

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Mariel Platt, Planner

RE: Design Review – Exterior remodel

HEARING December 21, 2009

Applicant: 14 Croy Street LLC

Location: Lots 1-4, Block 28, Hailey Townsite (14 Croy Street East)

Zoning: Business (B) and Townsite Overlay Districts

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on December 2, 2009.

Application

An application by 14 Croy St LLC has been submitted for Design Review of a commercial remodel, to be known as 14 Croy St LLC, located on Lots 1-4, Block 28, Hailey Townsite (14 Croy Street East) within the Business (B) and Townsite Overlay districts.

Department Comments:

Engineering:

No comment received.

Life/Safety:

No comment received.

Water and Sewer:

No comment received.

Building:

The north side of the building, including but not limited to the new doors, thresholds, landings, shall comply with all egress and accessibility requirements of the IBC and ANSI. Handrails will be required on both sides of both rear doors (landings and steps). Any portion(s) of the sidewalk that damaged during the construction process shall be replaced at the applicant's expense.

Streets:

A plan for pedestrian protection along Croy Street shall be submitted to the Public Works Director.

Standards of Evaluation

8.2 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.

Article 9 Parking and Loading

9.2.1 Loading Space Requirements and Dimensions. The following regulations shall apply to all commercial and industrial buildings with off-street loading areas.

- a. One (1) loading space shall be provided for any single retail, wholesale or warehouse occupancy with a floor area in excess of 4000 square feet, except grocery and convenience stores where one (1) loading space shall be provided for a floor area in excess of 1000 square feet. An additional loading space shall be required for every additional 10,000 square feet of floor area, except grocery and convenience stores where an additional loading space shall be required for every additional 5,000 square feet of floor area. Such spaces shall have a minimum area of 500 square feet, and no dimension shall be less than 12 feet.**
- b. Convenient access driveways to loading spaces from streets or alleys shall be provided; they shall not be less than 12 feet in width.**
- c. No loading space required by this Ordinance shall project into any street, alley, or other public right-of-way.**

It is a recommended condition of approval that these loading requirements be met, if it applies to any future use(s) occupying the building.

9.2.2 Non - residential uses within the Business and Limited Business Districts may improve City right-of-way within 1200 feet of the property on which the use is located and may be credited with the parking spaces created by that improvement, and non-residential uses in the Transitional District may improve City right-of-way directly adjacent to the property on which the use is located and may be credited with the parking spaces created by that improvement, subject to the following requirements.

- a. Improvements for parking spaces to be credited to a property will be constructed in accordance with City Standards and approved engineered drawings for the right-of-way. Sufficient space, exclusive of travel lanes, for the planned parking within the right-of-way must exist. These improvements may include concrete curb, gutter, and sidewalk, asphalt paving, storm drainage, street trees including irrigation, ornamental lamps, benches, trash receptacles or other street furniture, parking striping or any other improvement considered necessary or appropriate to the district and surrounding uses by the Administrator or the Commission.**
- b. No parking area within any City right-of-way shall be held or used for exclusive parking for any property owner. The right-of-way shall be open to**

- use by the public. At the direction of the Council the right-of-way improved may be posted for short-term parking only.**
- c. Credit shall also be given for those improvements installed as a portion of a Local Improvement District which assessed the subject property.**
 - d. No angle-in parking shall be developed in any right-of-way less than 50' from the center line to the property line.**
 - e. No parking is permitted in any public or private travel lane. Lane widths are as established in City Standards.**
 - f. Improvements shall be located within or adjacent to the Business, Limited Business or Transitional Districts, unless no location within 1200 feet is found to be feasible for such improvements.**
 - g. Credit for parking spaces for right-of-way improvements within 1200 feet, but not directly contiguous to the subject property, shall be limited to not more than 50% of the total required number of parking spaces for any development, with the following exception:**
 - 1. Uses having less than 50% parking demand during the weekday 7 a.m. to 5 p.m. time period as set forth in Table 1 of Section 9.4 shall be limited to 75% of the total required number of spaces within 1200 feet but not directly contiguous to the subject property.**

The applicant proposes no on-site parking. They have requested to count the three (3) public parking spaces adjacent to the property on Croy Street. These spaces cannot be counted towards the on-site parking requirement unless current or past owners of the property have made improvements to the public right-of-way resulting in a credit of the on-street parking created by the improvement. This has not occurred; therefore, the parking requirement needs to be met in one of the following ways: 1) on-site, 2) by improving the right-of-way in exchange for parking credits, as described above, or 3) by paying an in-lieu fee. The project is within the Business District, which allows for parking credits to be allocated in exchange for improving the City right-of-way.

9.2.4 Maintenance. The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, other debris and snow.

If parking is provided on-site, the applicant shall comply with this requirement.

9.2.5 Surfacing and Construction. All required parking and loading spaces, together with driveways, aisles, and other circulation areas, shall be constructed in accordance with the City Standards.

- a. Parking areas and driveways for single family and duplex residences may be improved with compacted gravel or other dustless material.**

If parking is provided on-site, the applicant shall submit a revised site plan, showing that this requirement has been satisfied, if applicable.

9.2.6 Drainage. All parking, loading, or other non-permeable surface areas shall provide for on-site drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, or into the public right-of-way. Drainage provided shall be in accordance with City Standards.

If parking is provided on-site, the applicant shall submit a revised site plan, showing that this requirement has been satisfied, if applicable.

9.2.7 Lighting. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property, and shall be of a type and method of construction to shield the light source from direct view from any adjacent property or right-of-way. All parking area lighting shall comply with the standards as set forth in Article VIII B of this Ordinance.

If parking is provided on-site, the applicant shall submit a revised site plan, showing that this requirement has been satisfied, if applicable.

9.2.8 Access. Except as otherwise provided herein, any parking area on private property, shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion. Access driveways for all parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.

- a. Parking areas containing no more than two (2) parking spaces and parking areas within the LR, GR, TN, TI and LI Districts may be designed to allow a vehicle to back from the parking area into the public right-of-way.
- b. Parking areas for residential uses only may be designed to allow required parking spaces for one vehicle to deny access to another vehicle, thus “stacking” the parking area. For non-residential uses, stacked parking may be allowed only for additional spaces that may be provided in excess of the required number of parking spaces.
- c. Parking areas adjacent to alleys may be designed to allow a vehicle to back from the parking area into the alley.

If parking is provided on-site, the applicant shall submit a revised site plan, showing that this requirement has been satisfied, if applicable.

9.2.10 Wheel Blocks. Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

If parking is provided on-site, the applicant shall submit a revised site plan, showing that this requirement has been satisfied, if applicable.

9.4.2 Commercial, Professional, Service, Recreation and Entertainment. All commercial, professional, service, recreation and entertainment uses shall provide improved parking in the amount of one parking space for every 1000 square feet of gross building area; except as follows:

- a. Athletic fields and other outdoor sports facilities: 1 space per 5000 square

- feet of gross land area.
- b. Auditoriums, theaters, sports arenas, and other assembly areas not otherwise regulated herein: 1 for each 4.5 persons at the rated maximum occupancy of the building.
 - c. Automobile service garages: 2 for each service bay. Service bays are not counted as parking spaces.
 - d. Auto Rental: 1 space per 500 square feet of office space.
 - e. Automobile Sales: 1 customer space per 5000 square feet of developed lot area used for display.
 - f. Cartage, express and parcel delivery, trucking companies: 1 space per 1000 square feet floor area, plus 1 space for each 250 square feet of net floor area within customer service areas.
 - g. Car Wash: 2 spaces per bay/stall to be used as stacking space, and 1 space per bay/stall to be provided for drying/vacuuming.
 - h. Convenience Stores: 1 space for each 100 square feet of net area. Spaces adjacent to gasoline pumps shall be included as on-site parking.
 - i. Golf Course; 2 spaces per hole, 2 per driving range, and 2 per putting green, plus space as required for any clubhouse.
 - j. Hotels, motels, other lodging: 1 per sleeping room. No parking space required under this sub-section shall be located in any right-of-way or public thoroughfare.
 - k. Tennis Courts: 1 space per court.
 - l. Offices: 1 space for every 500 square feet of gross building area.
 - m. Restaurants and Bars: 1 space for every 500 square feet of gross building area.
 - n. Fitness centers, health clubs, exercise/aerobics studios: 1 space for every 250 square feet of usable studio space, plus 1 space per racquetball/squash/handball court.
 - o. Banks: 1 space for every 500 square feet of gross building area.

The applicant does not know the intended use of the property at this time and as a result has proposed a parking calculation of 1 space per 1,000 square feet. The square footage of the building is 1,948 square feet, which requires two (2) on-site parking spaces, two (2) parking credits, or in-lieu fees in the amount of two (2) spaces. No on-site parking is shown on the site plan. If the applicant chooses to provide on-site parking, it is a recommended condition of approval that a revised site plan be submitted and approved by the Planning and Zoning Commission on the Consent Agenda. It is advisable for a property owner to plan for future uses at 1 space per 500 square feet. This will make the property more attractive to a wider range of businesses.

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

- a. All exterior lighting shall be designed, located and lamped in order to prevent:
 - 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.

The applicant proposes sconce lighting and sign lighting. Both lights as proposed meet the lighting standards. All existing lighting shall comply with Hailey's Outdoor Lighting Ordinance.

4.13.6 (Townsite Overlay) and 4.7.5 (Business) Bulk Requirements

- a. **Minimum Lot Size –**
Business district: None, unless a townhouse is proposed.
3,602 square feet.
- b. **Minimum Lot Width –**
Business district: None, unless townhouse sub-lots are proposed.
40 feet.
- c. **Maximum Building Height –**
Business district: The maximum building height in the Business district shall be 35 feet, except a building containing at least one residential dwelling unit shall have a maximum height of 40 feet. Any building exceeding 30 feet shall comply with relevant sections and appendices of the IFC, including but not limited to fire access lanes, provisions for exterior roof access, and provision of sprinkler systems. No building may exceed three stories from the reference street* frontage.
(*Reference streets: River Street, Main Street, First Avenue, Second Avenue. If a lot does not have frontage on any of these streets, then the street fronting the lot becomes the reference street.)
17 feet, 4 inches.
- e. **Minimum Setbacks in the B District – None, unless townhouse sub-lots are proposed.**
North: 0'-0''
West: 0'-0''
East: 0'-5 ¼''
South: 38'-6 ¼''
- g. **Maximum lot coverage:**
Business district: no maximum.
54.08% of the lot is covered.

6A Design Review

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 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 a minimum of 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 exists along Croy Street, adjacent to the subject property. It is a recommended condition of approval that if the existing sidewalk is damaged during construction, a new sidewalk shall be installed and shall conform to City 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.

Not applicable. The proposed project does not involve new construction or an addition; it is a remodel only.

6.A.8 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.

Not applicable. The owner does not own any contiguous parcels.

6A.7.2.1 DESIGN REVIEW GUIDELINES FOR NON-RESIDENTIAL BUILDINGS

A. Site Planning.

- 1. The building shall be oriented to the street. If the building is located on a corner, the building shall address the corner as well as both streets.**

The building is oriented to the street, with the main entrances off of Croy Street.

- 2. Where buildings are separated from the public sidewalk along the primary street frontage, the space should contain public and pedestrian amenities. Buildings downtown should be located directly at the back of the sidewalk.**

The building is located directly at the back of the sidewalk.

- 3. The site should be designed to support pedestrian circulation and provide pedestrian amenities.**

There is an existing sidewalk that supports pedestrian circulation. The remaining site is built out, except at the rear of the lot, which would not be an appropriate place to provide pedestrian amenities.

- 4. Conflicts between different circulation needs and uses should be minimized.**

This standard should be reviewed if the applicant submits a revised site plan to show on-site parking.

- 5. Buildings should be sited in a manner that preserves significant vegetation. Existing trees greater than 6”in caliper are considered a resource and the removal of any such trees are subject to administrative review and approval.**

There are existing trees and vegetation located at the rear of the site. None of these are proposed for removal at this time. However, this could change if the site plan is revised to show on-site parking.

- 6. The design of the site should consider sun in exterior space to avoid creating cold unpleasant exterior areas.**

No significant changes are being made to the orientation or form of the building, which would provide an opportunity to address this standard.

- 7. Snow storage areas not less than 25% of the improved parking and circulation areas shall be sited in a manner that is accessible and usable. In no case shall a designated snow storage area have any dimension less than 10 feet. Snow storage shall not encumber required parking spaces or encroach into sidewalk or pedestrian pathways.**

There is no circulation or parking areas proposed at this time. It is a recommended condition of approval that a revised site plan is required to show on-site parking, snow storage shall also be shown on the plan in a manner that complies with the above standard.

- 8. Off street parking areas should be screened from public streets.**

No off street parking is proposed at this time. If off-street parking is included on a revised site plan, the parking area would be located at the rear of the site, which would provide screening from public streets and would be accessed by the alley.

9. On-site parking areas for more than 3 vehicles must be designed to allow vehicles forward entry and exit from the site into a public street.

The applicant is hereby notified of this standard, if a revised site plan is submitted to include on-site parking.

10. Site design must consider the placement and screening of service areas and auxiliary structures.

All service and auxiliary structures are located at the rear of the site, or along the alley side of the building.

11. Where alleys are available, they should be utilized to the greatest extent possible for loading, delivery, trash pickup and utilities.

An alley is adjacent to the west side of the building. All service access will occur via the alley, including trash pick-up.

B. Building Design.

1. New development shall recognize the City's historic architectural heritage.

The new façade is designed to be compatible with surrounding downtown buildings and considers Hailey's architectural heritage by installing storefront windows and other façade details similar to the original façade of the building.

2. Any addition onto or renovation of an existing building shall be appropriately designed to create a cohesive whole.

The remodel only affects the front façade and the west side of the building. The applicant proposes that the west wall be split face concrete block wall and the front façade (north) be finished with stucco and horizontal wood siding. The existing portions of the building (south (rear) and east) are stucco.

3. All sides of the building should be designed to be interesting by incorporating the use of varying materials, textures and colors.

The remodel only affects the front façade and the west side of the building. The applicant proposes that the west wall be split face concrete block wall and the front façade (north) be finished with stucco and horizontal wood siding. The existing portions of the building (south (rear) and east) are stucco.

4. All buildings are encouraged to minimize energy consumption, utilize alternative energy sources, and consider passive solar techniques.

The new windows are proposed to be double glazed.

5. Exterior buildings colors should be integrated appropriately into the architecture of the building, and should be harmonious within the project and with surrounding buildings.

The proposed color palette consists of mainly earth tones; brown, red, and beige.

- 6. Roof design should reduce the mass and scale of buildings and add visual interest and prevent reflective glare. Flat-roofed buildings over two stories in height should incorporate roof elements, or upper decks, balconies or other design elements.**

No changes are proposed to the existing roof design.

- 7. Vehicle canopies associated with gas stations, convenience stores or a drive-through shall function as structures rather than as sign platforms. Canopies shall follow the colors, material and architectural design used on primary building(s). Vehicle canopies should have a minimum roof pitch of 3/12 and display the underside of the roof structure.**

Not applicable.

- 8. Entries and pedestrian areas should include consideration with respect to snow shedding and drip lines.**

The proposed new front entry is recessed approximately 30 inches and covered from shedding snow and drip lines. The existing roof drains to the rear of the building.

- 9. Signage areas should be appropriate to the building's scale and design.**

The areas proposed for signage appear to be appropriate; however, a sign permit would need to be submitted and approved, prior to any final sign approval.

- 10. Building designs should minimize the apparent scale of buildings.**

No changes to the size of the building are proposed. The building's front façade is relatively small (40 feet wide and approximately 17 feet tall). Portions of the front façade are setback, breaks in materials are used, and numerous windows also help minimize the apparent scale of the building.

- 11. Buildings shall be designed to ensure that building massing and scale provide sensitive transition to adjoining residential neighborhoods. When abutting the LR, GR or TN zoning districts, the project's landscaping plan must include provisions for vegetative screening between the project and the residential property.**

This property is not adjacent to the LR, GR, or TN districts.

- 12. Where buildings 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. Fire department staging areas shall be incorporated into the design elements of the building.**

The proposed height is approximately 17 feet.

- 13. Multi-unit structures should emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements.**

The building has two individual front entrances, but is one unit.

C. Fences and Equipment/Utilities.

- 1. Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.**

Not applicable.

- 2. All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels should be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties.**

Not applicable.

- 3. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas should be adequately screened from surrounding properties by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**

The plans show trash bins and air conditioning units at the rear of the property, but the applicant has no proposed screening method shown. It is a recommended condition of approval that a revised site plan be submitted and approved on the Planning and Zoning Commission's consent agenda prior to the issuance of a building permit, showing an acceptable method of screening these items from all adjacent properties.

- 1. Utilities, cables, phone lines and electrical lines must be considered in site design.**

No changes to the existing utilities are proposed with the remodel.

D. Landscaping.

- 1. At least 50% of the landscaped area shall utilize drought tolerant and/or xeriscape specific plant materials. Drought tolerance and hardiness shall be considered when selecting plant species.**

No changes to the existing landscaping are proposed.

- 2. The urban environment should be considered in planning landscaped areas. A combination of trees, shrubs vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape. For landscape plans 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. A maximum of 20% of any single species may be used in any landscape plan having more than 10 trees (excluding street trees).**

No changes to the existing landscaping are proposed.

- 3. Pedestrian areas should have special plantings.**

There are no pedestrian areas proposed on-site. The front entrance is at the back of the adjacent sidewalk.

- 4. All landscaped areas shall be watered by an automatic irrigation system and regularly maintained in healthy and thriving condition free of weeds, trash, and debris.**

Not applicable.

5. Retaining walls must be designed to minimize their impact on the site.

Not applicable.

6A.7.2.4. Design Review Guidelines for Residential and Non-Residential Buildings in the Townsite Overlay District:

10. Non-residential and Multi-family Uses

Guideline: Non-residential uses in Old Hailey should be designed with a residential, human scale in mind.

The new façade is designed to be compatible with surrounding downtown buildings and considers Hailey’s architectural heritage by installing storefront windows and other façade details similar to the original façade of the building.

Guideline: Parking for non-residential uses shall be carefully planned to avoid pedestrian conflicts, and to be subordinate to other design elements on the site.

- **See also Section 4 for other applicable parking guidelines.**

Addressed in the standards of Section 9 and 6A.7.2.1

Guideline: Utilities for non-residential and multifamily structures shall be integrated into the site design. Utilities should, in most cases, be fully screened from view.

- **Exhaust hoods, rooftop vents and air conditioner units should be screened from view, either with a parapet wall or by integrating these items into interior roof elements.**
- **Transformers, gas meters and other site infrastructure should be located in a manner to avoid being seen from entrances, public streets and pedestrian areas. If they cannot be hidden, they should be screened with landscaping, fencing or building walls.**

Addressed in the standards of Section 6A.7.2.1

Guideline: Multi-family structures shall be designed with a single family residential scale in mind. This includes:

- **breaking up of wall planes;**
- **use of individual walk-up entrances;**
- **breaking up of parking areas;**
- **ensuring parking areas are subordinate to other uses.**

Not applicable

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 original structure was built in the early 1900's; although, it most likely has been remodeled numerous times since the original construction occurred. The Historic Preservation Commission has been notified of the proposed remodel and no comments were received. The new façade is designed to be compatible with surrounding downtown buildings and considers Hailey's architectural heritage by installing storefront windows and other façade details similar to the original façade of the building.

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 original structure was built in the early 1900's; although, it most likely has been remodeled numerous times since the original construction occurred. The Historic Preservation Commission has been notified of the proposed remodel and no comments were received. The new façade is designed to be compatible with surrounding downtown buildings and considers Hailey's architectural heritage by installing storefront windows and other façade details similar to the original façade of the building.

Summary and Suggested Conditions

The Planning and Zoning Commission shall hold a public hearing and approve, conditionally approve, or deny the design review application. 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:

1. The north side of the building, including but not limited to the new doors, thresholds, landings, shall comply with all egress and accessibility requirements of the IBC and ANSI. Handrails will be required on both sides of both rear doors (landings and steps).
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
1. Any portion(s) of the sidewalk that damaged during the construction process shall be replaced at the applicant's expense.
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision and any additional Findings of Fact associated with this property.
- e) A plan for pedestrian protection along Croy Street shall be submitted to the Public Works Director and approved prior to the issuance of a building permit.
- f) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- g) A revised site plan shall be submitted and approved by the Planning and Zoning Commission on the Consent Agenda showing the following:
1. Two on-site parking and loading space(s) that comply with all on-site parking standards, if applicable.
 2. Snow storage areas with dimensions and calculations, if applicable.
 3. An acceptable method of screening the air condition units and trash receptacles from all adjacent properties.
- h) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- i) This Design Review approval is for plans dated November 20, 2009. 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.

Motion Language

Approval:

Motion to approve the design review application for a commercial remodel, located on Lots 1-4, Block 28, Hailey Townsite (14 Croy Street East), finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and 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; with conditions () through ().

Denial:

Motion to deny the design review application for a commercial remodel, located on Lots 1-4, Block 28, Hailey Townsite (14 Croy Street East), finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the design review application for a commercial remodel, located on Lots 1-4, Block 28, Hailey Townsite (14 Croy Street East) to _____ [Commission should specify a date].