

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Hailey Planning and Zoning Commission considered a recommendation by the Administrator to approve an alteration of the exterior of an existing building, located at Lot 3, North Hailey Plaza Subdivision (911 Main Street North) within the Business (B) 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 alteration. 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 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 Albertson's for an alteration of the exterior of an existing building, located at Lot 3, North Hailey Plaza Subdivision (911 Main Street North) within the Business (B) zoning district. The proposed alterations consist of converting a double door entrance to a single door entrance on the corner of Main Street and Granite Lane.

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 the alterations to have no substantial impact on adjacent properties or on the community at large because a useable entrance will still be provided on Main Street and the appearance of the corner of the building will not change significantly. 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 approval of the Albertson's corner entrance alterations.

4.7.5 Bulk requirements within the Business district

No change

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 building should address the street and not "turn its back" to the public. The main façade should be oriented to the street, and provide an entrance (s) on the street side. Buildings at street corners must be designed to address the corner – that is, to engage the interest of drivers, pedestrians and bicyclists at the intersection.

The proposal is to change a double door to a single door on the corner of Main Street and Granite Lane. A useable entrance will still be provided and the appearance of the corner of the building as originally approved will not change significantly.

B. Building Design.

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

The appearance of the corner of the building as originally approved will not change significantly.

C. Fences, and Equipment/Utilities.

No change

D. Landscaping.

No change

CONCLUSIONS OF LAW AND DECISION

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

1. The alteration to the corner of Albertsons at Main Street and Granite Lane 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 proposed alterations have no substantial impact on adjacent properties or on the community at large.
3. The proposed alterations are approved and are documented in the project file.

Signed this ____ day of _____, 2008.

Owen Scanlon, Commission Vice Chair
Hailey Planning & Zoning Commission

Attest:

Becky Mead, Deputy Clerk



Front Elevation



Existing Elevation



Proposed Elevation

FINAL
08/18/08

911 Main St., Hailey, ID 83333

Address



0130

RECEIVED

SEP 22 2008



