

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On July 6, 2009, the Hailey Planning and Zoning Commission considered the recommendation by the Administrator to exempt from design review an alteration of the exterior of an existing building, Wood River Fire and Rescue Station 2, located on a portion of Lots 8 – 12, Block 2, Hailey Townsite (619 3rd Ave South) within the General Residential (GR) zoning district. 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.f. the Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.

The Administrator reviewed a request submitted by Wood River Fire and Rescue for an alteration of the exterior of an existing building, Wood River Fire and Rescue Station 2, located on a portion of Lots 8 – 12, Block 2, Hailey Townsite (619 3rd Ave South) within the General Residential (GR) zoning district. The proposed alterations consist of removal of existing metal roofing sheeting, construction of cold roof assembly, installation of new composite asphalt shingle roofing, removal of existing siding and replace with new engineered masonite siding, and painting the exterior of building a light tan color.

The Administrator finds the proposed alterations constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties because the extent of the project is to replace old roofing and siding.

The proposed alteration does not conflict with any prior approvals or requirements.

The Administrator recommends exemption of the roofing and siding improvements to WRFR Station 2 from the design review requirements.

WOOD RIVER FIRE AND RESCUE

STATION 2

PROPOSAL FOR IMPROVEMENT

Prepared for the Commissioners of the Wood River Fire Protection District
by Lieutenant Charlie Butterfield

Purpose:

The purpose of this proposal has two goals.

The first goal addresses the current roof of WRFR Station 2. The roof is a single slope shed type roof with metal sheeting. Every winter the snow slides from the roof resulting in damage to heating and plumbing vents that rise through the roof. In addition, the snow that slides piles up against the rear wall of the building causing damage to the siding, windows, and power line that is attached to the rear of the building. Goal one is to remove the current metal roofing and replace with composition roofing which will alleviate the sliding of the snow in the winter.

The second goal addresses the current cedar siding at WRFR Station 2. The cedar siding on Station 2 is the original siding which is estimated to be about 30 years old. It is unknown when the last time the siding was painted, however it is believed to be greater than 15 years. The siding is falling off the building in many places. The siding is to the point of being too old to strip old paint off for new paint to be applied without possibly destroying the siding in the process. Goal two is to remove the current 30 year old cedar siding and replace with new engineered masonite siding that has the same look as the current cedar siding. The new siding would then be painted.

Scope of Work:

The scope of work on the project will be broken into four phases.

1. Remove metal roofing sheeting and construct cold roof assembly
2. Install new composite asphalt shingle roofing
3. Remove existing siding and replace with new siding
4. Paint exterior of building

The first phase will be removal of the existing metal sheeting and building of a cold roof on top of the steel structure of the building. A structural engineer from the engineering firm of Bouiss and Associates assessed the structure April 3, 2009 and advised that a cold roof could be built on the current structure once the metal sheeting was removed. The engineer also advised that a cold roof should in fact be constructed with the change from a metal roof to a composite roof to better facilitate airflow through the roof system during the winter.

The second phase of the project is the application of Ice and Water shield to the newly constructed cold roof and installation of the composite roof shingles. In addition, this phase includes sealing and waterproofing around heating and plumbing vents, D style metal drip edge along roof edge, and finish fascia installation to complete the finish of the roof.

The third phase of the project would be to remove all existing siding and tar paper underneath existing siding. A vapor barrier (house wrap) would then be applied to all walls of the building and new siding and trim installed.

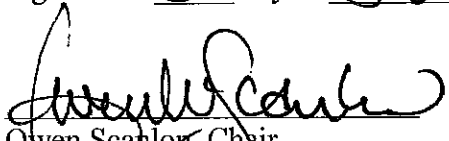
The fourth phase of the project would be painting of the newly installed siding and trim.

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 alterations constitute a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
2. The alterations to the building are approved and are documented in the project file.
3. This approval exempts this project from the design review requirements and standards of Article VIA.

Signed this 6th day of July, 2009.


Owen Scanlon, Chair
Hailey Planning and Zoning Commission

Attest:


Becky Mead, Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 8th day of July, 2009, 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

**CHARLIE BUTTERFIELD
W.R.F.R. STATION 2
117 WALNUT ST. EAST
HAILEY, ID 83333**

CITY OF HAILEY

By 
Becky Mead, Deputy Clerk