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Established 1974

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Planning Department  
City of Hailey Administration  
115 S. Main St. #H  
Hailey, Idaho 83333

RECEIVED

AUG 28 2009



**Re: Application for Conditional Use Permit  
Countryside Fire Station  
Hailey, Idaho**

Ms. Beth Robrahn, Planning Director,

We are pleased to submit for your review and approval this Conditional Use Permit Application for Countryside Fire Station, located at 2582 Woodside Blvd, and parcels 01 and 02, Block 62 of the Woodside Subdivision No. 15. Located within the SW 1/4 of Section 14 T-2N., R-18E B.M. City of Hailey, Blaine County, Idaho

The following items are included in this submittal;

- Completed Conditional Use Permit Applications and Checklists
- One (1) full-sized set of plans, which include;
  - Aerial Photo of subject property and surrounding area
  - Civil Site Plan, C2.0
  - Architectural Site Plan A1.1
- Six (6) 11'x17' copies of submitted plans
- One (1) CD with PDF copies of all submitted documents
- Written analysis in support for the requested CUP
- Names and address of adjacent property owners (300')
- Copies of filed easements within the subject property;
  - City of Hailey, 115 S. Main St. #H
    - Sewer Line Easement
  - City of Hailey, 115 S. Main St. #H
    - Water Line Easement
  - City of Hailey, 115 S. Main St. #H
    - Access, Utility and Parking Easement
- Proof of Interest – Quitclaim Deed

The following items are not included in this submittal;

- Development agreement(s) – Not applicable

NARRATIVE

The proposed Woodside Fire Station is located at 2582 Woodside Blvd. and part of parcel 01 and 02, Block 62 of the Woodside Subdivision No. 15. Located within the SW ¼ of Section 14 T-2N., R-18E B.M. City of Hailey, Blaine County, Idaho; which is held by the City of Hailey.

The existing property is currently bare land. This proposed building will serve as the primary support facility for Hailey Fire Department operations intended to provide service for the Woodside neighborhood, which is the largest residential development in the City of Hailey. The subject property is currently zoned General Residential (GR).

Effects on adjoining property:

The purpose of the planned fire station is to provide better emergency services to the Woodside Neighborhood. There are not services of this kind located in Woodside, and for the sake of the thousands of residents in Woodside, there should be. The Hailey Fire Department currently responds to an average of five incidents per week that need engine response, the remainder of incidents usually involve a single EMS vehicle response. This means that, on average, five times a week 'volunteers' will respond to the station, get in a truck, and go to a call. These responses, obviously, can be at any time and cannot be anticipated or planned. There will be some noise, light, and fumes associates with emergency response. We believe that these minimal impacts will be offset by reduced response times to an emergency situation and the tremendous asset the station offers the neighborhood.

The station will also be used as an office, possibly a residence, and as a training facility. The station is located at the intersection of two collector roads and, as such, residential traffic patterns should not be affected. Training and office hours are within those provided for in Hailey's noise ordinance though there will be activity at the station some evenings. Again, we believe that the minimal impact the station will have on its neighbors is far outweighed by the asset of the station.

Compatibility with adjacent land uses:

The surrounding properties are all residential, predominantly multifamily, and middle income. The purpose of the fire station is to provide fire and EMS emergency services to these residents. The station will also provide initial incident response to Highway 75, the airport, several Blaine County schools and the Woodside light industrial area. It will be available for rapid mutual aid response to Bellevue and for wildfire suppression on the hills behind Woodside, as well as throughout the Valley.

The primary purpose of and need for this station is to decrease response times to emergencies in Woodside. Stations must be located within the areas they serve in order to provide good service. The property on which the station is planned has been intended for that use for decades and is the most appropriate location for the station within the development.

Relationship of proposed use with Comprehensive Plan:

The proposed Woodside Fire Station is in compliance with the goals and policies established in the Hailey Comprehensive Plan. The station is needed to fulfill the City's service obligation to its citizens and has been noted and envisioned in the Comprehensive Plan.

Section 9.0 of the Plan, called Public Facilities, Utilities and Services, and adopted within the last five years, states "new stations are planned for the central Woodside area, and Northridge area". The Goals, Policies and Implementation subsection, policy 6, states that the community should "support Fire Department improvements to meet fire protection and emergency incident response needs". The State Insurance Fund has established a 1.5 mile driving radius as the maximum distance for service areas for city fire stations. About two thirds of Woodside is outside that 1.5 mile radius from our existing station on Third Avenue South. Our last evaluation from the State Insurance Fund, in late 2008 noted that this gap in coverage was a significant impedance to the provision of high levels of service and down-rated the city accordingly. The proposed station will solve this problem.

Additionally, the Implementation portion of Policy 6, mentioned above, states "consider most appropriate locations for new fire stations in Woodside and Northridge areas". The City owns the property upon which the station would be built and the property has long been envisioned for this purpose. The need for the station is readily apparent. The construction of a new station will result in:

- Faster response to emergencies for the residents of Woodside, the largest single residential community in Blaine County.
- Faster response to emergencies on Idaho State Highway 75, one of the busiest two-lane roads in the State.
- Faster response to emergencies at Friedman Memorial Airport, the second busiest airport in the State.
- Better response to emergencies community-wide, including Bellevue and other areas of Blaine County.

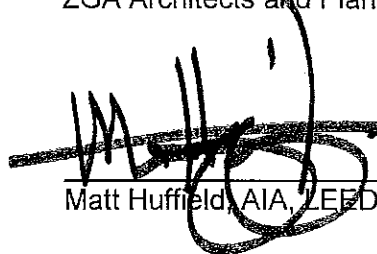
- Increased staffing on response apparatus.
- Better insurance rating for the department, which may result in lowered insurance premiums for the entire community.
- Better volunteer recruitment and retention.

The Housing portion of the Hailey comprehensive plan is replete with references to the provision of affordable housing for the working population of the County. The City has always been concerned with maintaining service levels when pay levels do not correspond to housing costs. The Fire Department has always maintained a high level of service to the community at a low cost due to the extraordinary dedication and professionalism of its 'volunteer' firefighters. The proposed station corresponds to this portion of the plan by providing housing for Department employees. The housing is initially intended to accommodate men and women without families who are willing to trade residency for emergency response and Department work. The planned residences will be available in the future to accommodate shift workers, should that become necessary.

Finally, the growth management portion of the Hailey Comprehensive Plan states that its primary goal is to manage and accommodate growth due to infill development. The residential population of Woodside has greatly expanded over the last fifteen years and Fire Department services to that neighborhood have not kept pace. It is incumbent on the City to provide the best services possible to this neighborhood, especially as the population in the neighborhood grows. The construction of a new station directly corresponds with this goal.

Sincerely,

ZGA Architects and Planners, Chartered



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Matt Huffield, AIA, LEED AP

cc: Job File 0554.00/Div. A  
Mike Chapman, Chief/HFD