

## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 19, 2009 the Hailey Planning and Zoning Commission considered a recommendation by the Administrator to approve a request submitted by the Idaho Army National Guard for modification to Design Review approval of December 12, 2008 for the Hailey Readiness Center (Armory), located at Lots 12 and 14, Block 125, Hailey Townsite within the Limited Business (LB) zoning district whereby a new pitched roof over-build, with a 3:12 slope and finished with a standing-seam metal roof system would be constructed. Modifications to Design Review approval determined by the Administrator not to be minor 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 modification. 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.g. the Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the city.**

**For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.**

The original Design Review application, approved on December 12, 2008, was for a remodel to the exterior of the existing building. The existing building has a flat roof (see attachment) and no changes were proposed to the roof in the original Design Review application. The proposed modifications consist of constructing a new pitched roof over-build, with a 3:12 slope and finished with a standing-seam metal roof system. The proposal results in a structure with multiple roof lines, which incorporate eaves and overhangs and well as a more exaggerated front entrance.

The following are applicable standards taken from the two sections which have been determined to be applicable to the modification; Sections 4.5.5 and 6A.7.2.4:

**4.5.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.**

**d. Maximum Building Height - thirty five (35) feet.**

The proposed height is 33 feet.

**6A.7.2.4. Design Review Guidelines for Residential and Non-Residential Buildings in the Townsite Overlay District:**

**C. Specific Guidelines**

**3. Architectural Character**

**b. Building Orientation**

**Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.**

- **The use of walkways, porches, smaller roof forms and other design elements is encouraged to emphasize the location of the front entry.**

A new walkway was approved at the front entrance on Cedar Street during the original Design Review approval. The modification proposes a roof form emphasizing the location of the front entry; however, the roof form is not smaller.

**d. Roof Form**

**Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.**

- **Garages are preferred to be located off of alleys, as outlined in Sections B.5 and B.6. Where the alley option does not exist or is not feasible, garages on the front of buildings should be diminished by integrating them into the primary roof form, by off-setting them back from the primary structure, or by detaching them.**
- **Offsets in eave and ridge lines may be helpful in breaking up building mass.**

The roof pitches are 3:12 on all roof forms. There is a larger roof form covering the north portion of the building. The south portion of the building incorporates a roof form above the entrance and on either side of the building's entrance. The existing front entrance is not centered; therefore, the new roof forms on the southwest and southeast sides of the entrance are not uniform. One side appears bulkier than the other, however overall the new roof form helps to break up the building mass.

**Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.**

- **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.**
- **Designs should avoid locating drip lines over key pedestrian routes.**
- **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**

The roofs pitch is 3:12. The applicant proposes that the roof be finished in metal. The main pedestrian area that may be impacted by shedding snow is adjacent to the front of the building. As a conditional of approval, snow clips shall be installed on the three roof forms along the south elevation of the building.

**Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.**

- **Sloping roof forms, including gable and hip roofs, are encouraged.**
- **Dormers and other roof details that do not detract from the primary roof form are encouraged, but should be used in moderation.**
- **Dormers should stay below the roof line and shall not extend above the roof line of the building.**
- **Shed roofs, flat roofs and roof pitches under 5:12 may be appropriate in certain locations.**
- **Ridge lengths should appear similar in scale to those seen in the neighborhood. A break in the roof line can be used to diminish the impact of longer ridge lengths.**

The modified roof includes a gabled roof and sloping roof forms. It breaks up the ridge lengths and does not include dormers or any shed roofs or flat roofs. The roof pitch is 3:12. A description of the appropriateness of this roof pitch is provided under the following guideline.

**Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.**

- **Gable roof pitches in the 8:12 to 12:12 range are encouraged.**

The proposed roof forms have a pitch of 3:12. This is inconsistent with the typical roof pitches found in Old Hailey; however, this building is not a typical building and previously had a flat roof. A roof pitch greater than 3:12 may require the height of the building to increase beyond what is allowed by the LB district's bulk regulations and may increase the building's mass (the proposed building height is 33 feet; in the LB district the maximum building height is 35 feet).

## **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 modifications are consistent with the Findings of Fact, Conclusions of Law and Decision adopted by the Hearing Examiner for the aforementioned project on the 12th day of December, 2008.
2. The proposed modifications shall receive Design Review approval subject to the following conditions:
  - a. Snow clips shall be installed on the three roof forms along the south elevation of the building.
3. Approval of the Design Review modification does not in any way waive any Design Review requirements approved by the Hearing Examiner. All Design Review elements must be installed, or security provided, prior to issuance of a Certificate of Occupancy.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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Owen Scanlon, Commission Chair  
Hailey Planning & Zoning Commission

Attest:

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Becky Mead, Deputy Clerk