

## STAFF REPORT

**TO:** Hailey Hearing Examiner  
**FROM:** Mariel Platt, Planner  
**RE:** Design Review – Sandoz Addition  
**HEARING:** May 04, 2009

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**Applicant:** Duftan and Michelle Sandoz  
**Location:** Lot 13A, Block 62, Hailey Townsite Overlay (520 2nd Avenue North)  
**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 Idaho Mountain Express and mailed to property owners within 300 feet on April 15, 2009.

### Application

Duftan and Michelle Sandoz, represented by Rebecca Bundy, have submitted a Design Review application for an addition and remodel to an existing residence, located at 520 2<sup>nd</sup> Avenue North. The applicant proposes to remove and rebuild approximately 526 square feet of building area and a two story addition of 894 square feet.

### Procedure

Pursuant to Section 6A.3, the projects within the Townsite Overlay shall receive a public hearing with the Hearing Examiner. The Hearing Examiner may approve, conditionally approve or deny an application at the public hearing or can defer decision for further review. 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.

### Department Comments

**Building:** No comment was received.

**Water/Sewer:** The water service shown on the plans indicates a one (1) inch service, which is an upgrade from the traditional  $\frac{3}{4}$  inch service. If the applicant plans on proceeding with the 1 inch service as opposed to the  $\frac{3}{4}$  inch, they will be charged additional connections fees.

**Engineer:** There is an existing fence along Myrtle Street which encroaches into the public right-of-way. It is a recommended condition of approval that the fence be relocated to the property line.

### **Standards of Evaluation**

#### **4.13.6 Bulk requirements:**

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

Proposed height is 28.5 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.

#### **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 is 14 feet and 5 ½ inches, measured from the property line adjacent to Second Avenue to the building. The applicant proposes an unenclosed front porch, which allows for a 5 foot setback. The setback, measured from the property line to the eave of the enclosed porch is approximately 10 feet; subsection (a) above permits this.

The existing setback from the property line adjacent to Myrtle Street is 1 foot 6 inches. This portion of the building was constructed in 1910 and is therefore, a non-conforming building. (Refer to Section 4.13.7 and 13.9 below for more information regarding non-conforming buildings as it pertains to this proposal.)

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

Proposed setback is 6 feet from the existing ADU. This proposal does not affect the alley setback; the addition and remodel will occur on the building adjacent to Second Avenue only.

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

No applicable.

#### **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.**

The lot width is 50 feet, which requires a 7 foot, 6 inch based setback of the proposed addition.

- 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 the base setback noted in subsection (a) above, regardless of underlying zoning.**

The wall of the southern façade, adjacent to private property, is 18 feet high (exclusive of the roof height), which requires a setback of approximately 7 feet, 2 inches.

The proposed setback is approximately 8 feet, 2 inches.

**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:**

<b>Building Height</b>	<b>Maximum Lot Coverage</b>
<b>2 or more stories above grade, no garage</b>	<b>25%</b>
<b>2 or more stories above grade, with garage</b>	<b>30%</b>
<b>Less than 2 stories above grade, no garage</b>	<b>35%</b>
<b>Less than 2 stories above grade, with garage</b>	<b>40%</b>

The maximum allowable lot coverage is: 30%

Lot Size: 5,995 square feet

Building footprint: 1,790 square feet.

The existing ADU is 660 square feet; the existing portion of the house, to remain, is approximately 236 square feet; the addition is 362 square feet; and the existing portion, proposed for demolition and reconstruction, is approximately 532 square feet.

Proposed lot coverage: 29.7%

**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 existing building is non-conforming with respect to setbacks adjacent to Myrtle Street. The proposed demolition and reconstruction of the building will not increase the degree of non-conformity; the current building footprint on the north side of the building will be maintained. In accordance with this standard, the expansion of non-conforming buildings is permissible provided no new non-conformities are created.

#### **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.**

Not applicable; the applicant owns one (1) lot.

### **13.9 Restoration.**

- 13.9.1 A non-conforming building (not to include buildings continuing a non-conforming use) which has been damaged, partially destroyed, or completely destroyed, either by fire or other calamity or natural causes or by intentional demolition by the owner of said building, may be rebuilt so long as the repaired or rebuilt building in no way increases the degree of non-conformity, including non-conformity with respect to such matters as setbacks and parking requirements. Any enlargement of such a non-conforming building shall not increase the degree of any non-conformity, and shall also meet the requirements of Section 13.6 of this Ordinance, with regard to prohibition against the creation of any new non-conformities. The height of the repaired or reconstructed building shall not exceed the height of the building that existed prior to repair or reconstruction unless design review approval for a building with an increased height has been granted by the Commission.**

The applicant proposes to demolish a portion of the building, which is non-conforming with regard to setbacks, and rebuild within the same building footprint. The proposed project would not increase the current degree of non-conformity. In accordance with this standard, it is permitted, as long as the project does not increase the non-conformity. It is a recommended condition of approval that the existing setback of 1 foot, 6 inches, adjacent to Myrtle Street, not be reduced in any amount, which would thereby increase the degree of non-conformity.

#### **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.

Sidewalks are not a required improvement for this project because the applicant proposes a remodel and addition to an existing building.

#### **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 standard 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.**

An area development plan is not required because the applicant does not own any parcels contiguous the subject property.

## **8.2 Signs.**

No signage is proposed at this time and given the residential use of the property, it is anticipated that no signage will be requested. In the event that the applicant desires signage, it 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.

## **9.4 Parking Space Requirements.**

**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.**

Three parking spaces are required. The main floor of the existing ADU is a garage with three parking spaces.

## **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.**

Two different lighting fixtures are proposed, a truss sconce and a lantern wall sconce.

#### **8B.4.2 Type of Luminaires .**

**All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded, with the following exceptions:**

- a. **Luminaires that have a maximum output of four hundred (400) lumens per fixture, regardless of number of lamps (equal to one forty [40] watt incandescent light), may be left unshielded provided the luminaire has an opaque top or is under an opaque structure. (see Figure 5)**
- b. **Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of lamps (equal to one sixty [60] watt incandescent light) may be partially shielded provided the lamp is not visible, and the luminaire has an opaque top or is under an opaque structure. (See Figure 3)**

The truss sconce is not downcast or fully shielded. According to the cut-sheet for this light, it appears to be frosted glass and will support up to 100 watt incandescent or compact fluorescent bulb. In accordance with the standard above, if the lamp or bulb itself is not visible, the bulb cannot exceed 1,000 lumens, which is equivalent to a 75 watt incandescent or a 13 watt compact fluorescent bulb. If the lamp or bulb is visible, it cannot exceed 400 lumens, which is equivalent to a 7 watt compact fluorescent or a 40 watt incandescent. It is a recommended condition of approval that the appropriate light bulb be used in the truss sconce, in order to ensure compliance or the light fixture be eliminated and replaced with a full cut-off, downcast and fully shielded fixture.

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

##### **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 proposed project retains the rectangular lot pattern of old Hailey.

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

- **scale and massing of new buildings consistent with the surrounding neighborhood;**
- **building orientation that respects the established grid pattern of Old Hailey;**
- **clearly visible front entrances;**
- **use of alleys as the preferred access for secondary uses and automobile access;**
- **adequate storage for recreational vehicles;**
- **yards and open spaces;**
- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**
- **snow storage appropriate for the property;**
- **underground utilities for new dwelling units.**

The site plan appears to adequately address all items listed above. Subsequent standards address each bullet point.

**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-to-wall ratio is consistent with what is traditionally seen in Old Hailey. There are no large continuous surfaces of glass.

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

None are proposed at this time. The roof's southern slope appears to be suitable for future solar panels, if desired.

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

The house is located at the northern end of the block; therefore, the majority of winter shadows would be cast in the direction of Myrtle Street right-of-way.

- **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 at this time. The roof's southern slope appears to be suitable for future solar panels, if desired.

- **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.**

The applicant proposes a shed roof, located at the front elevation; this may create a stepping down effect.

- **Buildings with greater mass should be broken into smaller modules.**

Varying roof forms and a pop-out located at the front elevation helps to reduce the mass of the building. The east, north, and south elevations benefit from retaining the existing kitchen, which adds variation and helps break up the building.

- **Changes in wall planes and building materials should be used to reduce the visual impacts of taller buildings.**

There are some changes in wall planes and various building materials are used. This may help reduce the visual impacts of this two story building. By retaining the eastern portion of the existing building and incorporating covered porches along the east and west elevations, the shed roofs help break up the mass of the building. The exterior will use painted board and batten wood siding and shingles with bellybands located at the lower floor level, at the top of the front porch roof and at the gable.

### **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.**

Old Hailey style elements used are: 9:12 pitched roofs, gables, traditional windows, siding and trim, and covered porches.

#### **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 proposal depicts a single door located at the front entry; a porch, covered with a smaller roof form; and a walkway.

**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 entrance 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 form of the house is consistent with traditional Old Hailey homes. It is two combined rectangles; one rectangle being the new portion of the house and the other being the retained portion of the house. A smaller building form is not used along the street.

### **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 proposal does not affect the garage, which is detached and existing. Roof forms are utilized best along the east and west elevations, to help break up the mass of the building.

**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.**

The proposal indicates a roof with asphalt shingles and a 9:12 pitch on all upper roof forms. The shed roofs covering the porches will have a pitch of 6:12. The setbacks are less than 10 feet on both of the north and south lot lines, adjacent to Myrtle Street and private property, respectively. Requiring snow clips along the front and back porch's shed roof, and along the southern portion of the main roof, which is sloped towards private property, south of the subject property is a recommended condition of approval. The northern portion of the roof has a gabled end and snow falling into the right of way is anticipated to be minimal.

**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.**

Gables are incorporated into the roof design. The pitch is 9:12 on the upper roof form and 6:12 on the shed roofs. There are no dormers 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 majority of the roof pitches are 9:12.

#### **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 front wall plane will be parallel to 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 front wall plane measures 40 feet, which exceeds the traditional width. There are no setbacks or jogs incorporated into the front wall plane's design; however, there is a pop-out located along the southern portion of the front wall plane. In addition to a wide front wall plane, this is a two story home, which in accordance with the guidelines should have a shorter wall plane width. The proposed building nearly spans the entire width of the lot. The setbacks on the south and north sides of the front wall plane are approximately 8 feet and 2 feet, respectively. The Hearing Examiner should consider whether the width of the front wall plane is excessive, given the two story design and its proportionality to the site.

**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.**

There is one pop-out on the front wall plane. The side wall planes of the building measure 22 feet and the front wall plane measures 40 feet, which is inconsistent with typical wall planes

found in Old Hailey. The Hearing Examiner should consider whether the width of the front wall plane is excessive, whether the proposal is consistent with the rest of Old Hailey, and whether it respects the scale of the surrounding neighborhood. (See attached photos for examples of surrounding homes in the neighborhood).

#### **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 window to wall ratio is proportional and consistent with traditional Old Hailey homes. The windows are oriented vertically and are multi-paned windows. The majority of the windows have a height that is twice that of the width, excluding a few small square windows, which are subordinate to the rectangular windows in size and number.

**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.**

The subject property is located on a corner lot; therefore, there is only one neighboring property owner, whose privacy could be affected. The property owner's house to the south of the subject property has one small vertical window on the north elevation. It is not anticipated that the proposed project would impact the privacy of these neighbors.

#### **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.**

No balconies or decks are proposed; however, there is a front and back porch shown on the plans. Their design is subordinate to the main structure.

**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.**

No balconies or decks are proposed; however, there is a front and back porch shown on the plans, both of which are covered.

#### **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 applicant proposes that the exterior be finished in a painted board and batten wood siding. The main structure will be painted a light, greenish grey, the trim painted a darker, olive green and roofing and window cladding will be dark brown. The shingles are a reddish color. The retained structure’s siding will remain, but will be painted to match. The Hearing Examiner should consider whether this is appropriate and whether this will prohibit the project from being cohesive and congruent with the new addition.

**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.**

The applicant proposes that the exterior be finished in a painted board and batten wood siding. The main structure will be painted a light, greenish grey, the trim painted a darker, olive green and roofing and window cladding will be dark brown. The shingles are a reddish color. In addition, bellybands will be used at the lower floor level, at the top of the front porch roof and at the gable, which may help to break up the wall planes.

#### **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.**

Ornamentation consists of the following: exposed rafter tails, old-style windows trim, board and batten, shingle and clapboard siding, corner trip and bellybands.

**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 not enclosed and is proposed to function as more than just landing. It is covered by at 6:12 pitched roof.

**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.**

Ornamentation consists of the following: exposed rafter tails, old-style windows trim, board and batten, shingle and clapboard siding, corner trip and bellybands.

#### **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.**

The existing detached garage provides parking for three (3) vehicles and is accessed off of Myrtle Street. Existing snow storage is located to the east of the existing driveway. There is no pathway proposed or existing from the garage or the driveway to the main house. There is a walkway proposed leading from Second Avenue to the front entrance of the main house. No sidewalks are existing or proposed. Sidewalks are not required for remodels or additions of single family dwellings.

**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.**

The existing on-site parking is located at the rear of the main house and is accessed off of Myrtle Street. The driveway and garage entrance is screened from view with a fence; there is a break in the fence where the garage is accessed.

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

The parking and garage area exist and no changes are proposed to this portion of the site.

**Guideline: Detached garages accessed from alleys are strongly encouraged.**

The parking area and garage exist and no changes are proposed to this portion of the site.

**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.**

The parking area and garage exist and no changes are proposed to this portion of the site.

**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.**

The parking area and garage exist and no changes are proposed to this portion of the site.

**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.**

The applicant does not own any recreational vehicles. The proposal does not change the parking plan.

## 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.**

No lot lines are modified with this proposal and the site plan does not affect the alley in anyway.

**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.**

The parking area, accessory dwelling unit, and garage exist and no changes are proposed to this portion of the site.

**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.**

Meeting this requirement is a condition of approval.

**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 landscaping is proposed adjacent to the alley.

## 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.**

There is an existing ADU located behind the primary structure. No changes are proposed to the ADU.

**Guideline: In general, accessory structures shall be located to the rear of the lot and off of**

**the alley unless found to be impractical.**

There is an existing ADU located behind the primary structure. No changes are proposed to the ADU.

## **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.**

135 square feet of snow storage is located at the northeastern corner of the lot and an undefined area at the northwest corner of the lot, where snow from the walkway will be stored. The proposed addition does not change the required snow storage amount or increase the circulation areas. It is a recommended condition of approval that snow clips be installed on the south side of the roof, to ensure no snow slides onto the adjacent property to the south.

**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 snow storage areas are adjacent to public right-of-ways and will not affect adjacent properties.

## **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.**

There are two spruce trees that on the northwest corner of the lot that are diseased and are proposed for removal (see letter from Alpine Tree Services). The applicant proposes to retain all other trees. No new trees are proposed. Drought tolerant grasses and perennials are proposed for planting in disturbed areas. It is a recommended condition of approval that the two spruce trees be replaced with two trees shall be drought tolerant and hardy to Zone 4.

**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.**

All lilacs on the west side of the lot will be retained, excluding those that will be removed to allow for the proposed walkway. Drought tolerant grasses and perennials are proposed for planting in disturbed areas.

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

This has been added as a suggested 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.**

There is an existing fence located along the alley, the southern property line, and portions of north property line, adjacent to Myrtle Street. The applicant proposes to install a three foot high fence along the front property line, made of materials similar to the fence located adjacent to the alley. This fence is partially transparent.

**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.**

Not applicable.

## **10. Non-residential and Multi-family 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 portion of the existing building that is considered a historic structure is proposed for demolition and reconstruction. This portion was built in 1910. The applicant has stated in a letter to the Historic Preservation Commission that they tried to retain the original structure by renovating this portion; however, due to structural, energy, and electrical code issues, it would be economically infeasible. The portion that is proposed to be retained was built in 1955 and is not considered a historic structure because it was built after 1941. The Historic Preservation Commission has approved the demolition and has waived the 120 day review period for the demolition of the portion of the building that was built in 1910.

**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 portion of the existing building that is considered a historic structure is proposed for demolition and reconstruction. This portion was built in 1910. The applicant has stated in a letter to the Historic Preservation Commission that they tried to retain the original structure by renovating this portion; however, due to structural, energy, and electrical code issues, it would be economically infeasible. The portion that is proposed to be retained was built in 1955 and is not considered a historic structure because it was built after 1941. The Historic Preservation Commission has approved the demolition and has waived the 120 day review period for the demolition of the portion of the building that was built in 1910.

### **Summary and Suggested Conditions**

The Hailey Hearing Examiner 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.
- 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 Myrtle Street 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.
  - The existing fence adjacent to Myrtle Street shall be relocated to the property line.
- d) No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
- e) Noxious weeds shall be controlled during and after construction, in accordance with State law.
- f) Snow clips shall be installed on the south side of the roof, to ensure no snow slides off onto the adjacent property to the south.
- g) The two spruce trees shall be replaced two trees, which are drought tolerant and hardy to Zone 4.
- h) The existing setback of 1 foot, 6 inches, adjacent to Myrtle Street, shall not be reduced in any amount, which would increase the degree of non-conformity.
- i) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- j) All existing and proposed exterior lighting shall comply with the Outdoor Lighting Ordinance. The light bulb used in the truss sconce shall not exceed 400 or 1,000 lumens, depending on whether the light bulb is visible within the fixture.
- 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 March 27, 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.
- m) This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. Check with Building Department staff for estimated fee amount.