

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On August 16, 2010 the Hailey Planning and Zoning Commission considered a recommendation by the Administrator to approve the design of two new buildings, located at Lot 2, Block 1, Northridge Subdivision No. 4 (900 North Second Avenue) within the General Residential zoning district. Applications determined by the Administrator to have no substantial impact on adjacent properties or on the community at large 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 new buildings. 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

Notice

Section 6A.3 of the Zoning Ordinance allows for applications, which the Administrator determines to have no substantial impact on adjacent properties or on the community at large, to be placed on the consent agenda for approval or denial by the Commission based on the Administrator's recommendations. Items placed on the consent agenda do not require public notice or publication unless the Commission determines otherwise.

Application

A request submitted by Blaine County School District for the design of two (2) new buildings, located at Lot 2, Block 1, Northridge Subdivision No. 4 (900 North Second Avenue) within the General Residential zoning district. The proposal consists of a new 2,584 square foot concession stand with storage space and restrooms, and a new 640 square foot coaches box with storage space.

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.a. The Administrator has the authority to recommend for approval or denial certain applications for Design Review that the Administrator determines to have no substantial impact on adjacent properties or on the community at large, subject to final approval or denial by the Commission on its consent agenda. Such recommendation for approval or denial shall specify the ordinance and standards used in evaluating the application; the reasons for the approval or denial; and recommended conditions, if any. Any Commissioner may cause any application on the consent agenda to be moved to the regular agenda in order to have a full public hearing of potential impacts of the application. Applications placed on the consent agenda may include, but are not limited to: additions under five-hundred (500) square feet or not prominently visible from a public street, façade changes and alterations to parking or other site elements. Such applications may instead be heard by the Hearing Examiner.

The Administrator determined that the new buildings have no substantial impact on adjacent properties or on the community at large because the two buildings are located within the interior of the Middle School property and are approximately 190 feet from Second Avenue, 927 feet from McKercher Blvd, and 231 feet from eastern properties. The Administrator reviewed the Commission's Findings of Fact and Conditions of Approval regarding the original design review approval of the Middle School. The

proposed buildings do not conflict with any prior approvals or requirements. The Administrator recommends approval of the buildings.

4.3.5 Bulk requirements within the General Residential District.

d. Maximum Building Height - thirty five (35) feet.

Concession Stand: 14 feet, 8 inches.

Coaches Box: 22 feet, 0 inches.

e. Minimum Front Yard Setback - twenty (20) feet.

190 feet from the concession stand to Second Avenue.

f. Minimum Side and Rear Yard Setback - ten (10) feet except as follows:

927 feet from the coaches box to McKercher Blvd.

231 feet from the concession stand to private properties to the east.

6A.7.1.1 Sidewalk, Curb, and Gutter

No change.

9.2.2 Loading Space Requirements and Dimensions

No change.

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

A. Site Planning.

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

The buildings are located in the lot's interior, accessory to the existing Middle School building, which is considered the primary building. The primary building meets the requirement of this standard.

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

The proposed buildings are located in the GR district. These buildings are located in the interior of the lot, within the track and field area of the lot.

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

The buildings are accessible via the adjacent sidewalk, through the field and the interior access road, which is used only for emergency access and is therefore appropriate to be used for pedestrian circulation.

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

Deliveries and emergency vehicles can access the site by the interior access road, which leads from McKercher Blvd. to the track. All other vehicular access and parking will occur at the existing Middle School's northern parking area.

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

No trees will be removed. One (1) deciduous tree will be relocated from within the concession stand building's footprint to just west of the footprint.

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

Both buildings are surrounded by open playing fields and track, which allows uninterrupted access solar gain to avoid cold exterior spaces.

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

New pedestrian pathways will be created adjacent to the eastern building elevations. However, the buildings will not be used during the winter months and will not need to clear snow from these pathways. If snow storage is needed, the two buildings are surrounded by open track and playing field areas that provide ample snow storage space.

- 8. Off street parking areas should be screened from public streets. On-site parking areas should be located at the rear of the building.**

No additional parking spaces are proposed. All parking is provided on-site, in existing parking areas.

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

No additional parking spaces are proposed. All parking is provided on-site, in existing parking areas. The existing parking areas meet this requirement.

- 10. Site design shall consider the placement and screening of service areas and auxiliary structures.**

No service areas or auxiliary structures are proposed.

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

Not applicable. No alleys are available.

B. Building Design.

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

The building's exterior design will match the existing middle school's concrete block and brick facades.

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

The building's exterior design will match the existing middle school's concrete block and brick facades.

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

The building's exterior design will match the existing middle school's concrete block and brick facades. The design of both buildings is simple, with little architectural detailing used.

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

The BCSD has stated that very little energy will be consumed by either building because they will not be occupied during the winter months and only temporarily during the remainder of the year.

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

The building's exterior design will match the existing middle school's concrete block and brick facades.

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

A hip roof is used on both buildings, which helps to minimize the mass and scale.

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

No applicable.

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

The building will not be used during the winter months. The buildings will have gutters and downspouts.

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

No signage is proposed.

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

The north and west elevations of the coaches box or both buildings are visible from McKercher Blvd. and Second Avenue and lack interest. The building is 22 feet high, which adds to the apparent scale, without additional details to break up either solid wall plane; there are no windows, doors or other details incorporated into the design of these two elevations. Hip roofs help lessen the buildings' perceived mass. There is one small deciduous tree located adjacent to the western elevation of the coaches box. It is a condition of approval that windows or some other architectural detailing and additional trees be added to the north and west elevations of the coaches box and be approved by the Commission on their consent agenda prior to the issuance of a building permit.

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

The subject property is located in GR and is surrounded by GR and LR districts. The proposed buildings are located within the site's interior and are setback 927 feet from McKercher Blvd., 231 feet from adjacent properties to the east, and 190 feet from Second Avenue, providing a buffer of open space between residential neighborhoods and the proposed buildings. No new landscaping is proposed. There is one existing, small deciduous tree that will be retained adjacent to the western elevation of the coaches box. It is a condition of approval that additional trees be added to the north and west elevations of the coaches box and be approved by the Commission on their consent agenda prior to the issuance of a building permit.

12. Where buildings exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements. Fire department staging areas shall be incorporated into the design elements of the building.

Neither building's height exceeds 30 feet.

C. Fences, and Equipment/Utilities.

No change

D. Landscaping.

No change

CONCLUSIONS OF LAW

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

1. The concession stand and coaches box conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance and City Standards.
2. The concession stand and coaches box have no substantial impact on adjacent properties or on the community at large.

3. 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.

DECISION

The concession stand and coaches box at the Wood River Middle School Design Review is hereby approved subject to the following conditions:

- 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. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City applicable 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.
- d) No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
- e) Windows and/or some other architectural detailing and additional trees shall be added to the north and west elevations of coaches box and be approved by the Commission on its consent agenda prior to the issuance of a building permit.
- f) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- g) All exterior lighting shall comply with the Outdoor Lighting Ordinance. Any existing lighting on the subject property shall also be brought into compliance.

This Design Review approval is for plans dated August 2, 2010. 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.

Signed 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:

- U.S. Mail
- Via Electronic Mail
- Via Facsimile
- Hand Delivered

Applicant:

Mike Chatterton, BC School Dist.
118 Bullion St. W.
Hailey, ID 83333
mchatterton@blaineschools.org

- U.S. Mail
- Via Electronic Mail
- Via Facsimile
- Hand Delivered

Applicant's Representative:

Mark Gasenica, Architect
PO Box 4573
Ketchum, ID 83340
wrpsoccer@mindspring.com

CITY OF HAILEY

By _____

Becky Mead, Deputy Clerk