

STAFF REPORT

TO: Planning and Zoning Commissioners
FROM: Bart Bingham, Planning Coordinator
RE: Design Review – Charpentier Residence
HEARING: December 5, 2011

Applicant: Mark & Annie Charpentier
Location: Lot(s) 13-16, Block 97, Hailey Townsite (102 South 4th Ave.)
Zoning: Limited Residential-1 (LR-1) and Townsite Overlay

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on November 16, 2011.

Application

Mark & Annie Charpentier, represented by Thomas Dabney of TnD Architects LLC, submitted a Design Review application for an addition and remodel to the Charpentier Residence, located at Lot(s) 13-16, Block 97, Hailey Townsite (102 South 4th Ave.). The applicant's proposal is for 344 square feet to be added to the existing 2,966 square foot single family residence and remodeling on both the first and second floor levels.

The application was submitted on November 4, 2011 and certified complete on November 4, 2011.

The applicable sections of the Zoning Code were last amended as follows:

Article 6A	Ordinance 1062
Article 4.13	Ordinance 1031
Article 9	Ordinance 1079
Article 8.2	Ordinance 1056
Article 8B	Ordinance 1068

Procedure

Application for design review was certified complete on November 4, 2011.

Department Comments

Building: No concerns

Water/Sewer: No concerns

Engineer: No concerns

Standards of Evaluation

4.13.6 Bulk requirements:

Maximum height in the Limited Residential 1 and Townsite Overlay District is 30 feet.

Proposed height is 24' 2 3/4", which is unchanged from the existing building height.

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 from Bullion Street (to the north) is 24' - 8 1/2".

Proposed setback from 4th Avenue property line (to the west) is 37' - 3 3/4" (unchanged).

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

Proposed setback is 35' - 1 3/4" (unchanged).

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

Not 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. (See Table 1)**
- 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.**
- c. **Roof overhangs, fire escapes, standard chimneys, bay windows and other features, which are subject to Section 7.2 of this Ordinance (Supplementary Yard Regulations), shall not have a setback less than five (5) feet from property lines abutting other private property.**
- d. **Wainscot detail not higher than three (3) feet as measured from record grade may intrude not more than six (6) inches into the required setback.**
- e. **The Townhouse sub-lot side yard setback along the common wall boundary line shall be zero feet.**

Setbacks are not applicable because the addition does not abut other private property.

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: 12,000 square feet

Building footprint: 1,512 square feet

Proposed building footprint: 1,586 square feet

Proposed lot coverage for 2 story building with no garage: 13.22%

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.

Setback requirement is not applicable because the addition does not abut 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.

Setback requirement is satisfied because the highest proposed gable or peak is 24' 2 3/4" tall and when divided by 2.5 feet the required setback is 9.6 feet. All proposed setbacks from abutting property lines of private property are well beyond the required 9.6 feet.

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.

All features are well beyond 5 feet from abutting private property lines.

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), each internal Original Townsite lot line(s) shall be vacated prior to the issuance of a certificate of occupancy if either of the following criteria applies: 1) a proposed new building or addition increases the degree of nonconformity or creates a new nonconformity with regard to setbacks, measured from the nearest adjacent Original Townsite lot line, not from the parcel boundary of multiple Original Townsite lots held in single ownership or 2) lot lines, which a building is not currently built on, are located underneath a proposed new building or addition (refer to 4.13.8 for diagram)

The proposed addition crosses over the lot line between lots 13 and 14. Because the proposed addition crosses over lot lines of a parcel consisting of two (2) or more Original Townsite lots not previously built over, each internal lot line on the parcel must be vacated prior to issuance of a certificate of occupancy.

6A.7. Improvements Required.

A. Streets.

1. Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

a. The requirement for Sidewalk and drainage improvements may be waived if the proposed project construction is less than five hundred (500) square feet.

Proposed addition is 344 square feet so requirement for sidewalk and drainage improvements may be waived.

b. The requirement for Sidewalk and drainage improvements may be waived for any remodel or addition to Single Family Dwelling and Duplex projects within the Townsite Overlay District; Sidewalk and drainage improvements shall be required for new Principle Building.

Proposed addition is to a Single Family Dwelling within the Townsite Overlay District so the requirements for sidewalk and drainage improvements may be waived.

2. Sidewalk and drainage improvements shall be located and constructed according to applicable City Standards, except as otherwise provided herein.

Based on waiver, these requirements are not applicable.

3. The length of Sidewalk and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any Public Street or Private Street.

Based on waiver, these requirements are not applicable.

4. New Sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.

Based on waiver, these requirements are not applicable.

5. Sites located adjacent to Public Streets or Private Streets that are not currently thru-streets, regardless of whether the street may provide a vehicular connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.

Based on waiver, these requirements are not applicable. Additionally, the adjacent alley, Bullion Street, and 4th Avenue are all existing through streets.

6. The Developer or City may propose alternatives to either the standard Sidewalk location or configuration required.

No alternatives have been proposed.

a. The Hearing Examiner or Commission and Council shall ensure that the alternative configuration or location shall not reduce the level of service or convenience to either residents of the development or the public at large.

Because no alternatives have been proposed, requirement is not applicable.

b. If an alternative location is approved, the cost of construction of the required square footage of sidewalk and lineal feet of drainage improvements shall be paid by the applicant to the City. The City shall ensure construction of sidewalk and drainage improvements occurs within two years of the date the Design Review findings of fact, conclusions of law and decision is signed.

Because no alternative location has been proposed or approved, requirement is not applicable.

7. 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.

Based on waiver, options are not applicable.

B. Water Line Improvements.

1. 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.

The proposal is not for new construction or an addition of a garage so water main line insulating material is not required.

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.

9.2.1 Location of On-Site Parking Spaces. The following regulations shall govern the location of on-site parking spaces and areas, except as otherwise provided below and in section 9.4.8.

A. parking spaces for all single family dwellings shall be located on the same lot as the dwelling which they serve, except as otherwise provided in section 9.4.1.

For parking purposes, the parcel of four lots is considered the same lot and will be amended as one lot by condition of approval; the parking spaces serving the single family dwelling are considered to be on the same lot.

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.

Property owner will maintain property as a condition of approval.

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.

Parking area off alley is required to be improved with compacted gravel or other dustless material.

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.

Proposed parking is of compacted gravel or other dustless material to form a permeable surface. Drainage will comply with City Standards.

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 VIIIB of this Ordinance.

It is a condition of approval that all existing and proposed outdoor lighting will comply with Article 8B of the Hailey zoning ordinance.

9.2.8 Access

F. Parking areas containing no more than two (2) parking spaces in any zoning district or 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.

Parking space off the alley is proposed and the project is within the LR-1 Zoning District so vehicles may back from parking area.

G. 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.

Parking configurations from the alley provide space for one vehicle. Since parking area is only for one vehicle, stacking vehicles is not an issue.

9.4 Parking Space Requirements.

9.4.1 Residential.

A. Single family dwellings: 2 per dwelling minimum, 6 per dwelling maximum.

1. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per nine (9) feet of floor width and 18 feet of floor length.

2. The City will allow the use of 100' foot wide 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. Accessory Dwelling Units and all dwellings less than 1,000 square feet: a minimum of 1 space per unit.

Up to 4 residential parking spaces will be provided. One is accessible from the alley at the rear of the lot and three are in front along 4th Avenue.

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.

No new lighting is proposed. It is a condition of approval that all existing and proposed lighting comply with Article 8B of the Hailey Zoning Ordinance.

6A.9 Design Review Guidelines for Residential and Non-Residential Buildings in the Townsite Overlay District:

6A.9(III)(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 shape of the parcel is rectangular, consisting of four side-by-side Hailey Townsite lots. The residence on the parcel is also rectangular in form with one of the shorter exterior walls facing 4th Avenue and a longer wall facing Bullion Street. The proposed addition proposes to continue a rectangular form by building upward, filling in a previously un-built in area of the second level.

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

- **scale and massing of new buildings consistent with the surrounding neighborhood;** Buildings in the surrounding neighborhoods vary in size. The proposed addition appears to be in keeping with the scale and massing of many buildings in Old Hailey.

- **building orientation that respects the established grid pattern of Old Hailey;** Proposed addition maintains the rectangular form of the building; which also supports the established rectangular grid pattern of Old Hailey.

- **clearly visible front entrances;** Proposed addition will not affect existing visible front entrance, accessible from 4th Ave.

- **use of alleys as the preferred access for secondary uses and automobile access;** Proposed parking is accessible both from the alley in the rear and from 4th Ave. in the front. If a garage with access from the alley is later proposed, the shed at the corner of Bullion and the alley will likely need to be removed to allow for appropriate space.

- **adequate storage for recreational vehicles;** Parking area in the rear, accessible from the alley, could be utilized for recreational vehicle storage.

- **yards and open spaces;** With proposed lot coverage at 13.22%, adequate room for green and open space areas remain.

- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**

Presently, trees limit solar access on the site and no solar system is proposed.

- **snow storage appropriate for the property;** Snow storage area in rear allows for 50 sq. ft. of snow storage area for 160 sq. ft. parking area, equating to 31.25% of snow storage to parking area. In the front, the snow storage area is 480 sq. ft. for 150 sq. ft. of parking, equating to 31.25% of snow storage to parking area.

- **underground utilities for new dwelling units.** Proposal calls for existing underground electrical lines to remain as they are.

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.**

Proposed window layout repeats existing sizes and glass surfaces of existing building.

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

Proposed plan does not integrate solar collection devices.

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

Proposed plan does not increase the overall existing roof height and does not appear to adversely affect neighboring properties.

- **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.**

Proposed plan does not integrate solar collection devices.

- **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.**

Proposed plan does not include free standing solar collection panels.

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.**

The proposed addition appears to reduce building mass by altering wall planes and rooflines. Additional paint colors proposed for the residence façade may also help separate a single visual effect and make the appearance of the house more multi-dimensional.

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.**

Proposed addition is to a Historical Structure and proposed roof forms, scales, and details appear to match the existing building.

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.**

Front entry is proposed to remain very similar to the traditional west elevation of the residence; removal of a cricket from above the front door roof line is the main alteration and it enhances and opens up the entryway.

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.**

Proposed building addition will not affect existing building orientation; the residence will continue to align with the established street grid pattern adjacent to 4th Ave. and Bullion St.

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 proposed addition continues the existing roof line at the existing pitch. The proposed dormer matches the existing 12/12 pitch.

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.**

Proposed roof forms enhance the entry to building, and unnecessary and unattractive roof masses are removed from above the entry door.

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 proposed addition continues the existing roof line at the existing pitch. The proposed dormer matches the existing 12/12 roof pitch.

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 proposed addition has a roof form which extends the existing primary roof line and adds a gable dormer to help break up the mass.

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 proposed addition would continue the existing roof line at the existing pitch. The proposed dormer harmonizes well with the 12/12 roof pitch. The drip line of the proposed addition does not affect pedestrian routes and snow and water will not shed onto neighboring properties. All setbacks are greater than ten feet.

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 primary wall plane is proposed to remain in its present condition, 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.**

Proposed addition alters each elevation including the north, the west (though not the west wall plan), the east, and the south. These alterations, however, assist the residence to fit in with surrounding homes and maintain appropriate proportion of building mass and open space on the lot.

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.**

The proposed addition extends the existing primary roof line and adds a gable dormer to help break up the mass. The north wall plane is interrupted by a 12.5' wide pop-out which breaks up the roof line and 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.**

Most of the window alterations are proposed for the north elevation along Bullion Street. While some window locations are different from where they are presently, their scale, type, color, and pane layout appear very similar to existing patterns. With the exception of a few windows in the dormers and above the kitchen sink, a two-to-one ratio was used to match existing windows so their height is twice their width.

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.**

Most window alterations are proposed to be on elevations away from neighboring homes. For those facing neighboring homes, proposed windows remain in their present locations and only two additional small windows are proposed. Since they are proposed for the rear addition these windows would not directly oppose neighboring windows or structures.

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 proposals to either add or modify balconies or existing front deck/porch areas have been submitted.

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 proposals to either add or modify balconies or existing front deck/porch areas have been submitted.

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.**

Proposed addition proposes to use materials and finishes matching existing building.

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.**

Siding and trim detail are proposed to match existing structure. The existing siding is light yellow, and the trim is white with reddish shutters. Incorporating multiple colors and material schemes such as these helps reduce and break up any perceived massing walls.

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 front wall plane is proposed to remain unchanged.

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.**

Existing front deck/porch is proposed to remain, and proposal is to have siding and trim match existing material on the structure.

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.**

The addition siding and trim detail is proposed to match existing building and the scale of the neighborhood.

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.**

Street side parking is proposed to continue along 4th Avenue and allows for adequate sight distances for pedestrians on the sidewalks.

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.**

Proposed on-site parking would be accessed from the alley in the rear and be screened by an existing shed and mature landscaping.

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

Proposed parking in the rear would be accessed from the alley side of the property.

Guideline: Detached garages accessed from alleys are strongly encouraged.

Plans do not include a garage, though there has been discussion that a garage accessible from the ally may be proposed at a later date.

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.**

Plans do not include a garage.

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.

Plans do not include a garage.

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.**

Proposed site plan does not show specific parking for recreational vehicles; storage space and parking area in the rear could be used for recreational vehicles if automobiles are parked in the front parking area.

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.

Proposed addition does not affect the alley and the alley is retained in the plans.

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.**

Water meter vault is located in the alley and proposed access to rear parking is from 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.**

Located within the limited residential zoning district, the alley may remain a dust-free gravel surface.

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.**

Proposed addition does not affect the alley; plans do not enhance or change landscaping or design elements from existing condition.

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 existing shed on the property is approximately 10' x 12'. No other accessory building is considered in this application.

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

Existing shed is at the rear of the lot.

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.**

Proposed snow storage area shown on plans for rear parking allows for 50 sq. ft. of snow storage for 160 sq. ft. parking area, equating to 31.25% snow storage to parking area. In the front, the snow storage area shown is 480 sq. ft. for 150 sq. ft. of parking, which also equates to 31.25% snow storage to parking area.

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.**

Proposed plans show snow storage areas for both the front and rear parking areas. Key pedestrian routes, with clear vision triangles are also shown, and neighboring properties will not be affected by snow storage areas.

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.

Proposed plans do not show existing mature trees; landscaping note states no trees or significant landscaping will be removed, added or affected by the proposed remodel. The planter boxes located along Bullion St. are in city right-of-way and should be removed as a condition of approval.

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.**

Proposed plans do not show existing trees or mature landscaping; landscaping note states no trees or significant landscaping will be removed, added or affected by the proposed remodel. Planter boxes, located in city right-of-way along Bullion Street should be removed as a condition of approval.

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

Noxious weeds will be controlled by property owner.

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.**

Not applicable.

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

The application is for a single family residence; this section is 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.**

Residence is considered to be Historic Structure within the Townsite Overlay District. Proposed plans maintain most features as they exist and siding and trim details conform to existing aesthetic design and structural details. Alterations include window replacements of the same type, scale, color and pane layout as existing on the residence, as well as blue roof tin matching the color and type of what is the existing on the roof.

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.

Existing building architectural features will be preserved and the proposed addition appears to be in keeping with the features of the existing structure. The proposal calls for the same exterior colors, trim details, window styles, and roofing materials to be used as what is on the existing building.

6A.6 Criteria.

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

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

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

1. Ensure compliance with applicable standards and guidelines.
2. Require conformity to approved plans and specifications.
3. Require security for compliance with the terms of the approval.
4. Minimize adverse impact on other development.
5. Control the sequence, timing and duration of development.

6. Assure that development and landscaping are maintained properly.
7. Require more restrictive standards than those generally found in the Zoning Ordinance.

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) No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
- d) The Original Townsite lot line underneath the existing and proposed structure shall be removed. The plat shall be recorded prior to the issuance of a Certificate of Occupancy.
- e) The planter boxes located along Bullion St. are in city right-of-way shall be removed prior to issuance of certificate of occupancy.
- f) The 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.
- g) Parking area off alley is required to be improved with compacted gravel or other dustless material. Drainage shall meet city standards.
- h) All noxious weeds shall be controlled according to State Law.
- i) Any existing and proposed lighting on the subject property shall comply with the Outdoor Lighting standards.

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

1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.

2. In the event the improvements are not completely installed within one (1) year, or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

Motion Language

Approval:

Motion to approve the design review application for a remodel/addition to a two story house located at Lots 13-16, Block 97, Hailey Townsite (102 South 4th Avenue), finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (j) are met.

Denial:

Motion to deny the application for a remodel/addition to a two story house located at Lots 13-16, Block 97, Hailey Townsite (102 South 4th Avenue), 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 application for a remodel/ addition to a two story house, located at Lots 13-16, Block 97, Hailey Townsite to _____ [the Commission should specify a date].

Table:

Motion to table the application.