

HAILEY RODEO PARK

Meeting Notes – Blaine Manor

Date: February 18, 2010
March 12, 2010 – Comments from Blaine Manor (bold italics)

Location: Blaine Manor, Hailey Idaho

In Attendance: Gail Goglia, Blaine Manor Director
Michael Bulls, RLB

Items discussed:

Building Locations and Configuration

The proposed Ice Rink Facility is located directly adjacent to the existing Blaine Manor facility at the Northwest corner of the property. The proposed Ice Rink Facility is located with a 15 foot setback from the west property line and has a building height above record grade of approximately 35 feet. The scale and location of the proposed building will impact views from the existing Activities Room of Blaine Manor. The proposed landscaping between the proposed building and the west property line was discussed. During construction of the proposed Ice Rink Facility and other components of the project, Blaine Manor would request that a construction plan be planned that includes mitigating high noise levels during parts of the day when the Activities Room is used.

The construction of the proposed ice rink building will impact the Blaine Manor dining room, not the activity room. Construction noise will be distracting and disruptive during meal times, when residents are being cued, fed, or eating independently. In addition, the patio adjacent to the dining room receives heavy use during good weather, and construction noise and dust will impact its functionality.

Utilities

It is indicated on the Survey by Galena Engineering that the existing water line that runs east to west through the Rodeo Park property serves a water line for Blaine Manor. In the proposed project, the existing water line is relocated to accommodate the Ice Rink Facility construction. The water service from the existing line to Blaine Manor will need to be addressed.

All utilities, including water and sewer, enter the building from the north side of the old portion of the hospital, so relocating the east to west water line is not an issue.

Existing Fence Line

It is indicated on the Survey by Galena Engineering that the existing chain link fence that runs the approximately the entire length of the Blaine Manor east property line encroaches onto the Hailey Rodeo Park property by approximately 5 feet. In the proposed project, the existing fence is relocated. Blaine Manor does not require a gate in the new fence line near the Skate Park. A gate near the northwest corner of the project may be a nice amenity for Blaine Manor to access the Park and Nelson Ball fields.

The existing fence line has been in place since approximately 1982 when Blaine Manor was built. It may be that there was some agreement on vacating part of the rodeo property. We are also check with Hailey Fire Chief Mike Chapman regarding the fire lane.

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Existing Mobile Facility

Currently, an existing mobile facility is located at the northwest corner of the Hailey Rodeo Park project. In its current position, the mobile facility straddles the north property line separating property maintained by the School District and property maintained by the City of Hailey. Blaine Manor currently uses the mobile facility. Relocation of the facility will be required prior to construction of the proposed Hailey Rodeo Park project.

If the mobile facility is relocated, the space should be left vacant, and not use for equipment and/or construction storage.

Fire Apparatus Access

Currently, the fire department is able to drive their vehicles along the alley on the east side of the Blaine Manor property and drive through the existing Rodeo Grounds to Main Street. In the proposed plan for the Hailey Rodeo Park that access is removed. This issue will be discussed with Fire Chief Mike Chapman.

Everything possible must be done to avoid disturbing residents and disrupting the quality of their lives. Construction equipment, storage, etc. must be kept as far away as possible and no worker parking should occur on the Blaine Manor property.

Ruscitto/latham/Blanton
architectura **P.A.**

Unofficial Assessment of Paintings on the Existing Hailey Rodeo Park Walls

Made by:

Joe Castle, Mark Johnstone (Arts Commissioners)
Sheila Kelley (Chamber liaison to Arts Commission)

9 March 2010

In our opinion, the figures are too large to be installed on the interior walls of the Interpretive Center. Other drawbacks include:

- They are extremely sun-faded, have evidently been repainted numerous times, and are on old wood. It will be very difficult to even preserve their present condition and state.
- They appear to be made to be seen at a distance, not up close (compare their level of detail to the Blaine Historic Museum mural).

It is our recommendation that they be:

- documented with photographs
- Sold off as fund-raiser

~~They do occupy an important part of the visual history of the Rodeo arena,~~
and it would be wonderful to commission new murals for sites within the stadium,
with some of them possibly being based on these pieces.

Heather Dawson

From: Michael Bulls [mbulls@rlb-sv.com]
Sent: Wednesday, March 10, 2010 2:39 PM
To: 'Rob Lonning'; Heather Dawson
Cc: Fritz Haemmerle; 'Martha Burke'; 'RLB'; Tracy Anderson; 'Keefer, Becky'; Rick Davis1; markjohnstone@cox-internet.com
Subject: RE: "murals" - FYI
Attachments: 2010.03.10_SHEET 14.pdf

Hello Everyone,

Currently, as a part of the Design Review Application submitted to the City of Hailey Planning Department, four (4) murals are depicted on the South Elevation of the proposed Multi-Use Event / Rodeo Arena. Please see attached Sheet 14 of the Design Review Application. The murals shown are of similar dimension to the existing murals on the existing white wall.

Sincerely,

Michael Bulls, AIA
 Project Architect
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 Sun Valley, Idaho 83353
www.rlb-sv.com
 T 208.726.5608
 F 208.726.1033

From: Rob Lonning [mailto:ralonning@mac.com]
Sent: Wednesday, March 10, 2010 9:26 AM
To: Heather Dawson
Cc: Haemmerle Fritz; Martha Burke; Michael Bulls; RLB; Tracy Anderson; Keefer, Becky; Rick Davis,
Subject: Re: "murals"

Heather,

Thanks for forwarding this email to me. I'm glad the Historic Preservation Commission was added to the loop.

In response to the Unofficial Assessment of the Murals on the Existing Hailey Rodeo Park Walls:

1. It was never my understanding that placing the murals in the Interpretive Center was a consideration. It was my understanding that attempts would be made to either incorporate the murals into the new stadium or preserve them somewhere on site.
2. I recognize the murals may not be more than 20-30 years old, have been repainted many times and are on "old" wood, however these facts should not, in my opinion, lead to their exclusion from the site.
3. I strongly agree with the "assessment" that "they do occupy an important part of the visual history of the Rodeo arena." I also agree that "to commission new murals for sites within the stadium" could be a wonderful addition. However, given their importance to the visual history of the Rodeo arena, I hope that every attempt will be made to preserve the murals and to include them, in some way, as part of the new Hailey Rodeo Park.

I look forward to being involved with the future discussions about how the murals can be preserved and incorporated into the Rodeo Park design.

AGENDA ITEM SUMMARY

DATE: March 22, 2010 DEPARTMENT: Planning

DEPT. HEAD SIGNATURE: DR

SUBJECT: Draft Findings of Fact – Planning and Zoning Commission Design Review Approval of Rodeo Park.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Design Review for the Rodeo Park was approved with conditions by the Planning and Zoning Commission on March 15, 2010.

As part of the process for city owned projects, the conditions of approval are being presented to the Council for review, discussion and determination of whether the City can comply with and accept the conditions. Two of the conditions, j) and o) show changes suggested by staff to provide some flexibility in meeting the condition. Possible issues with conditions e) and i) will be discussed in more detail at the meeting.

The Commission will review and approve the Findings of Fact and Conclusions of Law on March 29, 2010. If issues arise with any of the conditions, the issues can be discussed with the Commission prior to the Findings of Fact being approved, this would allow for amendments to the conditions if necessary. In addition, issues can be worked through and modifications to the plan brought forward at a future date to provide an alternative solution than that contained in a condition.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Case # _____
Budget Line Item # _____ YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

<input type="checkbox"/> City Administrator	<input type="checkbox"/> Library	<input type="checkbox"/> Safety Committee
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Mayor	<input type="checkbox"/> Streets
<input type="checkbox"/> City Clerk	<input type="checkbox"/> Planning	<input type="checkbox"/> Treasurer
<input type="checkbox"/> Building	<input type="checkbox"/> Police	_____
<input type="checkbox"/> Engineer	<input type="checkbox"/> Public Works, Parks	_____
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> P & Z Commission	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 15, 2010 the Hailey Planning and Zoning Commission considered an application submitted by the City of Hailey for Design Review approval of a 67,744 square foot multi event arena, 34,443 square foot ice rink, 2,160 square foot interpretive center and 22,401 square foot addition to the skate plaza, located on portions of the lots located within Block 126, portions of the lots and alley located within Block 127, all of Block 134 and vacated portions of the Second Avenue, First Avenue and Cedar Street right-of-way (781 Main Street), within the Limited Business (LB) and Townsite Overlay zoning districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 24, 2010.

Application

The City of Hailey has submitted a Design Review application for the Rodeo Grounds to be known as Hailey Rodeo Park, located on portions of the lots located within Block 126, portions of the lots and alley located within Block 127, all of Block 134 and vacated portions of the Second Avenue, First Avenue and Cedar Street right-of-way (781 Main Street South), within the limited business (LB) and Townsite Overlay (TO) districts. The proposal includes a 67,744 square foot multi event arena, 34,443 square foot ice rink, 2,160 square foot interpretive center and 22,401 square foot addition to the skate plaza.

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:

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. No signs are proposed at this time; however review of all future signs by the Parks and Lands Board is a condition of approval. Signs posted by a government entity are exempt from the sign ordinance. If, in the future, signs are proposed that are not posted by a government entity and over four (4) sq. ft., a sign permit will be 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.**

All existing lighting shall comply with Hailey's Outdoor Lighting Ordinance.

8B.4.2 Type of Luminaires

All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded, with the following exceptions:

- a. **Luminaires that have a maximum output of four hundred (400) lumens per fixture, regardless of number of lamps (equal to one forty [40] watt incandescent light), may be left unshielded provided the luminaire has an opaque top or is under an opaque structure. (see Figure 5)**
- b. **Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of lamps (equal to one sixty [60] watt incandescent light) may be partially shielded provided the lamp is not visible, and the luminaire has an opaque top or is under an opaque structure. (See Figure 3)**
- c. **Floodlights with external shielding shall be angled provided that no light is directed above a twenty-five (25) degree angle measured from the vertical line from the center of the light extended to the ground, and only if the luminaire does not cause glare or light to shine on adjacent property or public rights-of-way (see Figure 6). Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.**

The wall mounted lights (indicated as fixture B on page 6 of the plans) and the parking area lights (indicated as fixture A1 and A2 on page 6 of the plans) are all downcast and fully shielded.

The arena lights (indicated as fixture C on page 6 of the plans) are not downcast. It is a condition of approval that the luminaires cause no glare or light to shine on adjacent property or public rights-of-way.

I. Luminaires used for playing fields shall be exempt from the height restriction provided all other provisions of this Article are met and the light is used only while the field is in use.

There are four (4) rodeo arena light poles, each with 7 arrays, for a total of 28 lights, measured at 60 feet in height. A 1500 watt metal halide is proposed for each of the 28 lights, which equates to 165,000 lumens per light. Hailey's Outdoor lighting Ordinance specifies that metal halide lamps that are mounted at 60 feet or higher shall not exceed 110,000 initial lumens, which is produced by a 1,000 watt metal halide. It is a condition of approval that the 60 foot high lights be a 1,000 watt metal halide. Due to the height of the lights and their proximity to the Friedman Memorial Airport, the Federal Aviation Administration requires a Form 7460 be submitted. Acceptance of the proposed lighting design is a condition of approval. It is likely that continuous red LED obstruction lights will be required by the FAA on each light pole.

8B.4.3 Placement and Height of Luminaires

- a. **Parking area luminaires shall be no taller than seventeen (17) feet from the ground to their tallest point. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level.**

There are five (5) parking area lights proposed at the south entry area and eight (8) proposed within the central parking area; all are 17 feet in height and all propose to use a 175 watt metal halide luminaire, which equates to 15,750 initial lumens. Hailey's outdoor lighting ordinance specifies that lights mounted between 16 and 20 feet shall be at a maximum between 2,400 and 8,000 lumens. The proposed light exceeds this requirement. It is a condition of approval that a 70 watt metal halide be used, which produces an initial lumens output of 5,500. It is a condition of approval that the lights only be used during events and operating hours.

- b. **Freestanding luminaires on private property in residential zones shall be mounted at a height equal to or less than the sum of $H=(D/3)+3$, where D is the distance in feet to the nearest property boundary, but shall not be higher than fifteen (15') from ground level to the top of the luminaire, whichever is less. Example:**

<u>Pole Height</u>	<u>Distance to Property Line</u>
15 feet	36 feet ($36/3 = 12+3=15$)
12 feet	27 feet ($27/3 = 9+3=12$)
9 feet	18 feet ($18/3 = 6+3=9$)

This property is located in the LB district, which is not considered a residential zone.

- c. **Streetlights used on arterial roads may exceed twenty (20) feet in height, with the recommendation by the City Council, and only with a finding that exceeding 20 feet is necessary to protect the safety of the**

residents of Hailey.

- d. **Luminaires used for playing fields shall be exempt from the height restriction provided all other provisions of this Article are met and the light is used only while the field is in use.**

There are four (4) rodeo arena light poles, each with 7 arrays, for a total of 28 lights, measured at 60 feet in height. A 1,500 watt metal halide is proposed for each of the 28 lights, which equates to 165,000 lumens per light. Hailey's Outdoor lighting Ordinance specifies that metal halide lamps that are mounted at 60 feet or higher shall not exceed 110,000 initial lumens, which is produced by a 1,000 watt metal halide. It is a condition of approval that the 60 foot high lights be a minimum of 1,000 watt metal halide. It is a condition of approval that the lights only be used during events.

8B.4.4 Illuminance and Type of Lamp

- a. **Illuminance levels for parking lots, sidewalks, and other walkways affected by side-mounted building lights, and freestanding sidewalk lights (not streetlights) shall not exceed illuminance levels listed in the most current IESNA Recommended Practices. The City of Hailey recognizes that not every such area will require lighting.**
- b. **Parking lot lighting shall not exceed an overall average illumination of 1.5 footcandles.**

This standard is met; the average footcandle is 1.0. However, the parking lot lights proposed incorporate a luminaire that exceeds the maximum allowable lumens based on the height of the parking lot light (see 8B.4.3(a)). This is primarily due to the applicant's desire to eliminate the need for parking lights within the interior of the parking area and would like to provide all lighting along the perimeter of the parking areas. To accommodate this design, luminaires with a high number of lumens are needed to provide adequate light levels to the interior. Generally, Hailey's outdoor lighting ordinance states that parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level.

- d. **All existing and/or new exterior lighting shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting.**

Meeting this standard is a condition of approval. In addition, it is a condition of approval that all of the exterior lights be placed on timers to turn off after facility hours. The Parks and Lands Board has recommended that no lights be installed that would illuminate the skate park area to ensure the current hours of operation (dusk to dawn) of city parks are maintained and to keep operation costs down. This recommendation has been incorporated as a condition of approval.

Article 9 Parking and Loading Spaces

- 9.2.4 **Maintenance. The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, other debris and snow.**

This is a condition of approval.

- 9.2.5 Surfacing and Construction.** All required parking and loading spaces, together with driveways, aisles, and other circulation areas, shall be constructed in accordance with the City Standards.

This is a condition of approval.

- 9.2.6 Drainage.** All parking, loading, or other non-permeable surface areas shall provide for on-site drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, or into the public right-of-way. Drainage provided shall be in accordance with City Standards.

This is a condition of approval.

- 9.2.7 Lighting.** Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property, and shall be of a type and method of construction to shield the light source from direct view from any adjacent property or right-of-way. All parking area lighting shall comply with the standards as set forth in Article VIII B of this Ordinance.

The majority of the parking area lights are located between the ice rink and events arena, which help shield adjoining properties from any light trespass. Refer to Section 8B.4 of the outdoor lighting standards below, for a more in-depth analysis of outdoor lighting.

- 9.2.8 Access.** Except as otherwise provided herein, any parking area on private property, shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion. Access driveways for all parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street. Access for subdivisions shall be provided in accordance with standards set forth in Section 4 of the Subdivision Ordinance.

This standard has been met. All spaces allow for forward entry and exit from the property.

- 9.2.9 Screening and Landscaping.** All loading space areas and parking areas for any use containing more than 4 surface parking spaces, and located in or adjacent to a residential district, shall be effectively screened on all sides which adjoin or face any other residential property, except where spaces have direct access from a right-of-way. The screening shall consist of an acceptably designed wall, fence or planting screen. Such fence or wall shall be not less than four (4) feet nor more than six (6) feet in height and shall be maintained in good condition. The space between such fence or wall and the lot line of the adjoining premises in any residential district shall be

landscaped with grass, hardy shrubs, evergreen ground cover or trees, and maintained in good condition.

There are 112 parking spaces proposed. To the south of the subject property is LB and across Main Street, to the northwest of the subject property is LR-1. The parking areas do not face or adjoin the area zoned LR-1 (the skate park provides a buffer between these two areas). The primary parking area is adjacent to the LB district, located to the north of the subject property.

- a. **Parking areas designed to accommodate 10 or more cars shall have no less than 10% of their surface area landscaped. The landscaping shall include deciduous trees no smaller than 2" caliper.**

The parking area is 41,930 sq. ft. The landscaped areas surrounding the parking areas are 5,302 sq. ft., which equates to 12.6% of the parking areas. The landscaping includes deciduous trees, none of which are smaller than 2 inches in caliper.

9.2.10 Wheel Blocks. Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

Not applicable.

9.2.11 Minimum Distance Setbacks

No part of any parking area for more than 10 vehicles shall be closer than 20 feet to any lot occupied by a dwelling unit, school, hospital or other institution for human care and shall be separated from that adjoining lot by an acceptably designed screen as defined above.

There are no parking areas within 20 feet from any of the lots occupied by the uses mentioned above.

9.3 Off-street Parking Dimension.

9.3.1 For the purposes of this Ordinance, the dimensions of all parking areas within the City shall be in accordance with the City Standards.

9.4.2 Commercial, Professional, Service, Recreation and Entertainment. All commercial, professional, service, recreation and entertainment uses shall provide improved parking in the amount of one parking space for every 1000 square feet of gross building area; except as follows:

- a. **Athletic fields and other outdoor sports facilities: 1 space per 5000 square feet of gross land area.**
- b. **Auditoriums, theaters, sports arenas, and other assembly areas not otherwise regulated herein: 1 for each 4.5 persons at the rated maximum occupancy of the building.**

Considering the types of facilities proposed and the expected peak use of each and applying a combination of two categories of parking space requirements, was used in order to maximize the number of parking spaces provided on site without prohibiting the use of the site for the intended purpose altogether.

If the parking requirements for the entire project were calculated under category (b), 778 parking spaces would be required just for the multi use arena alone. Because parking for rodeo spectators has not historically been provided on the site the use of event shuttles was discussed in preliminary planning as the most viable solution to bring spectators to the site when large events are held. This is a solution that results in a site configuration more consistent with the transportation and land use goals of the Comprehensive Plan. In addition, parking for the unique needs of rodeo participants was prioritized in the master planning process.

The following categories are applied to each portion of the project to calculate the parking requirement.

Facility	Size of Use	Factor	Parking Required	Parking Provided
Ice Rink	400 people	1 space per 4.5 people	89	
Interpretive Center	2,160 sq. ft.	1 space per 1,000 sq. ft.	2	
Multi-Use Event Arena	67,744 sq. ft.	1 space per 5,000 sq. ft.	13	
Skate Park	41,142 sq. ft.	1 space per 5,000 sq. ft.	8	
Total			112	112
Total Winter Time	Minus Skate Park and Multi-Use Event Arena		91	91

Snow storage is proposed in some parking areas during the winter, equating to 21 spaces. The applicant has removed the skate park and the multi-use event arena from the parking requirements during the winter, assuming that these facilities will not be used during this period of time and therefore, 21 parking spaces could be used as snow storage areas. If the skate park and multi-use event arena are not to be used during snow storage months, this reduction from parking calculations may be logical. The Commission considered whether it is anticipated that these uses will be used during this period to ensure that there is adequate parking year round. It was determined that the proposed snow storage plan was adequate; however, the Commission did discuss alternatives such as requesting permission from the School District to store snow on Nelson Field and storing snow in the stock pen area.

9.4.7 Special Provisions for Parking in Business, Limited Business and Transitional Districts

- a. **Surface parking lots must be located behind buildings whenever possible to minimize the visual impact from public ways. Curb cuts and breaks in pedestrian pathways should be minimized.**

There is only one proposed curb cut along Main Street, allowing for ingress and egress. The surface parking lot is not located behind the buildings. The majority of spaces are however located between the two buildings and are screened by the substantial landscaping surrounding the skate park. About 15 of the 112 proposed spaces are partially screened by the Snow Bunny.

- b. Surface parking is not permitted between the sidewalk and the primary frontage of a building, except where the location of existing buildings precludes another location for parking. Such parking requires a landscape buffer between sidewalk and parking.**

Some surface parking is in placed between the proposed buildings and the sidewalk; however, the location of the Snow Bunny and the existing skate park, make rear parking difficult to accommodate for all parking spaces. The majority of the parking is located between the ice rink and the arena, not between the primary buildings and the sidewalk adjacent to Main Street. The parking area of most concern is located to the west of the Snow Bunny. The Commission considered whether additional landscaping of various types be added to the landscape plan surrounding this parking area to increase the buffer between the sidewalk along Main Street and the parking area west of Snow Bunny. The Commission determined that the proposed landscaping was adequate.

- c. All multi-family residential and commercial development including new construction and additions, must provide at least three (3) bicycle parking spaces or bicycle spaces equivalent to twenty five (25%) of the required number of vehicle parking spaces, whichever is greater.**

The applicant has indicated that 112 parking spaces are required, which requires 28 bicycle parking spaces. 32 bicycle parking spaces are provided by one rack in each of the following locations (8 spaces per rack): south wall of interpretive center, south wall of the ice rink (main entrance), north wall of the ice rink (main entrance), and east wall of the ice rink (restroom entrance). 75% of the bicycle parking surrounds a facility that will predominately be used during the winter, whereas only 25% of the spaces are proposed outside of an area that will predominately used during snow-free months, when cyclists are prevalent. It is a condition of approval that the bike racks and their proposed location comply with the bike rack City Standards and that at least half of the bicycle spaces required be provided adjacent to the arena or interpretive center.

4.13.6 Bulk Requirements.

- a. **Minimum Lot Size –
Limited Business, Transitional, General Residential districts: 4,500 square feet.
Original Townsite Lots that are slightly less than 3,000 square feet (in blocks where lots are 25 feet wide) or 3,600 square feet (in blocks where lots are 30 feet wide) may be rounded up to 3,000 square feet or 3,600 square feet, as the case may be, provided that the original Townsite Lot meets the definition of a Lot of Record.**

The property is 5.31 acres or 231,304 square feet.

- b. Minimum Lot Width –
Limited Business, Transitional, General Residential districts: 37.5 feet.**

The lot width is 410 feet.

- c. Maximum Building Height –
Limited Business district: 35 feet.**

Ice rink: 35 feet.

Interpretive Center: 27 feet.

Arena: 38 feet – 6 inches to the top of the east bleachers (including the 3 foot – 6 inch guardrail).

It is a condition of approval that the guardrail on top of the bleaches, as well as all other portions of the arena be no higher than 35 feet from record grade.

- d. Minimum Setbacks in LR, GR, TN, and LB Districts:**

- 1. Setback from any street right-of-way – twelve (12) feet. The following exceptions apply:**

a. Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports.

b. No garage door shall be within twenty (20) feet of any street

right-of-way, as measured from the garage door to the street providing access to the garage.

Main Street is the only street right-of-way applicable to this application. The setback from Main Street to the nearest structure (the public restrooms at the southwest corner) is 54 feet.

- 2. Setback from any alley right-of-way – six (6) feet. There shall be a six (6) feet horizontal separation between any building and a water meter vault. (Water meter vault and water service line locations may be moved at the property owner's expense, subject to notification and approval by the City.)**

The alley right-of-way is adjacent the east end of the subject property. The setback measurements are as follows:

Arena (main structure): 35 feet

Arena (top of east bleachers): 3 feet

Arena (stock pens): 9.5 feet

It is a condition of approval that the arena's east bleachers be relocated outside of the required setback three (3) additional feet, to provide the required six (6) foot setback from the alley.

3. **Setback from any Idaho Transportation Department/Wood River Trail right-of-way – five (5) feet. The following exception applies:**
 - a. **No garage door shall be within twenty (20) feet of the right-of-way, as measured from the garage door to the right-of-way, where this right-of-way provides access to the garage.**

Main Street is an Idaho Transportation Department right-of-way. This standard is met; all new buildings are setback beyond the five (5) foot minimum.

4. **Setback from property lines abutting other private property --**
 - a. **Base setback – fifteen percent (15%) of lot width, or 10 feet, whichever is less. However, no such setback shall be less than six (6) feet. (See Table 1)**

10 feet is less than 15% of the lot width.

- b. **Any wall, as measured from the highest point including any gable or peak in a direct vertical line to record grade, shall have a setback of one (1) foot for every two and a half (2.5) feet of wall height (see Diagram 1 and Table 2), but not less than the base setback noted in subsection (a) above, regardless of underlying zoning.**

The ice rink and arena are both 35 feet in height (measured from the elevation that abuts private property), which requires a 14 foot setback.

The property is bordered by private property along the north, west, and areas along the northeastern property boundaries, adjacent to the Snow Bunny.

The following are the setbacks abutting other private property:

LOCATION	REQUIRED SETBACK	ACTUAL SETBACK
West	14 feet	15 feet
North (Ice Rink)	14 feet	21 feet from ice rink
North (Arena)	14 feet	60 feet from north arena bleachers
South (Snow Bunny)	14 feet	47 feet 6 inches
East (Snow Bunny)	N/A (no building)	No structure is near this property boundary.

- g. **Maximum lot coverage:**
Limited Business district: 70%.

The property is 5.31 acres or 231,304 square feet. There is 80,432 sq. ft. of building coverage, which equates to 35% lot coverage.

- h. **Maximum Multi-family Residential Density – see underlying zoning requirements.**

No multi-family residential housing is proposed.

- i. **Maximum Lot Size—**

Business, Limited Business, Limited Residential-1 districts: no maximum.

The property is 5.31 acres or 231,304 square feet.

4.13.8 Lot Line Vacations

If a parcel in single ownership consists of two (2) or more Original Townsite lots, or a combination of lot(s) and portions of lot(s), then each internal Original Townsite lot line(s) shall be vacated prior to the issuance of a certificate of occupancy if either of the following criteria applies: 1) a proposed new building or addition increases the degree of nonconformity or creates a new nonconformity with regard to setbacks, measured from the nearest adjacent Original Townsite lot line, not from the parcel boundary of multiple Original Townsite lots held in single ownership or 2) lot lines, which a building is not currently built on, are located underneath a proposed new building or addition.

There are numerous interior lot lines that are required to be vacated in accordance with this standard.

The southern portion of vacated First Avenue South, where the ice rink and skate park facility are proposed, is currently owned by the School District (SD). The SD has submitted an attached letter dated March 4, 2010 stating that they are aware of the Rodeo Park application and the proposed location. In reference to the letter, The First Amendment to the Annexation Agreement for Woodside Elementary was approved by the Council and is waiting for signatures. Once this document is signed by both parties the SD has indicated that they will execute a quit claim deed for this portion of the proposed Rodeo Park land to the City. A three lot subdivision is needed to facilitate this, which will simultaneously remove the interior lot lines mentioned above.

The three lot subdivision should include pedestrian easements along vacated First Avenue and other areas where maintaining or creating access from the surrounding neighborhood to the Rodeo Park is needed. This will also help reduce the parking demand by helping to connect and facilitate pedestrian access from the northern neighborhoods to the northern side of the Rodeo Park, instead of only providing pedestrian access from Main Street.

It is a condition of approval that the City receives and accepts the quit claim deed from the SD; and a plat, which removes the interior lot lines and creates three (3) lots be recorded prior to a certificate of occupancy.

Limited Business District Section 4.5.6 Additional Regulations

- a. **Project features that may have a negative impact upon adjacent property shall be buffered from adjacent property by a solid fence or landscape screening.**

Landscape screening may be beneficial along the southeast property corner, where a vacant lot currently exists and along the south property line, adjacent to the Snow Bunny.

This may help better separate the Snow Bunny drive-thru from the arena and interpretive center parking area, which would ensure clearer pedestrian and vehicular circulation routes. It would also help screen the stock and staging area, located under the bleachers, from Main Street and whatever future development occurs on the lot to the east of the Snow Bunny. The Commission considered potential impacts to adjacent properties and whether the proposal adequately mitigates those impacts. The Commission determined that the proposed plan, as submitted, did not negatively impact adjacent properties and no additional screening was needed in this area.

6A Design Review

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.

There is an existing 6 foot wide sidewalk. The applicant proposes to continue the 6 foot wide sidewalk along both sides of the entrance to the Rodeo Park.

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.

If deemed applicable by the City Engineer, this standard is a condition of approval.

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.

The City of Hailey does not own any parcels contiguous to the subject property.

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.

The arena and interpretive center are oriented to Main Street; however, they are setback from Main Street, partially behind the Snow Bunny. The ice rink's main entrance is oriented to the east; however this structure is located behind the skate park, which is the predominate feature, to the west of the property, and the only feature in the Rodeo Park located directly off of Main Street. The skate park has no formal Main Street entrance, which would help orient the park to Main Street in a manner that is more consistent with the Design Review guidelines. As proposed the park's entrance encourages the public to enter from the interior of the site, near the parking area. Many of the skate parks patrons would presumably arrive to the site by skate board via Main Street. Suggested remedies include providing an entrance to the skate park that faces Main Street given the fact that the most visible and predominant elevation of the site is adjacent to Main Street. This would also provide direct and convenient pedestrian access. It is a condition of approval that a more formal and primary entrance on Main Street, which accommodates skate boards be reviewed by the Parks and Lands Board and submitted to the Planning Department for review by the Commission on the Consent Agenda, in addition to what is currently proposed.

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.

All buildings are separated from the public sidewalk along Main Street. The existing location of the Snow Bunny and skate park preclude the interpretive center, arena, and ice rink from being located directly at the back of the sidewalk. The existing skate park will remain with additional improvements and expansion in the space between Main Street and the ice rink, at the western end of the property. The plans do not show any public or pedestrian amenities located between Main Street and the interpretive center and arena

buildings other than a sidewalk and street trees. To enhance the pedestrian amenities between Main Street and the arena, it is a condition of approval that at least one (1) pedestrian bench be designed and installed to City Standards along each side of the entrance to the Rodeo Park, adjacent to the sidewalk.

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

Pedestrian access to the ice rink and skate park is supported with a continuous sidewalk from Main Street to both of these locations. Access to the interpretive center and arena from Main Street requires the pedestrian to cross the main vehicular access area. To further support pedestrian circulation, it is a condition of approval that the asphalt be stripped to connect the ADA corners of the sidewalk at the north end of the entrance and the northwest corner to the ADA slope in front of the interpretive center. Pedestrian crossing signage shall also be installed at both locations, on both sides, to support pedestrians arriving and exiting the arena during events when vehicular and pedestrian conflict may be greater. This could especially be needed during the evening, when cars and pedestrians are existing events at the same time in the dark. Access to the site from the north on both the east and west sides should be discussed as well to identify opportunities to coordinate easements with Blaine County and/or the School District.

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

See comments in guideline number 3, above. The parking area directly to the east of the ice rinks eastern façade does not have a walkway between the building and the parking spaces, which requires patrons to walk through the parking lot in order to access the ice rink. Patrons that are parked at the northeast corner of the parking lot, near the arena, would have to walk across the entire length of the parking lot diagonally, until they reach the ice rink entrance. If a walkway was provided in front of the east façade of the ice rink they would only have to cross the width of the parking lot to access the walkway. It is a condition of approval that a walkway be installed along the entire length of the east side of the ice rink, between the ice rink and the parking area adjacent to it, in addition to the proposed landscaping.

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.

The only existing vegetation surrounds the skate park. The proposal indicates that existing landscaping to the east, west, and north of the skate park will be removed or relocated. The applicant proposes to relocate all trees greater than 6 inches in caliper on-site. The Tree Committee has reviewed the proposal tree removal plan and has the following suggestions (see attached memo):

All trees proposed for removal, excluding aspens, shall be individually evaluated by a professional arborist for health, vigor, and compatibility with utilities before removal. If relocation is possible, retaining the relocated trees on-site is preferable. Otherwise the trees should be relocated to Balmoral Park.

These suggestions have been incorporated as conditions of approval, to be complete prior to a Certificate of Occupancy. The Commission determined that an arborist shall review the trees prior to submitting a revised landscape plan. Doing this first will establish which trees will be relocated and to what locations for final input and review from the Tree Committee, Parks and Lands Board, and final approval by the Planning and Zoning Commission.

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

The interpretive center entrance and the skate park have unobstructed access to southern sun exposures. No parking, entrances, or pedestrian areas are proposed along the north side of the buildings, which helps to avoid cold exterior areas.

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.

Total parking and Circulation Areas	60,787 sq. ft.
Total snow storage required (25% of parking and circulation areas)	15,195 sq. ft.
Snow Storage Provided	
Area "A"	1,541 sq. ft.
Area "B"	1,447 sq. ft.
Area "C"	1,113 sq. ft.
Area "D"	1,323 sq. ft.
Area "E"	9,932 sq. ft.
Total provided	15,356 sq. ft.

Storage areas B, C, and D are all located in parking areas and would reduce the available parking by 21 spaces. Storage area A is proposed inside the arena. The design on the entrance on the west side of the arena does accommodate easy storage within the facility. However, this would preclude the facility from being used during winter months. The reduction in parking areas to accommodate snow storage is permissible so long as the number of remaining parking spaces meets the minimum required. A description of the parking requirements are detailed under Section 9.4.2 of this staff report. The Commission determined that storage within the arena is acceptable given the intended schedule of use of the arena and discussed available alternatives, if in the future events were held in the arena during winter months. The Commission determined that there are other places and alternatives to store snow, if additional parking is needed to accommodate winter events at the arena.

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

The majority of off street parking is screened from Main Street by the skate park and landscaping along the entrance to the Rodeo Park.

- 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.**

This standard is met for all parking areas.

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

The trash receptacles and transformers for the ice rink and arena are located at the north end of the respective buildings, which screens them from Main Street and front entrance views. The condensing units for the ice rink will be located behind a screening wall. The transformer for the arena will be screened by landscaping. All other mechanical equipment is proposed to be located within on top of the ice rink facility and will not be visible from public right-of-ways or adjacent properties. It is a condition of approval that additional screening to the west and north of the ice rink transformer shall be provided. Currently fencing exists along these property lines; however, both fences are transparent and do not provide screening.

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

The proposal indicates that the alley would be used for the arena's trash pickup and storage of materials. While alleyways are encouraged to be used for various activities that are less appropriate along or in front of building's frontage, the appearance of areas adjacent to alleyways should remain neat and orderly. The alley adjacent to the subject property is especially visible to properties on the eastern side of the alley due to the adjacent grade and perceived openness that provides little screening or seclusion compared to other alleyways in the City. It is a condition of approval that all materials stored adjacent to the alley be screened in an appropriate manner.

B. Building Design.

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

The interpretive center and the area surrounding the entrance to the ice rink are compatible with design principles commonly found in Hailey's historic architecture.

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

All facilities are new, excluding the skate park, which is existing. The project includes plans to expand the skate park further north.

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

The color and materials of each building incorporates metal siding in crimson red and champagne (dark beige). The proposal indicates a standing seam metal roof and galvanized metal bleachers.

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

The applicant has stated that the ice rink and interpretive center incorporate solar access, with south facing windows and solar exposure; and double glazed windows, efficient lighting systems, and daylighting strategies were also incorporated into the design.

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.

The two colors mentioned above are used throughout the entire project and are anticipated to be harmonious 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.

The proposed roof of the ice rink (two story building) is flat. The design of the south and east elevations incorporate penetrations in an effort to maintain a human scale. The longer wall planes, both on the west (rear) and east (front) elevations have significant massing and scale. No significant change or interest is shown in the roof elements of the west elevation. The north and south end of the east elevation do incorporate some additional design elements that help break up either ends of the west façade; however, the central portion of the building lacks additional architectural elements to reduce the massing.

The west elevation is adjacent to private property and may not be as visually prominent as the east elevation, which is the front façade, but a portion will be visible through portions of the adjacent Blaine Manor property. The Parks and Lands Board has suggested that a mural or other public art be incorporated into the design of the west elevation of the ice rink (see page 4 of the March 5, 2010 Parks and Lands Board memo). Given that the private property adjacent to the west recently received approval for a rezone from LB to B district, which allows for a zero setback, future development of the adjacent property may preclude the west elevation from being visible at all. Therefore, removable panels should be encouraged for any murals planned for the west elevation.

The north elevation of the ice rink will also be highly visible from the BCSD's Nelson Ball Field to the north.

The Commission considered whether greater detail and interest is needed on either of these elevations, to meet the intent of this guideline. The Commission determined that the proposed elevations, as submitted, were adequate. However, it is a condition of approval that the Arts Commission be involved in the early design of all future public art proposals, whether on the building or elsewhere within the Rodeo Park property.

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.

Not applicable.

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

All portions of the proposed buildings that incorporate a sloped roof design are equipped with gutters and downspouts.

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

No signs are proposed at this time. Any sign not posted by a government entity and over 4 sq. ft. in size must obtain a sign permit prior to displaying any signage.

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

The proposed roof of the ice rink (two story building) is flat. The design of the south and east elevations incorporate penetrations in an effort to maintain a human scale. The longer wall planes, both on the east and west elevations, have significant massing and scale. No significant change or interest is shown in the roof elements of the west elevation. The north and south ends of the east elevation do incorporate some additional design elements that help break up either ends of the west façade; however, the central portion of the building lacks additional architectural elements to reduce the massing. The west elevation is adjacent to private property and may not be as visually prominent as the east elevation, which is the front façade. The Commission determined that greater detail and interest was not needed on either of these elevations, to meet the intent of this guideline.

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.

Not applicable. The property to the north is zoned LB, to the south is LI and TI, to the east is LB, and to the west is B.

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.

Both the arena and the ice rink are 35 feet in height. Although the arena has no roof, visually it appears that almost the entire north and south elevations continue along the highest point of the roof, or top of wall height in the arena's case.

The proposed roof of the ice rink (two story building) is flat and projects almost entirely to the highest point of the roof. The longer wall planes, both on the east and west elevations, have significant massing and scale. No significant change or interest is shown in the roof elements of the west elevation. The north and south ends of the east elevation do incorporate some additional design elements that help break up either end of the west façade; however, the central portion of the building lacks additional architectural elements to reduce massing. The west elevation is adjacent to private property and may not be as visually prominent as the east elevation, which is the front façade. The north elevation is visible from the Nelson Ball Field.

The Commission determined that greater detail and interest was not needed on either the north and south elevation of the arena or the east, west and north elevation of the ice rink, to meet the intent of this guideline. After receiving public comment at the hearing, the Commission determined that the relocation of the arena's announcer booth, in a manner that did not obscure the announcer's ability to view the animals as they exited the bucking shoots, was a condition of approval.

- 1. 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.**

Not applicable.

C. Fences and Equipment/Utilities.

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

A steel chain link fence is proposed around the arena and matches the grandstand bleachers in color and texture. The fencing is requested to control ticketing, spectator circulation during events, and to reduce trespassing and graffiti within the facility. Because the use of chain link is prohibited, it is a condition of approval that an alternative material and fencing method to chain link, that meets Section 8.1, Fences, of the Hailey Zoning Ordinance, be submitted to the Planning Department for approval on the Commission's consent agenda.

It is proposed that the stock pens along the north and west elevations of the arena will be pre-manufactured heavy duty steel fencing. This can either be installed as permanent or temporary fencing. If temporary, it would allow for more snow storage, parking, and general storage.

The arena also uses chain link for the guardrails surrounding the bleachers. It is a condition of approval that an alternative material be used.

- 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.**

It is a condition of approval that all roof projections and mechanical equipment be screened from on-site parking and adjacent public streets and properties.

- 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.**

It is a condition of approval that all ground-mounted equipment be adequately screened from surrounding properties. The ice rink and arena trash receptacles are visible from the property to the north and east of the site. It is a condition of approval that the receptacles shall be located within a surrounding fence or wall and the transformer located at the northwest corner of the property shall be adequately screened from surrounding properties.

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

All new utilities will be installed underground.

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.**

The total landscaped area is 17,780 square feet. 14,518 square feet is drought tolerant, which is 82% of the entire landscaped area.

The Tree Committee and Parks and Lands Board have reviewed the proposed plan and have offered numerous suggested landscaping changes. Attached to the staff report is a memo from both the Tree Committee and Parks and Lands Board, dated March 5, 2010. The Tree Committee and Parks and Lands Board had similar suggestions; however, there is a need to ensure that changes made based on one groups' comments do not conflict with suggestions of another group. It is also important to ensure that whatever changes are made meet the Design Review guidelines. It is a condition of approval that a revised landscaping plan shall be developed with input and review from the Tree Committee and Parks and Lands Board, addressing their concerns listed in the attached memo. After both groups have reviewed the revised plan, it shall be submitted to the Planning Department prior to a certificate of occupancy to be placed on the Commission's Consent Agenda, for approval.

The details of the skate park addition have not been finalized at this time. It is a condition of approval that the Parks and Lands Board review the final details of the addition to the Skate Park. Following the Boards review and approval, the details shall be submitted to the Planning Department for review by the Commission on the Consent Agenda.

- 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 combination of planting materials is proposed. There are nine (9) species of deciduous shrubs, two (2) species of evergreen shrubs, five (5) species of ornamental grasses, four (4) species of evergreen trees, and two (2) species of deciduous trees. In addition, the applicant proposes 11,000 sq. ft. of drought tolerant, low maintenance fescue, 3,262 sq. ft. of regular lawn, and twenty-five (25) little leaf linden trees to line the entrance to the Rodeo Park (shown as street trees on the landscape plan).

It is proposed that 32% of the trees will be between 2.5 and 3.0 inches in caliper and 68% will be 4.0 inch caliper. The proposal exceeds the requirement because all trees will be larger than 2.5 inches in caliper and 68% will be 4.0 inches in caliper.

All single tree species (excluding street trees) are comprised of less than 20% of the entire tree composition throughout the landscape plan. The composition of all single tree species range from 12-18%

The Tree Committee and Parks and Lands Board have reviewed the proposed plan and have offered numerous suggested landscaping changes. Attached to the staff report is a memo from both the Tree Committee and Parks and Lands Board, dated March 5, 2010. The Tree Committee and Parks and Lands Board had similar suggestions; however, there is a need to ensure that changes made based on one groups' comments do not conflict with suggestions of another group. It is also important to ensure that whatever changes are made meet the Design Review guidelines. It is a condition of approval that a revised landscaping plan shall be developed with input and review from the Tree Committee and Parks and Lands Board, addressing their concerns listed in the attached memo. After both groups have reviewed the revised plan, it shall be submitted to the Planning Department prior to a certificate of occupancy to be placed on the Commission's Consent Agenda, for approval.

3. Pedestrian areas should have special plantings.

The majority of the pedestrian areas are shown along the sidewalk where grass and street trees are proposed and surrounding the skate park where a greater diversity of species and planting types are proposed.

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 applicant proposes to irrigate disturbed areas with an automatic underground sprinkler system and planting beds with a drip system. It is a condition of approval that moisture sensors shall be installed and use of overhead spraying systems be minimized. Drip irrigation is preferred.

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

No retaining walls are proposed.

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

C. Specific Guidelines

10. Non-residential and Multi-family Uses

Guideline: Non-residential uses in Old Hailey should be designed with a residential, human scale in mind.

The interpretative center and entrance to the ice rink are designed with a residential, human scale in mind. However, the arena and the remainder of the ice rink building lack architectural elements and design that reduce the perceived massing. The Commission determined that additional design details are not necessary to better create the appearance or feel of human scale.

Guideline: Parking for non-residential uses shall be carefully planned to avoid pedestrian conflicts, and to be subordinate to other design elements on the site.

➤ **See also Section 9 for other applicable parking guidelines.**

Pedestrian access to the ice rink and skate park is supported with a continuous sidewalk from Main Street to both of these locations. Access to the interpretive center and arena from Main Street requires the pedestrian to cross the main vehicular access area. To further support pedestrian circulation, it is a condition of approval that the asphalt be stripped to connect the ADA corners of the sidewalk at the north end of the entrance and the northwest corner to the ADA slope in front of the interpretive center. Pedestrian crossing signage should be installed at each crossing, facing both directions of traffic. This will help ensure the safety of pedestrians arriving and exiting the arena during events when vehicular and pedestrian conflict may be greater. This could especially be needed when cars and pedestrians are existing events at the same time in the dark.

Guideline: Utilities for non-residential and multifamily structures shall be integrated into the site design. Utilities should, in most cases, be fully screened from view.

➤ **Exhaust hoods, rooftop vents and air conditioner units should be screened from view, either with a parapet wall or by integrating these items into interior roof elements.**

➤ **Transformers, gas meters and other site infrastructure should be located in a manner to avoid being seen from entrances, public streets and pedestrian areas. If they cannot be hidden, they should be screened with landscaping, fencing or building walls.**

The trash receptacles and transformers for the ice rink and arena are located at the north end of the respective buildings, which screens them from Main Street and front entrance views. The condensing units for the ice rink will be located behind a screening wall. The transformer for the arena will be screened by landscaping. All other mechanical equipment is proposed to be located within on top of the ice rink facility and will not be

visible from public right-of-ways or adjacent properties. It is a condition of approval that additional screening to the west and north of the ice rink transformer shall be provided. Currently fencing exists along these property lines; however, both fences are transparent and do not provide screening.

The proposal indicates that the alley would be used for the arena's trash pickup and storage of materials. While alleyways are encouraged to be used for various activities that are less appropriate along or in front of building's frontage, the appearance of areas adjacent to alleyways should remain neat and orderly. The alley adjacent to the subject property is especially visible to properties on the eastern side of the alley due to the adjacent grade and perceived openness that provides little screening or seclusion compared to other alleyways in the City. It is a condition of approval that all materials stored adjacent to the alley be screened in an appropriate manner.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law:

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Upon compliance with the conditions set forth, 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.

DECISION

The Design Review of Hailey Rodeo Park is hereby approved subject to the following terms:

1. The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
2. This Design Review approval is for plans dated February 24, 2010 and any subsequent revised plans submitted for approval in accordance with the conditions of approval below. 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.
3. This Design Review approval shall expire one (1) year from the approval of these Findings of Fact, unless a building permit application has been submitted to the Building Department.
4. This project is subject to Development Impact Fees pursuant to Municipal Code Chapter 15.16. The estimated fee amount is _____.
5. Except as otherwise provided, all the required building, landscaping, site, infrastructure improvements and all other conditions of approval shall be constructed

and completed, or security in the amount of 150% of the estimated cost as approved by the City provided, before a Certificate of Occupancy will be issued.

6. This Design Review approval subject to the following conditions:
 - a) All Fire Department and Building Department requirements shall be met.
 - i. The handicap accessible parking stalls should be located on the shortest accessible route to the facilities main entrance (see IBC section 1106.6).
 - ii. 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.
 - iii.
 - b) All applicable 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 City approval and shall meet all applicable City Standards. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - i. The developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line in the alley, to the east of the Rodeo Arena, between and including the subject property and the nearest public street, as recommended by the City Engineer.
 - ii. Parking area surfacing, construction, and drainage shall meet City Standards.
 - iii. The city shall maintain the parking area in good condition without holes and free of dust, trash, and other debris.
 - c) All new utilities to the site shall be installed underground.
 - d) Any future signs shall be reviewed by the Parks and Lands Board, prior to applying for a sign permit (if required) or displaying.
 - e) The guardrail on top of the bleaches, as well as all other portions of the arena shall be no higher than 35 feet from record grade.
 - f) All roof projections and roof-top mechanical equipment shall be screened from on-site parking and adjacent public streets and properties.
 - g) At least one (1) bench shall be designed and installed to City Standards along each side of the entrance to the Rodeo Park, adjacent to the sidewalk.'
 - h) Moisture sensors shall be installed to ensure that all automatic irrigation systems within the Rodeo Park don't water landscaped areas in excess of what is necessary. The use of overhead spraying irrigation systems shall minimized to the greatest extent possible.

- i) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance and shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting. All exterior and parking area lights shall be placed on timers to turn off after facility hours. No lights shall be installed that would illuminate the skate park area.
 1. Arena Lights:
 - i. Lights shall only be on or used during events.
 - ii. The 60 foot high lights shall have a maximum 110,000 lumens light bulb.
 2. Parking lights:
 - i. A 70 watt metal halide shall be used, replacing the proposed 175 watt metal halide in all parking lights.
 3. All Federal Aviation Administration requirements shall be met and Form 7460 shall be submitted.

- j) A revised site-plan shall be submitted to the Planning Department and approved on the Commission's consent agenda showing the following requirements:
 1. The bike racks and their proposed location shall comply with the bike rack City Standards and ~~at least half~~ some of the bicycle spaces required shall be provided adjacent to the arena or interpretive center.
 2. All ground-mounted equipment shall be adequately screened from surrounding properties. The ice rink and arena trash receptacles shall be located within a surrounding fence or wall and the transformer located at the northwest corner of the property shall be adequately screened from surrounding properties.
 3. An alternative material to chain link shall be used on-site for the fence and bleacher guardrails at the arena.
 4. A concrete walkway shall be installed between the western elevation of the ice rink and the parking area adjacent to it, in addition to the landscaping proposed there.
 5. The asphalt shall be stripped to connect the ADA corners of the sidewalk at the north end of the entrance and the northwest corner to the ADA slope in front of the interpretive center. Pedestrian crossing signage shall also be installed at both locations, on both sides.
 6. Final details of the proposed addition to the Skate Park, following the Parks and Lands Board Review.
 7. A more formal and primary Skate Park entrance on Main Street, which accommodates skate boards shall be provided, in addition to the stone path proposed along the west end of the lot and the interior entrance to the north of the skate park. The location and design shall be reviewed by the Parks and Lands Board.
 8. The arena's east bleachers shall be relocated outside of the required setback three (3) additional feet, to provide the required six (6) foot

- setback from the alley.
9. The announcer's booth shall be moved to a location that allows the announcer to look down into the bucking shoots, in a manner that does not obscure the view of the animals exiting the shoots from the booth.
- k) All interior lot lines, required to be vacated in accordance Section 4.13.8, shall be vacated prior to the issuance of a certificate of occupancy.
- l) All materials proposed for storage adjacent to the alley shall remain screened in an appropriate manner.
- m) The City shall receive and accept the quit claim deed from the School District and a plat removing the interior lot lines and creating three (3) lots shall be recorded prior to a certificate of occupancy.
- n) A revised landscaping plan shall be developed with input and review from the Tree Committee and Parks and Lands Board, addressing both of their concerns listed in the attached memos both dated March 5, 2010. After both groups have reviewed the revised plan, it should be submitted to the Planning Department to be reviewed on the Commission's Consent Agenda, prior to a certificate of occupancy.
- o) All trees proposed for removal, excluding aspens, shall be individually evaluated by a professional arborist for health, vigor, and compatibility with utilities before removal. If relocation is possible, retaining the relocated trees on-site is preferable. Otherwise the trees should be relocated to Balmoral Park a public place determined by the Council to be an appropriate and cost effective location as recommended by staff. The arborist review shall occur prior to submitting a revised landscape plan.
- p) The Arts Commission shall be involved in the early design of all future public art proposals.

Signed this _____ day of _____, 2010.

Owen Scanlon, Commission Chair

Attest:

Becky Mead, Deputy Clerk

