

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 19, 2010 the Hailey Planning and Zoning Commission considered a recommendation by the Administrator to approve a request submitted by City of Hailey for modification to Design Review approval of March 29, 2010 for the Hailey Rodeo Park. The modification requests changes to the east and south elevations of the Ice Rink Facility, the relocation of the public restrooms servicing the Skate Park. In addition, the applicant has submitted revisions to meet two design review conditions of approval: the relocation of ADA parking spaces and the addition of a pedestrian pathway along the eastern side of the Ice Rink Facility. The Rodeo Park is located on portions of the lots located within Block 126, portions of the lots and alley located within Block 127, all of Block 134 and vacated portions of the Second Avenue, First Avenue and Cedar Street right-of-way (781 Main Street), within the Limited Business (LB) and Townsite Overlay zoning districts. Modifications to Design Review approval determined by the Administrator not to be minor may be placed on the consent agenda for approval or denial by the Commission based on the Administrator's recommendations. The Administrator recommends approval of the modification. The Commission, having been presented with all information regarding the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Standards of Evaluation

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

6A.3.g. the Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the city.

For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.

The applicant has submitted a request to modify the ice rink facility as well as to comply with the design review condition of approval. For greater detail, please refer to the revised plans and narrative submitted by the applicant's representative.

The proposed modifications consist of the following:

1. The building floor area is increases from 34,433 square feet to 37,115 square feet.
2. The separate public restroom facility servicing the Skate Park has been omitted and the applicant proposes to integrate a new restroom facility into the ice rink facility, which would be open and accessed by the Skate Park patrons.
3. The east and south elevation have been changed to accommodate the new restroom facilities, an increase in floor area, and other internal changes to the floor plan of the building. Specifically, roof line changes and additional windows have been added to the south and east elevations.

The proposed changes to meet the design review conditions of approval adopted on March 29, 2010, followed by the applicable conditions (in bold print), are as follows:

1. The addition of a five (5) foot concrete sidewalk added to the east side of the facility adjacent to the proposed parking lot.
 - j) **A revised site-plan shall be submitted to the Planning Department and approved on the Commission's consent agenda showing the following requirements:**
 4. **A concrete walkway shall be installed between the eastern elevation of the ice rink and the parking area adjacent to it, in addition to the landscaping proposed there.**
2. The required accessible parking spaces are relocated to directly adjacent to the main component building entrances.
 6. **This Design Review approval subject to the following conditions:**
 - a) **All Fire Department and Building Department requirements shall be met.**
 - i. **The handicap accessible parking stalls should be located on the shortest accessible route to the facilities main entrance (see IBC section 1106.6).**

The requested modifications may help further reduce the mass and scale of the building by adding greater interest with more windows and an extended shed roof on both the south and east elevations. The proposed changes to meet the design review conditions of approval adequately meet the intent of the condition.

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

1. The proposed modifications are consistent with the Findings of Fact, Conclusions of Law and Decision adopted by the Commission for the aforementioned project on the 29th day of March, 2010.
2. Approval of the Design Review modification does not in any way waive any Design Review requirements approved by the Commission. All Design Review elements must be installed, or security provided, prior to issuance of a Certificate of Occupancy.

DATED this ____ day of _____, 2010.

Owen Scanlon, Commission Chair
Hailey Planning & Zoning Commission

Attest:

Becky Mead, Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the _____ day of _____, 2010, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

- | | | |
|--------------------------|---------------------|--|
| <input type="checkbox"/> | U.S. Mail | <u>Applicant:</u>
Mayor Rick Davis, City of Hailey |
| <input type="checkbox"/> | Via Electronic Mail | 115 Main St. S. |
| <input type="checkbox"/> | Via Facsimile | Hailey, ID 83333 |
| <input type="checkbox"/> | Hand Delivered | rick.davis@haileycityhall.org |
|
 | | |
| <input type="checkbox"/> | U.S. Mail | <u>Applicant's Representative:</u>
John Gaeddert, CLP |
| <input type="checkbox"/> | Via Electronic Mail | PO Box 2368 |
| <input type="checkbox"/> | Via Facsimile | Hailey, ID 83333 |
| <input type="checkbox"/> | Hand Delivered | clpe2@aol.com |
|
 | | |
| <input type="checkbox"/> | U.S. Mail | Mike Chatterton, BC School Dist. |
| <input type="checkbox"/> | Via Electronic Mail | 118 Bullion St. W. |
| <input type="checkbox"/> | Via Facsimile | Hailey, ID 83333 |
| <input type="checkbox"/> | Hand Delivered | mchatterton@blaineschools.org |
|
 | | |
| <input type="checkbox"/> | U.S. Mail | Larry Schoen, BC Board of |
| <input type="checkbox"/> | Via Electronic Mail | Commissioners |
| <input type="checkbox"/> | Via Facsimile | lschoen@co.blaine.id.us |
| <input type="checkbox"/> | Hand Delivered | |
|
 | | |
| <input type="checkbox"/> | U.S. Mail | Michael Bulls, AIA |
| <input type="checkbox"/> | Via Electronic Mail | Ruscitto/Latham/Blanton Architecture, PA |
| <input type="checkbox"/> | Via Facsimile | mbulls@rlb-sv.com |
| <input type="checkbox"/> | Hand Delivered | |

CITY OF HAILEY

By _____
Becky Mead, Deputy Clerk

June 30, 2010

Hailey Rodeo Park Ice Rink Facility - Design Review Revisions

The following revisions have been incorporated into the design of the proposed Ice Rink Facility. The original Ice Rink Facility design was previously submitted to the City of Hailey as a part of the Hailey Rodeo Park project. The previous application was dated February 24, 2010. The sheet numbers listed below have been revised from the original Design Review submittal set with development of the construction documents for the individual facility component.

Sheet 1.0 (previously Sheet 1)

- **The Building Floor Area is revised from 34,433 ft² to 37,115 ft².**

Sheet 2.1 (previously Sheet 3)

- **A 5 foot wide concrete sidewalk is added to the east side of the facility adjacent to the proposed parking lot per requirement of the Findings of Fact dated March 3.29.10.**
- **The required accessible parking spaces are relocated to position directly adjacent to the main component building entrances per requirement of the Findings of Fact dated March 3.29.10.**
- **The landscape and site improvements adjacent to the south elevation of the facility are revised. However, the final design of these areas will be submitted under a separate cover at a later date.**
- **The separate public restroom facility servicing the Skate Park and picnic area, previously located to the west of the existing Skate Bowl area, has been omitted and the public restroom facility has become an attached component integrated into the Ice Rink Facility structure.**

Sheet 4.0 (previously Sheet 7)

- **Two (2) storage bays (Open Storage 143 and 148) are added to the east side of the facility. These areas are directly adjacent to the proposed concrete sidewalk.**
- **On the south side of the facility an office, control area, quiet room, waiting are added.**
- **The separate public restroom facility servicing the Skate Park and picnic area, previously located to the west of the existing Skate Bowl area has been omitted and has become an attached component integrated into the Ice Rink Facility structure.**

Sheet 4.1 (previously Sheet 8)

- An exercise room is added to the south side upper level. The new space, in conjunction with the additions on the main level south side, requires a change in the architectural appearance of the south elevation.
- New roof lines below are shown to indicate coverings for revisions to the south side additions and the east side storage bays.

Sheet 5.0 (previously Sheet 9)

- Building Section 2 is revised to indicate the proposed construction of the south side roof covering over the proposed waiting area, control, and quiet room components.

Sheet 6.0 (previously Sheet 10)

- The East and South Elevations depict revisions proposed to the facility as described above. All material specifications and colors are unchanged from the previous submittal.