

Demolition Permits. The 2006 IRC is amended to add the following Section 105.1.3 and the 2006 IBC is amended to add the following 105.1.5.

a. General Requirements. Demolition shall include moving a structure from one site to another and destruction/demolition of a structure for disposal. Permit applications shall be provided by the City of Hailey and shall include owner, address, property descriptions, phone number, description of the scope of the demolition and a time frame. The person or entity submitting an application for a demolition permit for a Historic Structure must be the owner of record or the authorized agent of the owner(s). Acknowledgement of the demolition by utility companies serving the property, the Blaine County Assessor's office and the jurisdiction's Building Official if other than the City of Hailey shall be required. Permits shall be valid for 90 days.

b. Historic Structures. Prior to issuance of a "Demolition" permit for buildings and structures built wholly or in part prior to 1941 ("Historic Structure"), regardless whether the Historic Structure was constructed on or relocated to the property, the Hailey Building Official shall submit the application to the Hailey Planning Department, Hailey Fire Department and Hailey Historic Preservation Commission. The applicant shall demonstrate the age of a building or structure by reliable records, including but not limited to records of the Blaine County Assessor.

1. A one hundred twenty (120) day review period shall run from the date of transmittal of copies of the application to the departments, agencies, commissions and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. Within seven (7) calendar days of the Building Official certifying that the application is complete, the Building Official shall, at the applicant's expense, publish a Notice of Intent to Demolish a Historic Structure in the official newspaper of the City of Hailey, post on the subject property a Notice of Intent to Demolish a Historic Structure, and mail Notice of Intent to Demolish a Historic Structure to property owners within three hundred (300) feet of the subject property.

2. During the review period, the city, the Hailey Historic Preservation Commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.

3. The one hundred twenty (120) day review period may be reduced if the Building Official or his/her designee finds that a) the owner has reasonably demonstrated that rehabilitation of the Historic Structure would not be economically feasible, b) the Historic Structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey, c) the Historic Structure is deemed a "dangerous" building as defined in Chapter 3, Section 3.02 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, or d) the Hailey Historic Preservation Commission has recommended the one hundred twenty (120) day review period be reduced because the Historic Structure does not maintain the historic architectural qualities, historic associations or archeological values of other Historic Structures within Hailey.

4. At the end of the review period, if the application for a "Demolition" permit has not been withdrawn, the Building Official shall process the application according to the 2006 IBC and the municipal code. Any demolition permit for Historic Structure shall be conditioned so that prior to demolition, the applicant shall provide the Hailey Historic Preservation Commission with all available historic information about the Historic Structure, including a) color photographs measuring at least four inches (4") by six inches (6") of at least two (2) elevations of the building at the time of permit submittal (if the building faces one or more public streets, the two (2) elevations shall be of the street facing sides), b) height, square footage, and current use of building, and c) historical photograph, black and white or color, of the building, if feasible.

c. Revegetation. Following demolition of a building or structure, any foundation and basement and all debris shall be removed, clean fill shall be placed in any excavated portion of the property, the grade of the property shall be leveled, and the property shall be planted or re-seeded with drought resistant grasses and/or shrubs that are as minimally as possible irrigated to ensure successful Revegetation within one (1) month of the permitted work. The Revegetation shall include noxious weed abatement and continued maintenance until new construction commences.