

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 29, 2010 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, located at Lots 1-5, Block 5, Hailey Townsite (609 Main Street South) within the Business (B) zoning district and Townsite Overlay (TO). 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 Ann Guisasola, owner of the Teddy Bear Corner Preschool, for an alteration of the exterior of an existing building, located at Lots 1-5, Block 5, Hailey Townsite (609 Main Street South) within the Business (B) zoning district and Townsite Overlay (TO). The proposal consists of replacing a garage door with windows on the north elevation and replacing windows on the east elevation.

The Administrator finds the proposed alteration 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 project is limited to replacing doors and windows which is listed in the code as projects that do not adversely impact adjacent properties.

The Administrator reviewed the Commission's Findings of Fact and Conditions of Approval regarding the original design review approval. The proposed alteration does not conflict with any prior approvals or requirements.

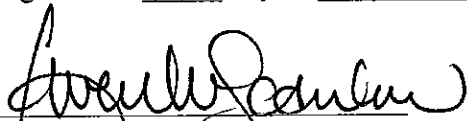
The Administrator recommends exemption of the exterior alteration of the building located at Lots 1-5, Block 5, Hailey Townsite (609 Main Street South) from the design review requirements.

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 alteration 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 proposed alteration to the building are approved and are documented in the project file.
3. The exterior alteration of the building located at Lots 1-5, Block 5, Hailey Townsite (609 Main Street South) is hereby exempted from the design review requirements and standards of Article VIA of the Hailey Zoning Ordinance.

Signed this 29th day of MARCH, 2010.



Owen Scanlon, Chair
Hailey Planning and Zoning Commission

Attest:

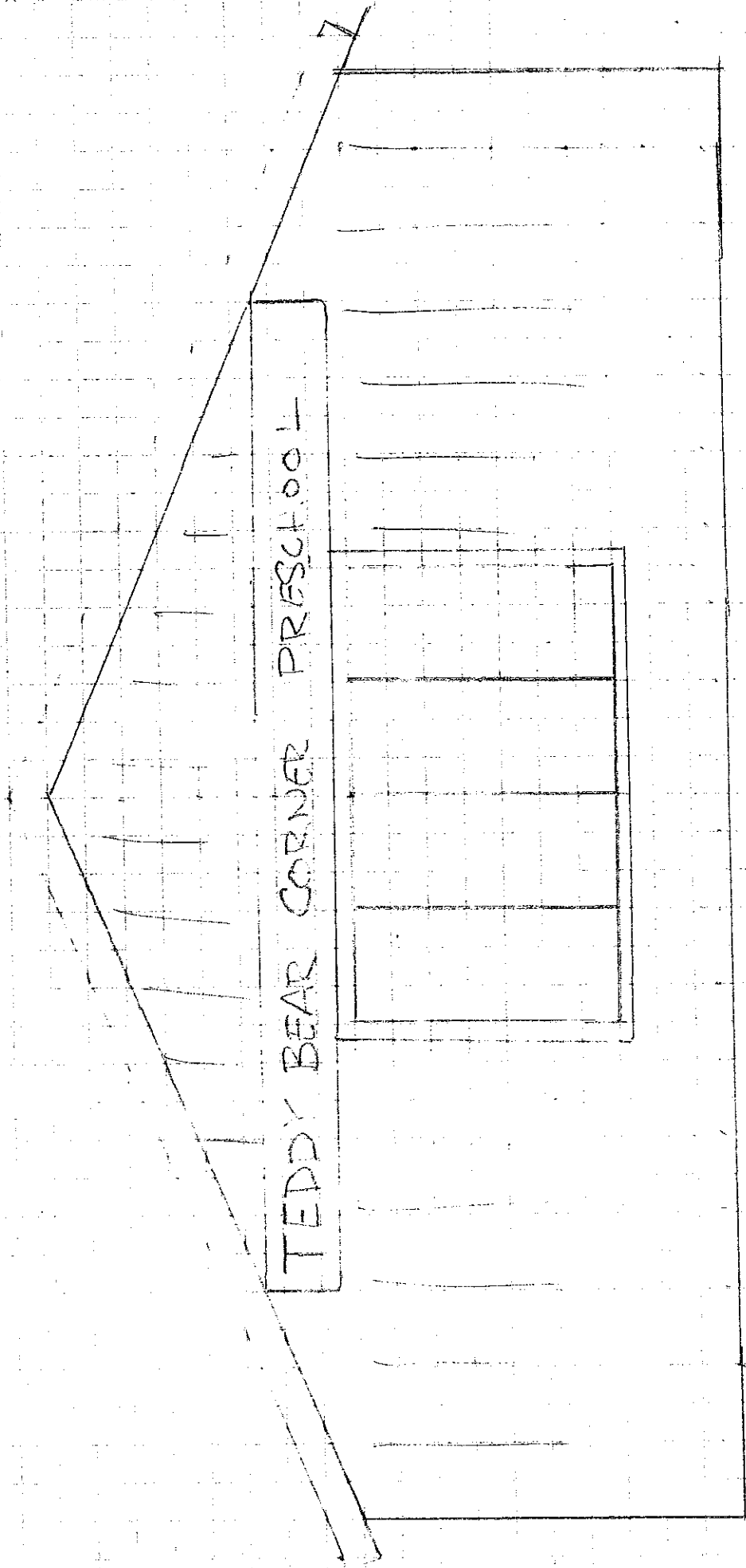


Becky Mead, Deputy Clerk

TEDDY BEAR CORNER PRESCHOOL



NEW LOOK



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 30th day of March, 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:

Ann Guisasola
Teddy_Bear_Corner@msn.com

CITY OF HAILEY

By Becky Mead
Becky Mead, Deputy Clerk