 Block 39
 Hailey, Idaho 83333



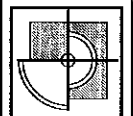
VICINITY MAP

SCALE: NONE

| PROJECT DATA | | INDEX | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>SQUARE FOOTAGE TOTALS LOT SIZE = 6000 SF = .14 Acres</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTG. SF</th> <th>NEW SF</th> <th>ADJUSTED</th> </tr> </thead> <tbody> <tr> <td>MAIN FLOOR</td> <td>1456 SF</td> <td>266 SF</td> <td>1722 SF</td> </tr> <tr> <td>BASEMENT SF (STAIR/EGRESS)</td> <td>830 SF</td> <td>438 SF</td> <td>1268 SF</td> </tr> <tr> <td>TOTAL LIVEABLE</td> <td>1539 SF</td> <td>704 SF</td> <td>2990 SF</td> </tr> <tr> <td>EXISTG. SHED</td> <td>241 SF</td> <td></td> <td></td> </tr> <tr> <td>TOTAL LOT COVERAGE</td> <td>1722 SF</td> <td></td> <td></td> </tr> <tr> <td>EXISTG. SHED</td> <td>241 SF</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>1963 SF = 33% vs 40% ALLOWED</td> </tr> </tbody> </table> | | | EXISTG. SF | NEW SF | ADJUSTED | MAIN FLOOR | 1456 SF | 266 SF | 1722 SF | BASEMENT SF (STAIR/EGRESS) | 830 SF | 438 SF | 1268 SF | TOTAL LIVEABLE | 1539 SF | 704 SF | 2990 SF | EXISTG. SHED | 241 SF | | | TOTAL LOT COVERAGE | 1722 SF | | | EXISTG. SHED | 241 SF | | | | | | 1963 SF = 33% vs 40% ALLOWED | <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">ARCHITECTURAL SHEETS</td> </tr> <tr> <td>A0.1</td> <td>COVER SHEET</td> </tr> <tr> <td>A0.2</td> <td>SHEET W/ 3D RENDERINGS</td> </tr> <tr> <td>A.1.1</td> <td>EXISTING SITE SURVEY 1/10' SCALE</td> </tr> <tr> <td>A.1.2</td> <td>NEW SITE 1/10' SCALE</td> </tr> <tr> <td>A.2.1</td> <td>EXISTING FLOOR PLAN</td> </tr> <tr> <td>A.2.2</td> <td>NEW FLOOR PLAN</td> </tr> <tr> <td>A.2.3</td> <td>ROOF PLAN (RESERVED)</td> </tr> <tr> <td>A.3.1</td> <td>BUILDING SECTIONS (THROUGH NEW)</td> </tr> <tr> <td>A.4.1</td> <td>EXISTING EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A.4.2</td> <td>EXISTING EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A.4.3</td> <td>NEW EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A.4.4</td> <td>NEW EXTERIOR ELEVATIONS</td> </tr> </tbody> </table> | | NO. | DESCRIPTION | ARCHITECTURAL SHEETS | | A0.1 | COVER SHEET | A0.2 | SHEET W/ 3D RENDERINGS | A.1.1 | EXISTING SITE SURVEY 1/10' SCALE | A.1.2 | NEW SITE 1/10' SCALE | A.2.1 | EXISTING FLOOR PLAN | A.2.2 | NEW FLOOR PLAN | A.2.3 | ROOF PLAN (RESERVED) | A.3.1 | BUILDING SECTIONS (THROUGH NEW) | A.4.1 | EXISTING EXTERIOR ELEVATIONS | A.4.2 | EXISTING EXTERIOR ELEVATIONS | A.4.3 | NEW EXTERIOR ELEVATIONS | A.4.4 | NEW EXTERIOR ELEVATIONS |
| | EXISTG. SF | NEW SF | ADJUSTED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MAIN FLOOR | 1456 SF | 266 SF | 1722 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BASEMENT SF (STAIR/EGRESS) | 830 SF | 438 SF | 1268 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| EXISTG. SHED | 241 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL LOT COVERAGE | 1722 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| ARCHITECTURAL SHEETS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A0.2 | SHEET W/ 3D RENDERINGS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.1.1 | EXISTING SITE SURVEY 1/10' SCALE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.1.2 | NEW SITE 1/10' SCALE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.2.1 | EXISTING FLOOR PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.2.2 | NEW FLOOR PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.2.3 | ROOF PLAN (RESERVED) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.3.1 | BUILDING SECTIONS (THROUGH NEW) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.4.1 | EXISTING EXTERIOR ELEVATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>CONSULTANTS</p> <table border="0"> <tr> <td> <p>OWNER Wood River Land Trust 113 E Bullion Street Hailey, Idaho 83333 (208) 788-3941</p> </td> <td> <p>ARCHITECT Eddy Svidgal AIA PO Box 4750 Ketchum, Idaho 83340 (208) 726-1014 eddys@sunvalley.net</p> </td> </tr> <tr> <td> <p>STRUCTURAL ENGINEER: Liv Jensen, PE PO 441 Eastridge Drive Hailey, ID 83333 208.578-8162 e-mail: liv@cox.net</p> </td> <td> <p>Plans prepared by: Cad Drafting Systems Jack T Peters PO Box 2675 Ketchum, Idaho 83340 (208) 726-1525 Ext 1014 e-mail: Jack@cdsunvalley.com</p> </td> </tr> </table> | | <p>OWNER Wood River Land Trust 113 E Bullion Street Hailey, Idaho 83333 (208) 788-3941</p> | <p>ARCHITECT Eddy Svidgal AIA PO Box 4750 Ketchum, Idaho 83340 (208) 726-1014 eddys@sunvalley.net</p> | <p>STRUCTURAL ENGINEER: Liv Jensen, PE PO 441 Eastridge Drive Hailey, ID 83333 208.578-8162 e-mail: liv@cox.net</p> | <p>Plans prepared by: Cad Drafting Systems Jack T Peters PO Box 2675 Ketchum, Idaho 83340 (208) 726-1525 Ext 1014 e-mail: Jack@cdsunvalley.com</p> | <p>RECEIVED</p> <p>APR 18 2008</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>Sheet No. A.0.1</p> <p>Date Printed: Apr 18, 2008</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

200 EAST RIVER STREET
 SUITE 3 • PO BOX 2675
 KETCHUM • IDAHO • 83340
 CAD DRAFTING SYSTEMS, Inc
 PH: (208) 726-1525

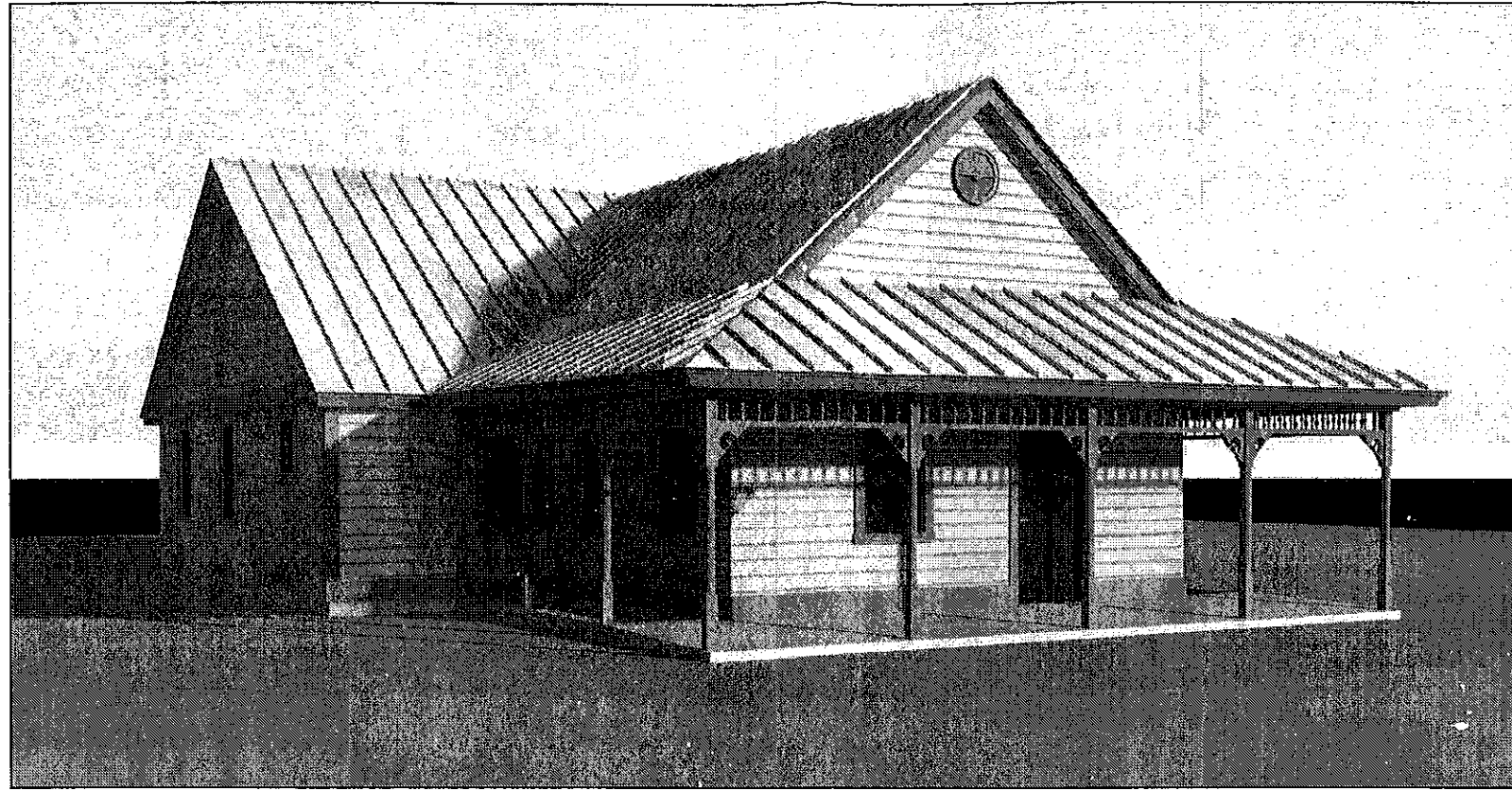
PROJECT: A Remodel for:
WOOD RIVER LAND TRUST
 1234 2nd Street, LOTS 5 & 6 BLOCK 39
 Old Hailey Townsite Subdivision,
 Blaine County, Idaho



Eddy Svidgal ARCHITECTS A.I.A.
ARCHITECTS & PLANNERS
 P.O. BOX 4750 KETCHUM, ID 208-726-1014

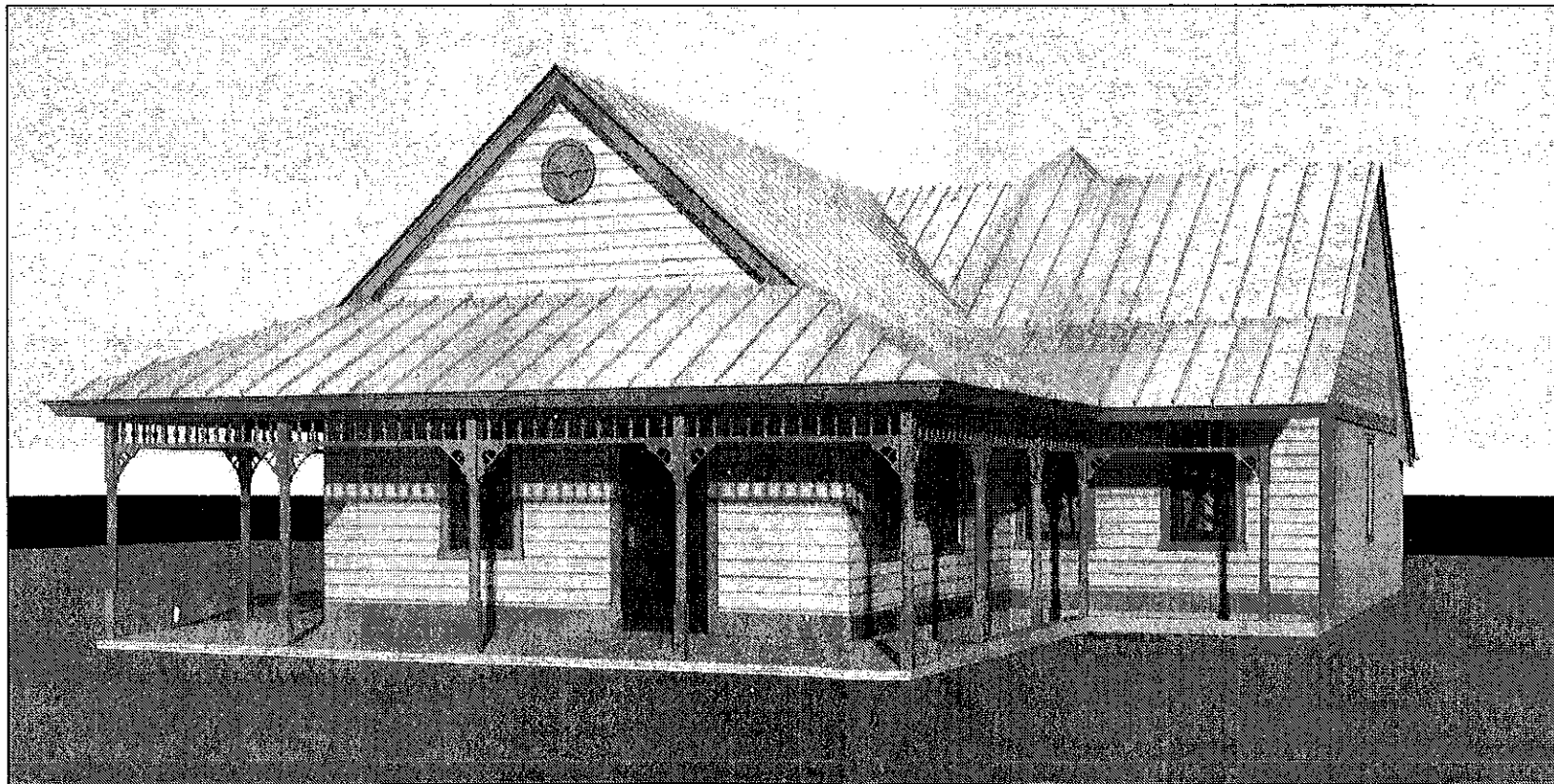
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SOUTHEAST ELEVATION

SCALE: NONE



SOUTHEAST ELEVATION

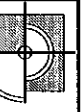
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1234 2nd Street, LOTS 5 & 6 BLOCK 39
Old Hailey Townsite Subdivision,
Blaine County, Idaho



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Sheet No.

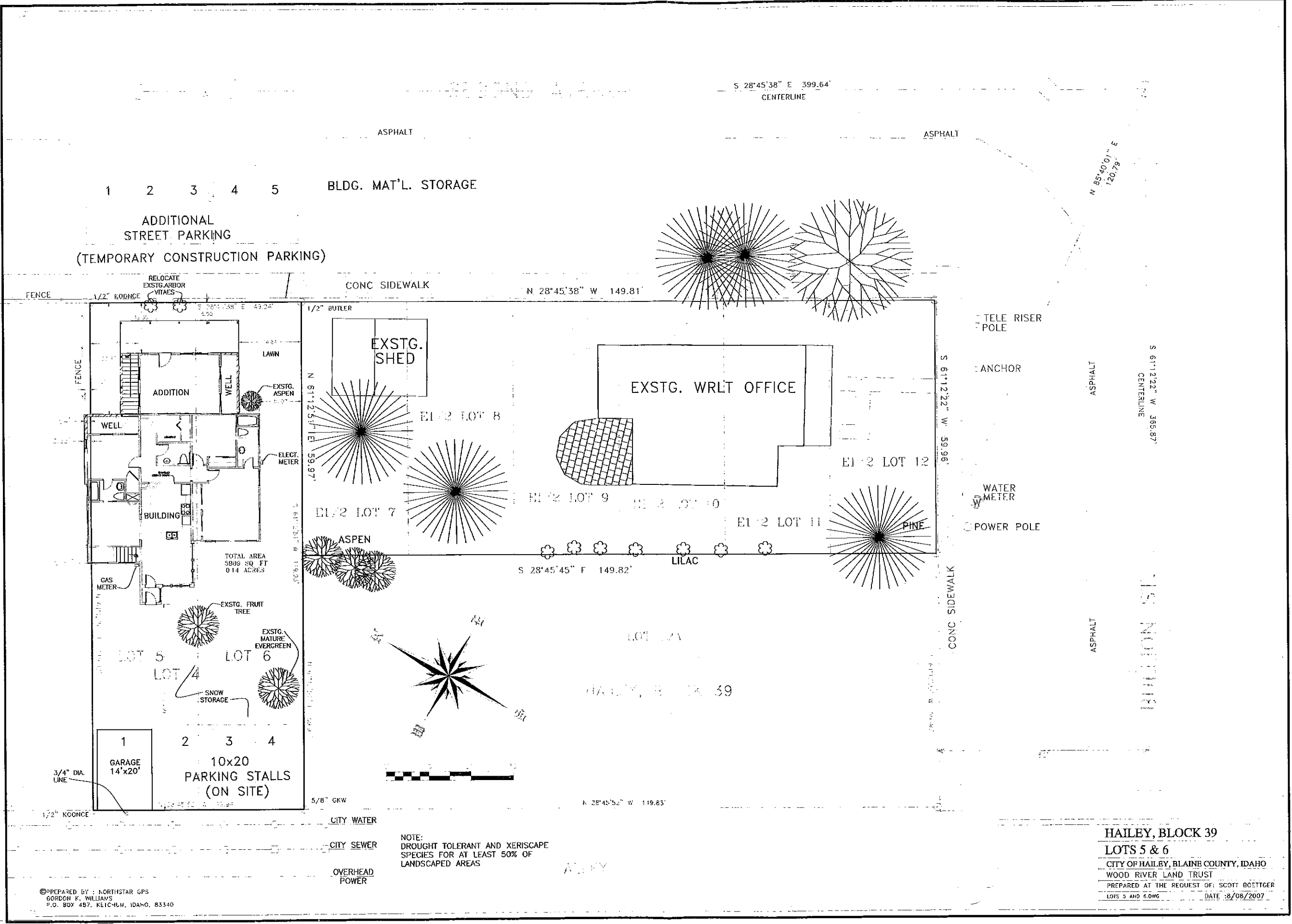
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HAILEY, BLOCK 39

LOT 3

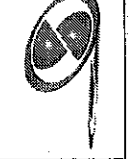


©PREPARED BY: NORTHSTAR GPS
 GORDON K. WILLIAMS
 P.O. BOX 487, KETCHUM, IDAHO, 83340

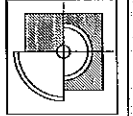
NOTE:
 DROUGHT TOLERANT AND XERISCAPE
 SPECIES FOR AT LEAST 50% OF
 LANDSCAPED AREAS

HAILEY, BLOCK 39
LOTS 5 & 6
 CITY OF HAILEY, BLAINE COUNTY, IDAHO
 WOOD RIVER LAND TRUST
 PREPARED AT THE REQUEST OF: SCOTT BOETTGER
 LOTS 5 AND 6.0WG DATE: 8/08/2007

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PROJECT: A Remodel for
WOOD RIVER LAND TRUST
 1234 2nd Street, LOTS 5 & 6 BLOCK 39
 Old Hailey Townsite Subdivision,
 Blaine County, Idaho

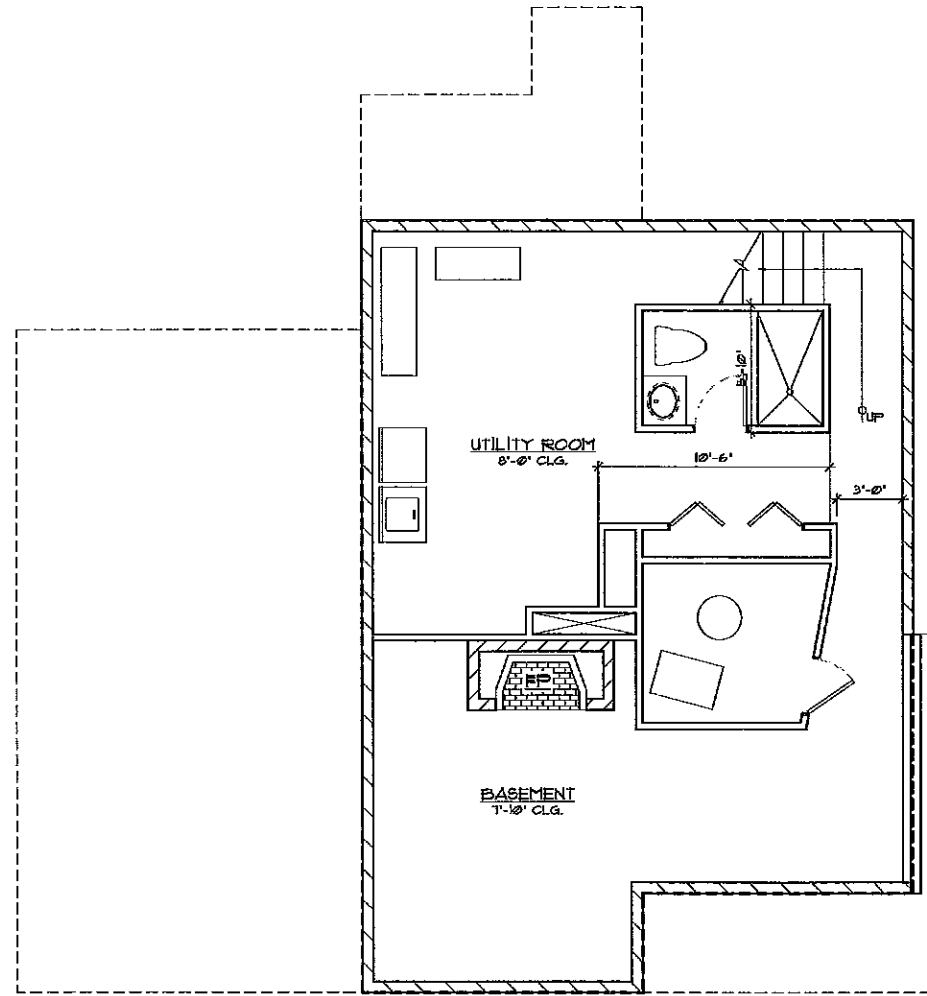


Eddy Swidgal
ARCHITECTS A.I.A.
ARCHITECTS & PLANNERS
 KETCHUM, ID 208 - 728 - 1014

Sheet No.
A.1.2

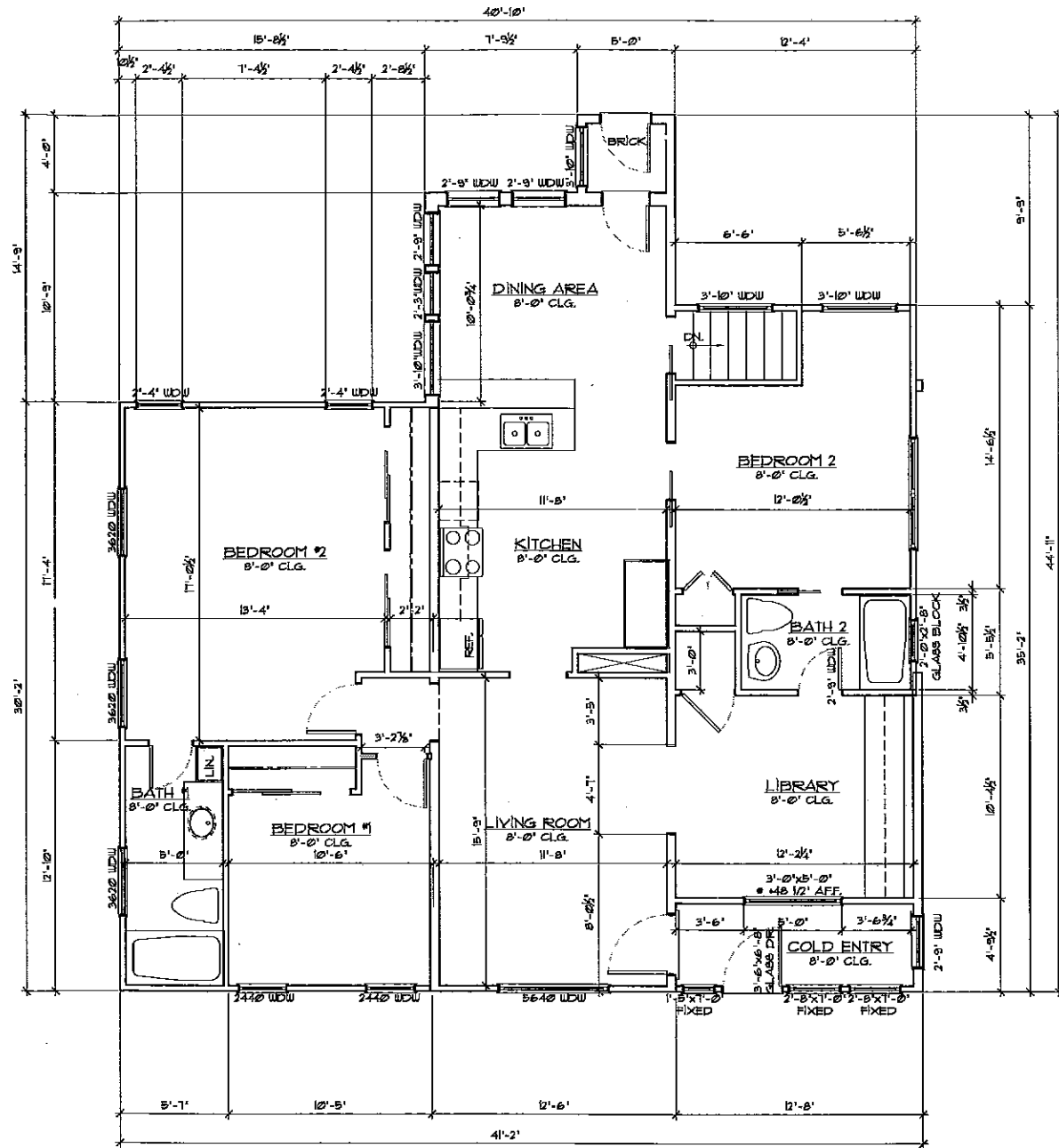
Date Printed:
 Apr 18, 2008

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EXISTING BASEMENT FLOOR PLAN

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

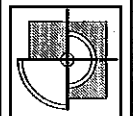


EXISTING MAIN FLOOR PLAN

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

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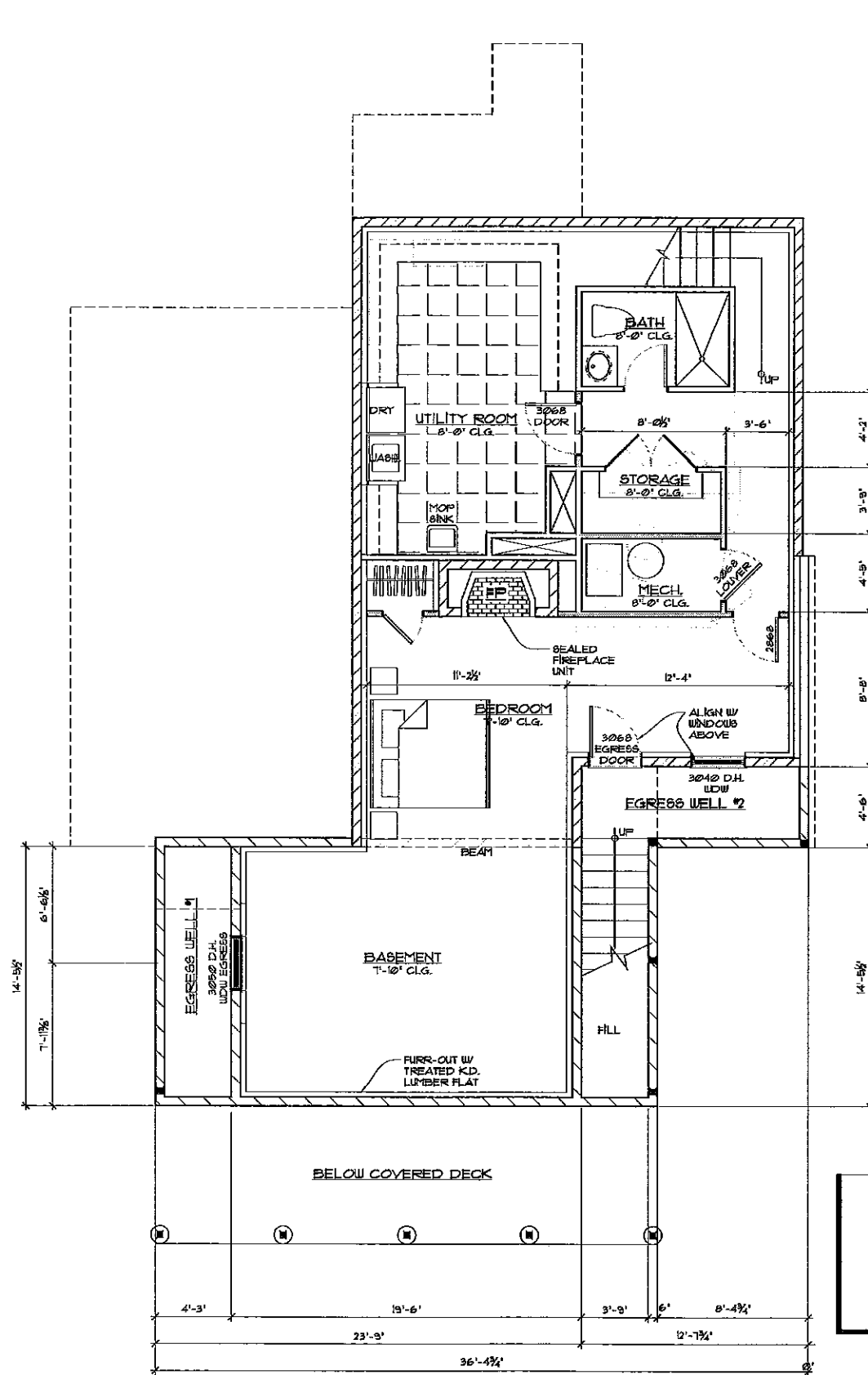
PROJECT: A Remodel for:
WOOD RIVER LAND TRUST
 1234 2nd Street, LOTS 5 & 6 BLOCK 39
 Old Hailey Townsite Subdivision,
 Blaine County, Idaho



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 Date Printed:
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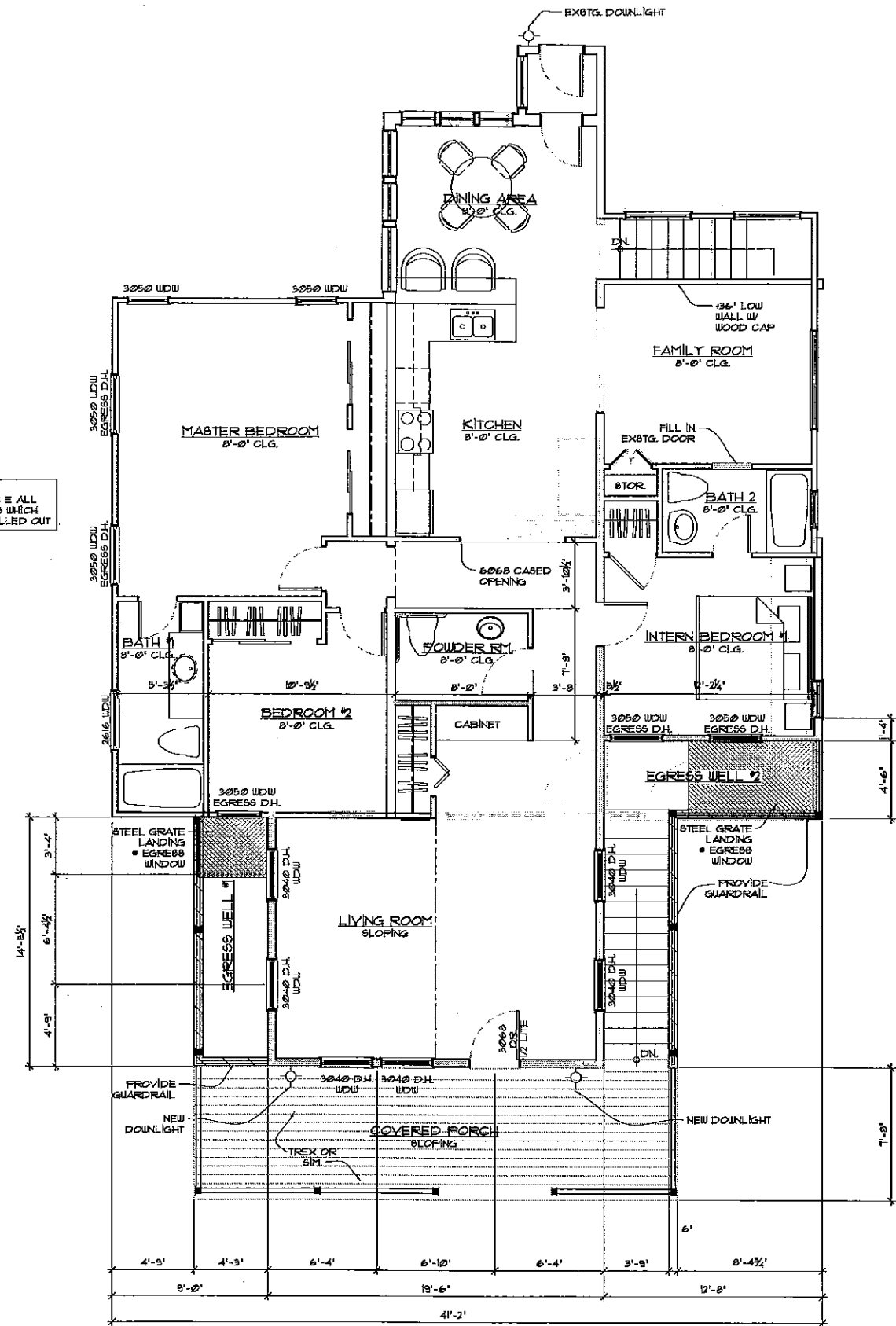
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PROPOSED BASEMENT FLOOR PLAN

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

NOTE: REPLACE ALL WINDOWS WHICH ARE CALLED OUT



PROPOSED MAIN LEVEL FLOOR PLAN

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

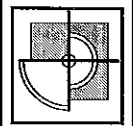
SQUARE FOOTAGE TOTALS
LOT SIZE = 5323 SF = .14 Acres

| | EXISTG. SF | NEW SF | ADJUSTED |
|-----------------------------|------------|--------|----------|
| MAIN FLOOR | 1456 SF | 266 SF | 1722 SF |
| BASEMENT SF (STAIRS/EGRESS) | 820 SF | 432 SF | 1252 SF |
| TOTAL LIVEABLE | 1538 SF | 704 SF | 2242 SF |
| EXISTG. SHED | 1022 SF | | |
| TOTAL FOOTPRINT | | | 1722 SF |

200 EAST RIVER STREET
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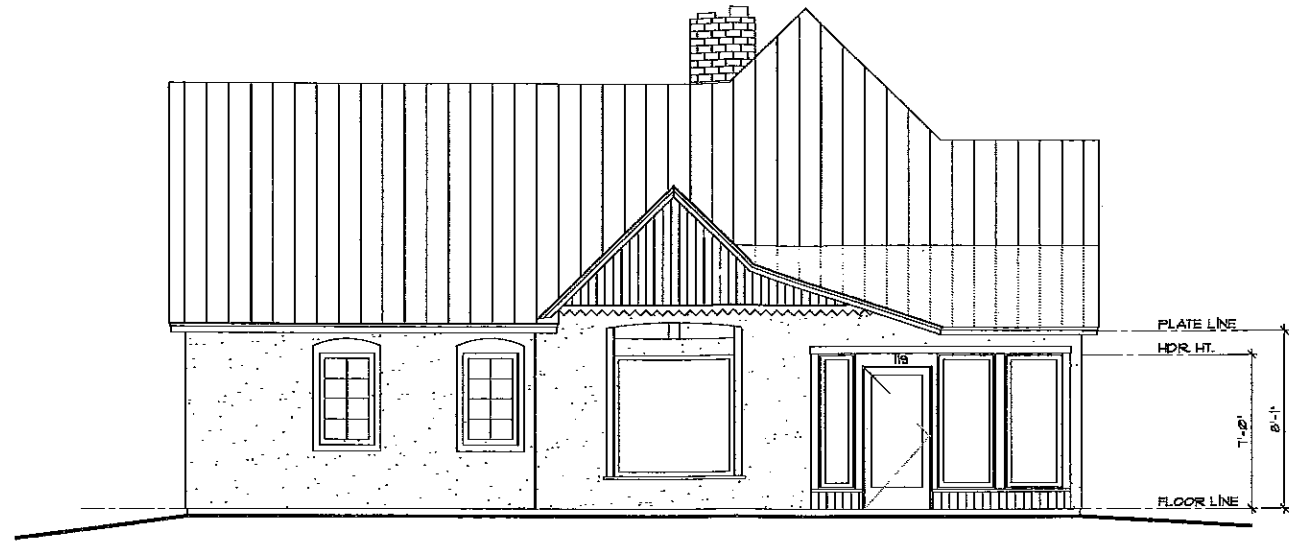
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Old Hatley Townsite Subdivision,
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ARCHITECTS & PLANNERS
P.O. BOX 4750 KETCHUM, ID 208-726-1014

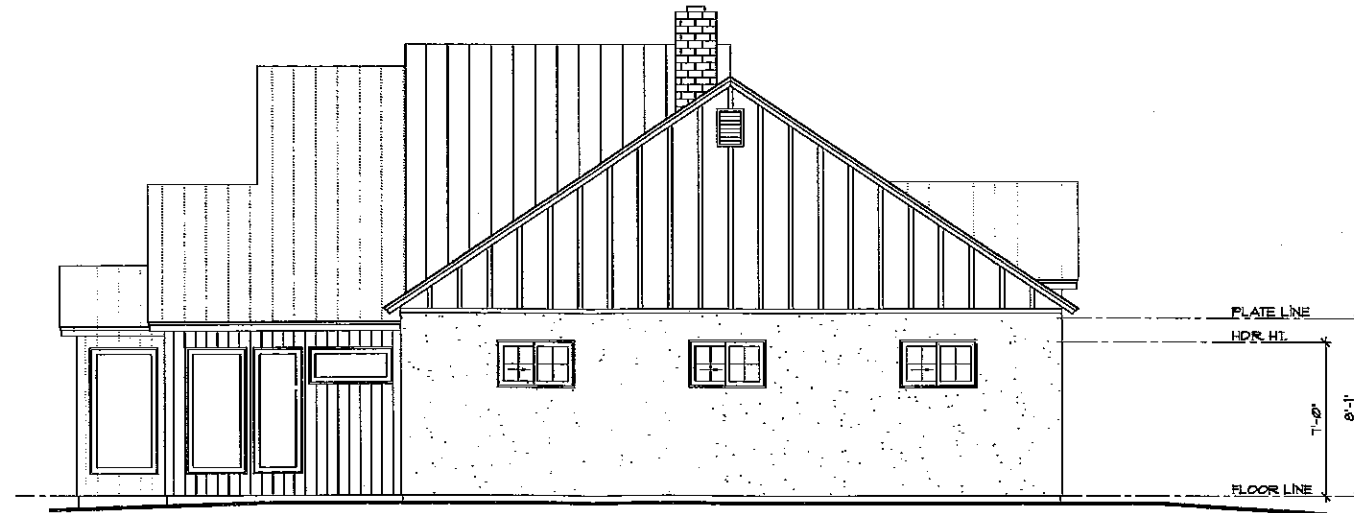
Sheet No.
A2.2
Date Printed:
Apr 18, 2008

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EXISTING EAST/FRONT ELEVATION

SCALE: 1/4" = 1'-0"±

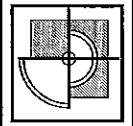


EXISTING SOUTH/LEFT ELEVATION

SCALE: 1/4" = 1'-0"±


CAD DRAFTING SYSTEMS, INC.
 200 EAST RIVER STREET
 SUITE 3 • PO BOX 2675
 KETCHUM • IDAHO • 83340
 PH: (208) 726-1958

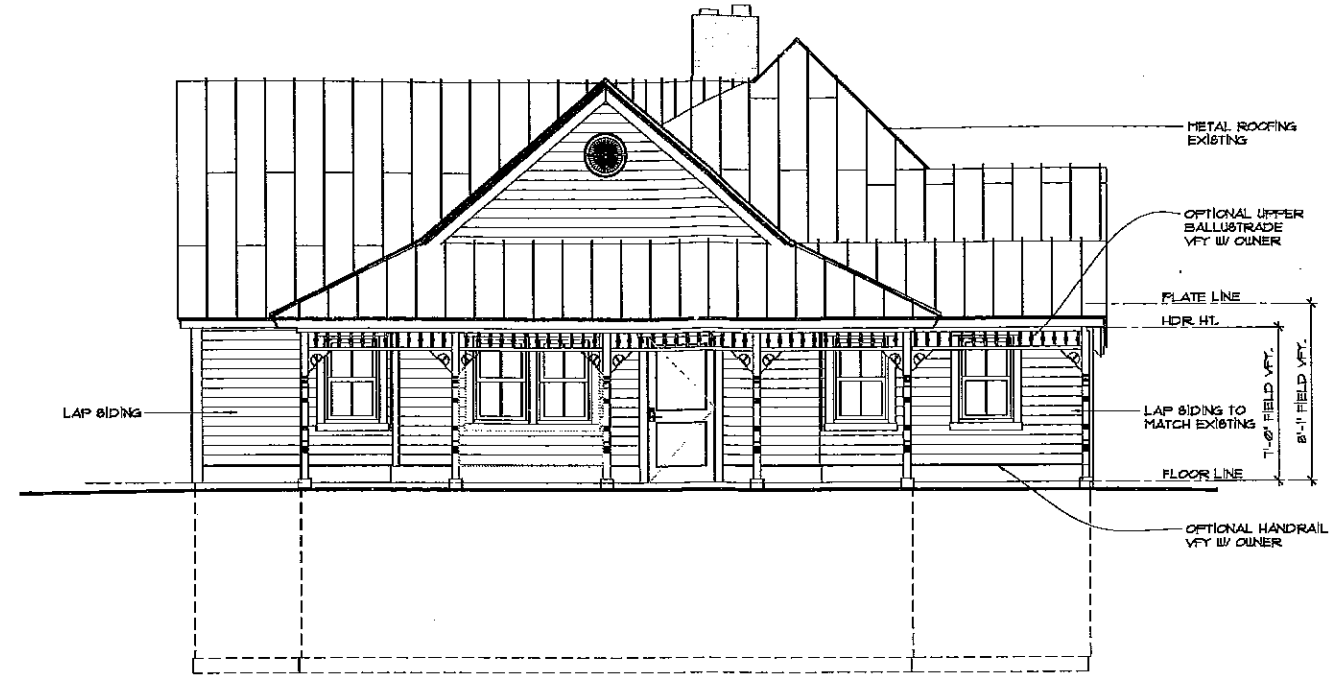
PROJECT: A Remodel for:
WOOD RIVER LAND TRUST
 1234 2nd Street, LOTS 5 & 6 BLOCK 39
 Old Hailey Townsite Subdivision,
 Blaine County, Idaho



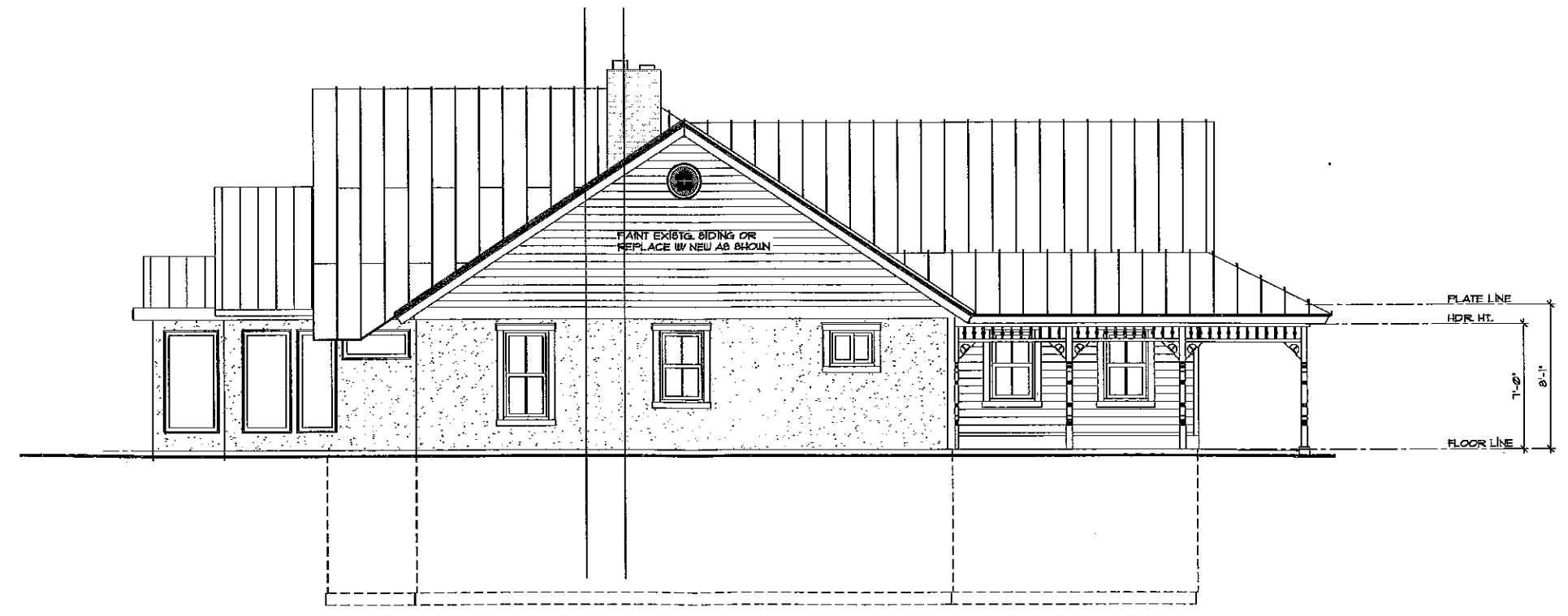
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EAST/FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

200 EAST RIVER STREET
SUITE 9 • PO BOX 2675
KETCHUM • IDAHO • 83340
PH. (208) 726-1525

CAD DRAFTING SYSTEMS, Inc

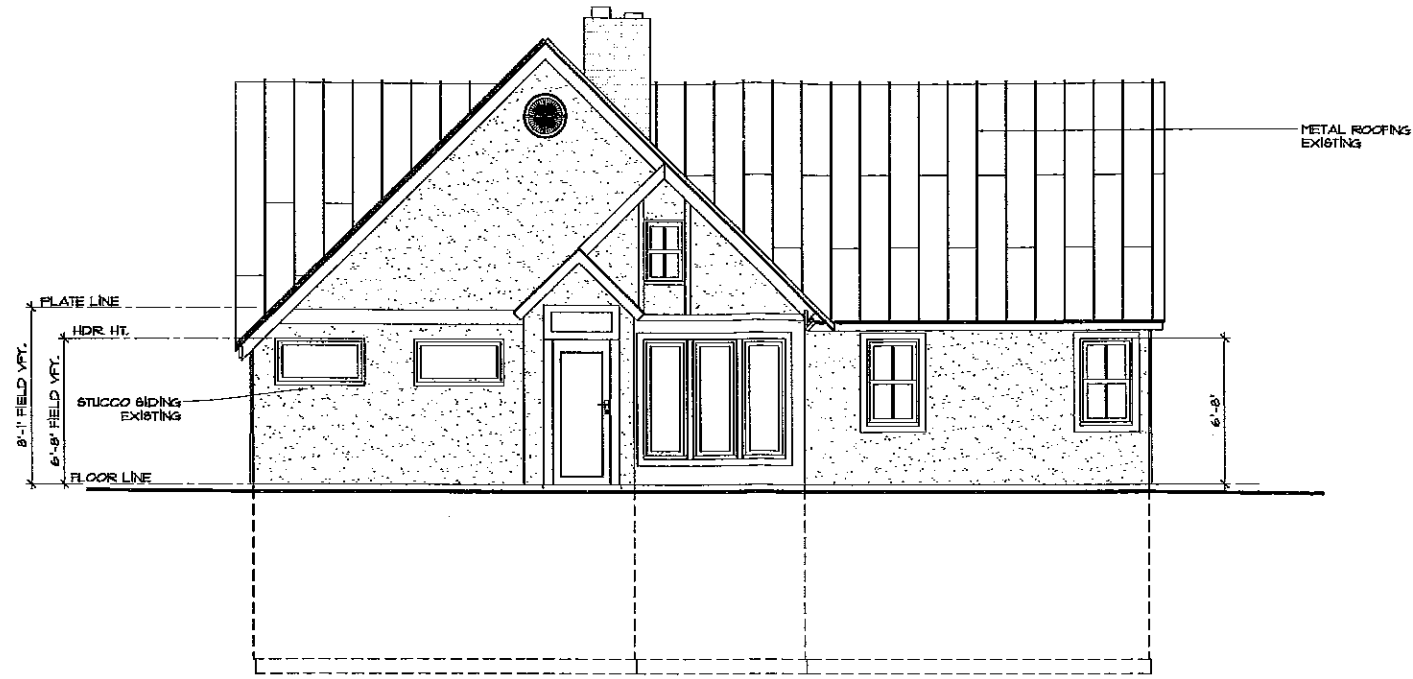
PROJECT: A Remodel for:
WOOD RIVER LAND TRUST
1234 2nd Street, LOTS 5 & 6 BLOCK 39
Old Hailey Townsite Subdivision,
Blaine County, Idaho



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P.O. BOX 4750 KETCHUM, ID 208-726-1014

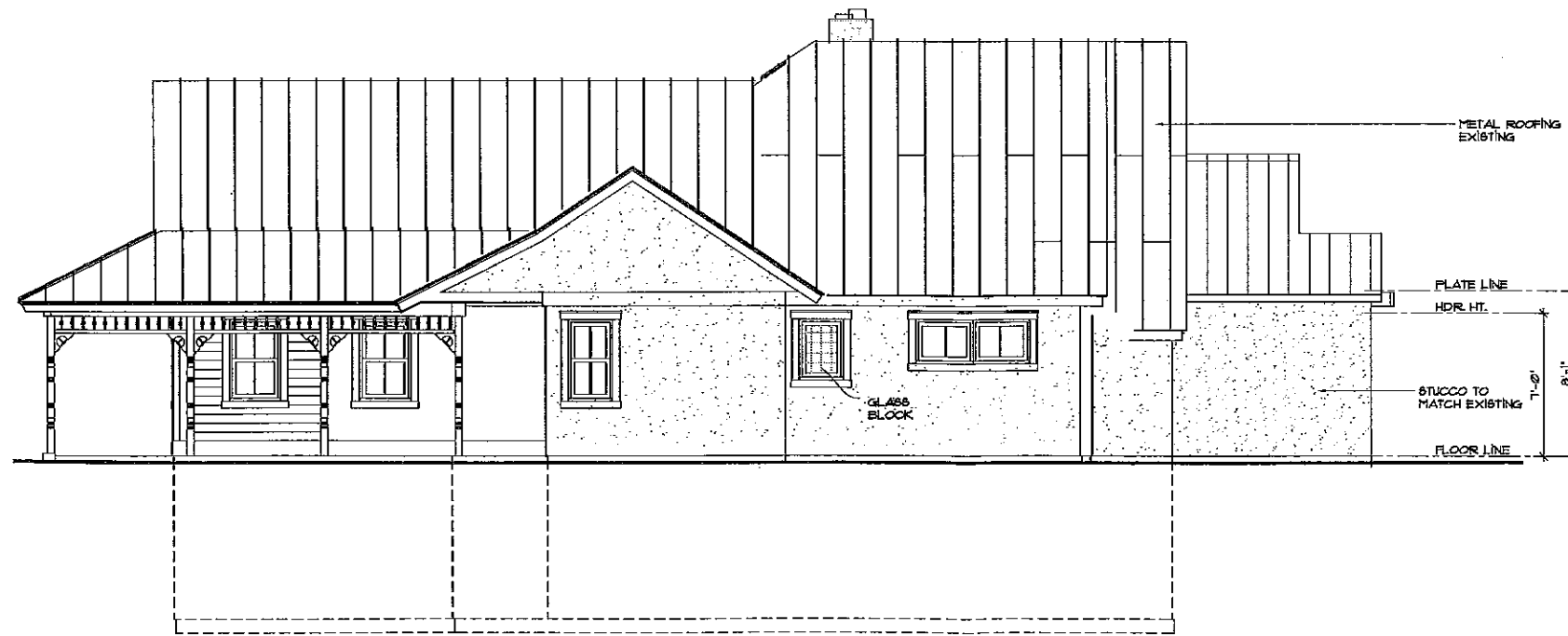
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WEST/REAR ELEVATION

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



NORTH/RIGHT ELEVATION

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

200 EAST RIVER STREET
SUITE 3 • PO BOX 2675
KETCHUM • IDAHO • 83340
PH: (208) 726-1525



PROJECT: A Remodel for:
WOOD RIVER LAND TRUST
1234 2nd Street, LOTS 5 & 6 BLOCK 39
Old Hatley Townsite Subdivision,
Blaine County, Idaho



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