

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On September 7, 2010, the Hailey Planning and Zoning Commission considered the recommendation by the Administrator to exempt from design review an Accessory Structure, located on Lot 2, Block 4, Airport West Subdivision No. 2 (1451 Aviation Drive) within the SCI-SO 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 The Sage School for an Accessory Structure, located on Lot 2, Block 4, Airport West Subdivision No. 2 (1451 Aviation Drive) within the SCI-SO zoning district. The proposal consists of a 12 ft by 6 ft shed located at the rear of the existing green house.

The Administrator finds the proposed Accessory Structure constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties because size, location and design of the shed.

The Administrator reviewed the Commission's Findings of Fact and Conditions of Approval regarding the original design review approval of the building located on the property (Hailey Nursery January 7, 2003). The proposed shed does not conflict with any prior approvals or requirements.

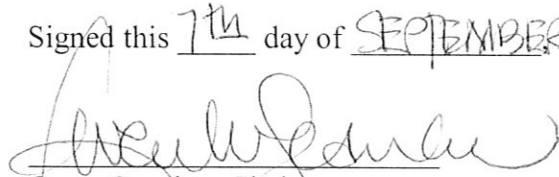
The Administrator recommends exemption of a 12 ft by 6 ft shed located at the rear of the existing green house from the design review requirements.

CONCLUSIONS OF LAW AND DECISION

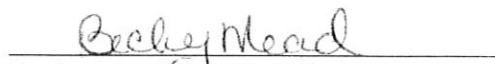
Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

1. The proposed Accessory Structure located on Lot 2, Block 4, Airport West Subdivision No. 2 (1451 Aviation Drive) constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
2. The proposed Accessory Structure is 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 7th day of SEPTEMBER, 2010.


Owen Scanlon, Chair
Hailey Planning and Zoning Commission

Attest:


Becky Mead, Deputy Clerk



The Sage School

20 August 2010



Beth,

Here are pictures of the shed. This should give you a pretty good indication of its “aesthetic.” As you can see, the shed has a shed roof. The height at the front is ten feet, and it slopes to about six and a half feet at the back.

I made a copy of the site plan and attached that to our Business Application. I hope that will do. If I need to make another copy, please let me know.

As always, thank you for working with us on this. I appreciate your consideration.

Harry

AVIATION WAY

10'-0" LANDSCAPE EASEMENT

EXISTING SIDEWALK

EXISTING GREEN HOUSE

Sage School shed

NEW FENCE

PAINTED STRIPING TYPICAL

30'-0" EASEMENT

10'-0" SIDE SETBACK

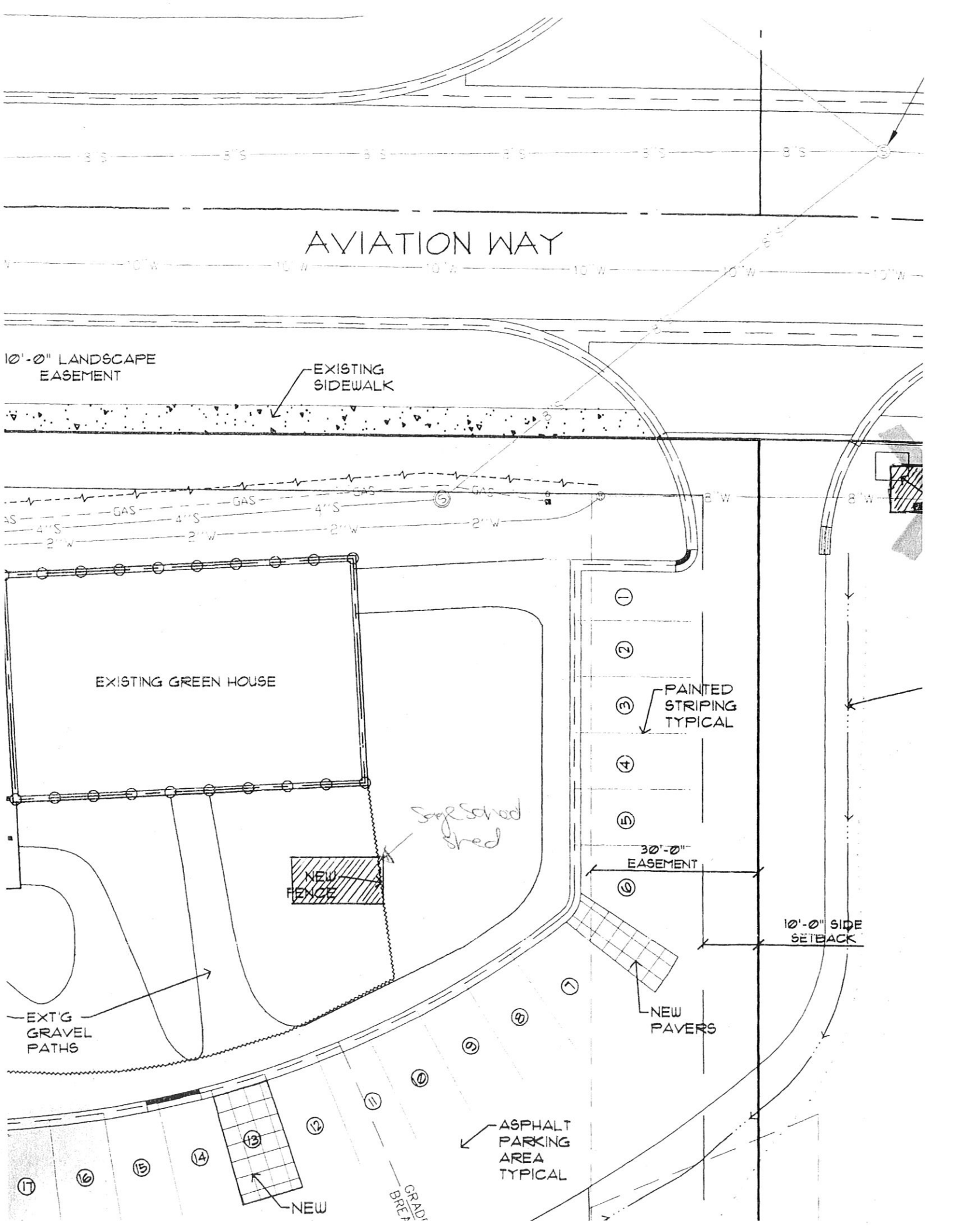
EXT'G GRAVEL PATHS

NEW PAVERS

ASPHALT PARKING AREA TYPICAL

NEW

GRAD. BREA



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 8th day of Sept., 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:
Harry Weekes
harry@thesageschool.org

CITY OF HAILEY

By Becky Mead
Becky Mead, Deputy Clerk