

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On April 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, located at 21 Maple Street East, within the Business and Townsite Overlay 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 Calvary Chapel for an alteration of the exterior of an existing building, located at 21 Maple Street East within the Business and Townsite Overlay zoning districts. The proposed alterations consist of removing an existing entrance on the building's west elevation, and replacing the same door at the building's north elevation. The new entrance would be to the vestibule.

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 it is a change in location of an existing door. The existing door, would be moved approximately five feet, and does not appear to pose any pedestrian circulation issues and would not affect adjacent properties.

The Administrator recommends exemption of the Calvary Chapel 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 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 _____ day of _____, 2009.

Owen Scanlon, Chair
Hailey Planning and Zoning Commission

Attest:

Becky Mead, Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the _____ day of _____, 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

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

CITY OF HAILEY

By _____
Becky Mead, Deputy Clerk