

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Beth Robrahn, Planning Director *BR*
RE: Design Review –Idaho Power Hailey Substation Upgrade
HEARING: October 19, 2009

Applicant: Idaho Power
Request: Design Review of five (5) new power poles to serve the Hailey substation.
Location: Lots 1 - 11, N 8 ½' of Lot 12, and Lots 13-23, NE 20' and N 8 ½' of Lot 24, Block 90, Hailey Townsite, SW 20' of 6th Ave and the alley within Block 90 (251 N 6th Ave)
Zoning: Limited Residential (LR)

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on September 30, 2009.

Application

Idaho Power has submitted a Design Review application for five (5) new power poles, located at Lots 1 - 11, N 8 ½' of Lot 12, and Lots 13-23, NE 20' and N 8 ½' of Lot 24, Block 90, Hailey Townsite, SW 20' of 6th Ave and the alley within Block 90 (251 N 6th Ave).

Currently the substation is a single tap off of the Woodriver-Midpoint 138kV line. This means that when the 138kV line trips off the Hailey substation loses power. The new poles are required to tap off the existing line, this in addition to a second switch and in-line breaker will allow the substation to remain energized independently. The change also allows for line maintenance without de-energizing the station and decreases the downtime during unplanned outages.

Department Comments:

Engineering:
No comment received

Building:
No issues

Life/Safety:
No issues

Streets:
No issues

Water and Sewer:
No comment received

Standards of Evaluation

Section 2, Definitions:

Public Utility Facility. A structure or facility including towers used by a public utility. Such towers may not exceed forty-eight (48) feet in height. Public utilities include, but are not limited to, gas, electric, or telephone companies. Facilities for wireless communications are not included, and are specifically regulated by Article VIII A of this Ordinance.

Bulk requirements:

Maximum height in the LR District is 30 feet. The maximum height of a public utility facility tower is 48 feet.

Proposed heights are

- | | |
|--------------|--|
| Pole 1 | 74.5 ft – this pole is part of the main transmission line and is determined to be an existing non-conforming structure, the addition of the pole would not increase the degree of non-conformity because the length of the line is not being extended. |
| Pole 2, 3, 4 | 47.5 ft |
| Pole 5 | 30 ft |

Height of Building is defined as: The greatest vertical distance measured from the lowest point of record grade within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten (10) feet above the highest point of the roof surface, steeples, and spires.

The applicant is hereby advised that height of building is from record (natural) grade, not from finished grade or finished floor.

Required setbacks are Front: 25'; Side and Rear: 24'

Proposed setbacks are 27 feet from the side (north) property line, 40 feet from the rear and 108 feet from the front (6th Ave) property line.

6A.7.1.1 Sidewalk, Curb, and Gutter.

Sidewalks, curb and gutter shall be required improvements for projects requiring Design Review approval in the B, LB, TI, A and SCI zoning districts. At a minimum, sidewalks and curb and gutter, where required, shall comply with the City Standards. Sidewalks shall be at least six feet (6') wide or as wide as adjacent sidewalks on the same block, whichever is greater. Sidewalks shall be constructed along the entire length of a property adjacent to any public or private street in all zones, as well as in locations that provide safe pedestrian access to and around a building. New sidewalks shall be planned to provide pedestrian connections to any existing sidewalks adjacent to the site. Sites located adjacent to public or private streets that are not currently thru-streets, regardless whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections. Sidewalks and drainage improvements shall also be required in other districts, except as otherwise provided herein. The requirement for sidewalk may be waived if the cost of the proposed project construction is less than twenty thousand dollars (\$20,000). For Single Family Dwelling and Duplex projects in the Townsite Overlay District, the requirement for sidewalk shall be waived for any remodel or addition; sidewalks shall be required for new primary dwellings.

The City may approve and accept voluntary cash contributions in-lieu of the above

described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be a minimum of 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy. In-lieu contributions for sidewalks shall not be accepted in B, LB, TI and SCI districts.

Sidewalk and drainage improvements according to applicable City Standards are required along the front property line adjacent to 6th Avenue; this property line is 333.5 feet. The applicant has the option of requesting approval of a voluntary cash contribution in-lieu of constructing the sidewalk and drainage improvements.

6A.7.1.2 Water Line Improvements.

In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

NA

6.A.8 Area Development Plan. When the owner of Contiguous Parcels is required to obtain Design Review approval for any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved.

NA

8.2 Signs.

The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.

9.4 Parking Space Requirements.

Parking exists on site; no change is proposed to affect the amount of parking required.

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

- a. All exterior lighting shall be designed, located and lamped in order to prevent:
 1. Overlighting;
 2. Energy waste;
 3. Glare;
 4. Light Trespass;
 5. Skyglow.
- b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

- c. **Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.**
- d. **Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**
- e. **Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**

No new lighting is proposed. All existing lighting shall comply with Hailey's Outdoor Lighting Ordinance.

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.**

NA

2. **Where buildings are separated from the public sidewalk along the primary street frontage, the space should contain public and pedestrian amenities. Buildings downtown should be located directly at the back of the sidewalk.**

NA

3. **The site should be designed to support pedestrian circulation and provide pedestrian amenities.**

NA

4. **Conflicts between different circulation needs and uses should be minimized.**

NA

5. **Buildings should be sited in a manner that preserves significant vegetation. Existing trees greater than 6" in caliper are considered a resource and the removal of any such trees are subject to administrative review and approval.**

A mature and dense landscape buffer exists on the east side of the site adjacent to 6th Ave N. Mature landscaping also exists on the north and south sides of the site. No changes to the landscaping are proposed.

6. **The design of the site should consider sun in exterior space to avoid creating cold unpleasant exterior areas.**

NA

7. **Snow storage areas not less than 25% of the improved parking and circulation areas shall be sited in a manner that is accessible and usable. In no case shall a designated snow storage area have any dimension less than 10 feet. Snow storage shall not encumber required parking spaces or encroach into sidewalk or pedestrian**

pathways.

NA

8. Off street parking areas should be screened from public streets.

NA

9. On-site parking areas for more than 3 vehicles must be designed to allow vehicles forward entry and exit from the site into a public street.

NA

10. Site design must consider the placement and screening of service areas and auxiliary structures.

A mature and dense landscape buffer exists on the east side of the site adjacent to 6th Ave N. Mature landscaping also exists on the north and south sides of the site.

11. Where alleys are available, they should be utilized to the greatest extent possible for loading, delivery, trash pickup and utilities.

NA

B. Building Design.

The standards for building design are not applicable to this application. The project proposed utility poles and no structures with wall and a roof are proposed.

1. New development shall recognize the City's historic architectural heritage.

NA

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

NA

3. All sides of the building should be designed to be interesting by incorporating the use of varying materials, textures and colors.

NA

4. All buildings are encouraged to minimize energy consumption, utilize alternative energy sources, and consider passive solar techniques.

NA

5. Exterior buildings colors should be integrated appropriately into the architecture of the building, and should be harmonious within the project and with surrounding buildings.

6. Roof design should reduce the mass and scale of buildings and add visual interest and prevent reflective glare. Flat-roofed buildings over two stories in height should incorporate roof elements, or upper decks, balconies or other design elements.

NA

- 7. Vehicle canopies associated with gas stations, convenience stores or a drive-through shall function as structures rather than as sign platforms. Canopies shall follow the colors, material and architectural design used on primary building(s). Vehicle canopies should have a minimum roof pitch of 3/12 and display the underside of the roof structure.**

NA

- 8. Entries and pedestrian areas should include consideration with respect to snow shedding and drip lines.**

NA

- 9. Signage areas should be appropriate to the building's scale and design.**

NA

- 10. Building designs should minimize the apparent scale of buildings.**

NA

- 11. Buildings shall be designed to ensure that building massing and scale provide sensitive transition to adjoining residential neighborhoods. When abutting the LR, GR or TN zoning districts, the project's landscaping plan must include provisions for vegetative screening between the project and the residential property.**

NA

- 12. Where buildings exceed 30 feet in height, the entire roof surface shall not project to the highest point of the roof. The Commission shall review building height relative to the other dimensions of width and depth combined with detailing of parapets, cornices, roof, and other architectural elements. Fire department staging areas shall be incorporated into the design elements of the building.**

NA

- 13. Multi-unit structures should emphasize the individuality of units or provide visual interest by variations in roof lines or walls or other human scale elements.**

NA

C. Fences and Equipment/Utilities.

- 1. Fences shall be constructed of materials compatible with the site. The use of chain link is prohibited.**

NA.

- 2. All roof projections including, but not limited to air conditioning units, all mechanical equipment and solar panels should be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties.**

NA

- 3. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas should be adequately screened from surrounding properties by the use of a wall, fence, or landscaping, or shall be enclosed within a building.**

NA

- 4. Utilities, cables, phone lines and electrical lines must be considered in site design.**

The purpose of the project is to bring lines from the main transmission line to the substation in order to remain energized independently and allow for line maintenance without de-energizing the station and decreases the downtime during unplanned outages.

D. Landscaping.

- 1. At least 50% of the landscaped area shall utilize drought tolerant and/or xeriscape specific plant materials. Drought tolerance and hardiness shall be considered when selecting plant species.**

A mature and dense landscape buffer exists on the east side of the site adjacent to 6th Ave N. Mature landscaping also exists on the north and south sides of the site. No changes to the landscaping are proposed.

- 2. The urban environment should be considered in planning landscaped areas. A combination of trees, shrubs vines, ground covers and ornamental grasses should be selected that enhance and soften the hardscape. For landscape plans having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper. A maximum of 20% of any single species may be used in any landscape plan having more than 10 trees (excluding street trees).**

A mature and dense landscape buffer exists on the east side of the site adjacent to 6th Ave N. Mature landscaping also exists on the north and south sides of the site. No changes to the landscaping are proposed.

- 3. Pedestrian areas should have special plantings.**

NA

- 4. All landscaped areas shall be watered by an automatic irrigation system and regularly maintained in healthy and thriving condition free of weeds, trash, and debris.**

The existing landscaping is watered by an automatic irrigation system.

- 5. Retaining walls must be designed to minimize their impact on the site.**

NA

Summary and Suggested Conditions

The Planning and Zoning Commission shall hold a public hearing and approve, conditionally approve, or deny the design review application. The following conditions are suggested to be placed on any approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - Sidewalk and drainage improvements, designed according to applicable City Standards, are required along the front property line adjacent to 6th Avenue; this property line is 333.5 feet
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for plans dated _____, 2009. The Planning & Zoning Administrator has the authority to approve minor modifications to this project prior to, and for the duration of a valid Building Permit.

Motion Language

Approval:

Motion to approve the design review application for five (5) new power poles to serve the Hailey substation located at Lots 1 - 11, N 8 ½' of Lot 12, and Lots 13-23, NE 20' and N 8 ½' of Lot 24, Block 90, Hailey Townsite, SW 20' of 6th Ave and the alley within Block 90 (251 N 6th Ave), finding that the project is in conformance with the Comprehensive Plan; the project does not jeopardize the health, safety, or welfare of the general public; and the project conforms to the applicable specifications outlined in the Design Review Guidelines, as set forth herein, applicable requirements of the Zoning Ordinance, and City Standards; with conditions () through ().

Denial:

Motion to deny Idaho Power's design review application for five (5) new power poles to serve the Hailey substation located at Lots 1 - 11, N 8 ½' of Lot 12, and Lots 13-23, NE 20' and N 8 ½' of Lot 24, Block 90, Hailey Townsite, SW 20' of 6th Ave and the alley within Block 90 (251 N 6th Ave), finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the Idaho Power's design review application for five (5) new power poles to serve the Hailey substation to _____ [the Commission should specify a date].