

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, March 11, 2013
Hailey City Hall
6:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

CA 1 Motion to approve minutes of January 14, 2013 Regular Meeting

New Business

NB 1 Public Hearing on consideration of an application by Maren Properties (Jared and Maren Hill) for Design Review of alterations to the exterior of an existing two floor building with a basement (Wood River Dental) and substantial remodel to the building's main floor. The building is located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main).

NB 2 Public Hearing and consideration of an amendment to Section 8.2 of the Zoning Ordinance which addresses signs and sign regulations. The proposed amendment revises the definition of an Animated Sign, adds a definition for Electronic Message Display (EMD) Sign, and defines the standards and regulations for Electronic Message Display and Animated Signs.

Old Business

OB 1 Discussion of a revision to the Zoning Ordinance by summarizing uses and districts into a District Use Matrix.

Commission Reports and Discussion

Staff Reports and Discussion

SR 1 Discussion of current building activity

SR 3 Discussion of the next Planning and Zoning meeting: Monday, April 8, 2013

Adjourn

For further information regarding this agenda, or for special accommodations to participate in the public meeting, please contact planning@haileycityhall.org or (208) 788-9815.

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, January 14, 2012
Hailey City Hall
6:30 p.m.

Minutes

Present: Geoffrey Moore, Jay Cone, Janet Fugate, Owen Scanlon (as observer)
Staff: Bart Bingham, Micah Austin

Call to Order

[6:31:08 PM](#) Chair Moore called the meeting to order.

Election of Officers

Election including the positions of Chair and Vice Chair

[6:31:23 PM](#) Chair Moore pointed out that the members present at this meeting cannot make a full Commission. Micah Austin explained that Owen Scanlon was up for reappointment, but the City Council did not address that matter during its last meeting. Therefore, Mr. Scanlon will be present at tonight's meeting as an observer only. [6:33:53 PM](#) Chair Moore wondered if it would be allowable for him to conduct this meeting as acting Chair and to hold elections when the Commission is full and present. Discussion included legalities and date deadlines. Mr. Austin pointed out that the Commission's bylaws require the election of officers to be held on the first meeting of the calendar year. Jay Cone expressed his belief that it would be logical and appropriate for this meeting to go ahead with Mr. Moore acting as chair, and further that he hoped other Commission members would express interest in officer positions if they were so inclined.

Janet Fugate moved to nominate Geoffrey Moore as Chair. Jay Cone seconded, and the motion passed unanimously. [6:38:25 PM](#) Geoffrey Moore moved to nominate Jay Cone as Vice-Chair. Janet Fugate seconded, and the motion passed unanimously.

Public Comment for items not on the agenda

[6:38:52 PM](#) Peter Lobb, 4th and Carbonate, expressed frustration that Owen Scanlon could not be considered for the positions of Chair or Vice-Chair only due to the lack of an appointment by the Mayor in a timely manner. Mr. Lobb noted he saw this as a "problem in the process" unfair to Mr. Scanlon. With no further comment offered, Chair Moore closed the meeting to public comment.

Commission discussion continued on how many vacancies exist on other boards and commissions, and efforts to fill them.

Consent Agenda

CA 1 Motion to approve minutes of December 10, 2012 P&Z Meeting.

[6:44:50 PM](#) Janet Fugate moved to approve CA 1. Jay Cone seconded, and the motion carried unanimously.

New Business

NB 1 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of a Conditional Use Permit application by Terra Form Companies (O’Reilly Auto Parts) for a wholesale distributor with incidental and subordinate retail sales, to be located at present R. Davis Business Center parcel A (960 S. 4th Ave.) and R. Davis Business Center Sub, Blk 1, Lots 1-3 (930, 940, & 950 S. 4th Ave.), within the Limited Business Zoning District.

[6:45:22 PM](#) Micah Austin advised the applicant was standing by to be available via telephone for the Commission. Mr. Cone asked for an update on the application before the applicant is called. Bart Bingham supplied explanations and updates. Commission consensus was to call the applicant for the design review portion of the application only.

[6:48:20 PM](#) Chair Moore opened the matter to public comment. None was offered.

[6:48:36 PM](#) **Jay Cone moved to approve the Findings of Fact with conditions 1-9 and a-d. Janet Fugate seconded, and the motion passed unanimously.**

NB 2 Motion to approve Findings of Fact, Conclusions of Law and Decision – approval of design review for an application by Terra Form Companies (O’Reilly Auto Parts), for Design Review of a proposed building to be located at present R. Davis Business Center Parcel A (960 S. 4th Ave.) and R Davis Business Center Sub, Blk 1, Lots 1-3 (930, 940, & 950 S. 4th Ave.), within the Limited Business Zoning District.

[6:51:06 PM](#) Bart Bingham provided information regarding proposed conditions and noted that the required samples were provided for the Commission. Discussion included the maturity of the landscape materials and the importance of adding specific sizes to the landscape plans or the conditions. Further discussion followed on types of glazing on the west and south elevations. The concerns centered around the reflective quality of the glazing sample.

[7:06:38 PM](#) Jonathan Taylor of TerraForm Companies, was present for the applicant via telephone. Jay Cone asked for clarification of stucco color locations. Chair Moore advised Mr. Taylor of the Commission’s concerns regarding reflective glazing. Mr. Taylor explained the applicant’s purpose in choosing the glazing, but assured the Commission that common goals could be met with the selection of alternative glazing, and that the applicant was committed to working with the City on that matter. Consensus was reached to find glazing with less reflectivity and for staff to work with the applicant to that end so as to not delay the project. Micah Austin reminded the Commission that close communication with Mr. Taylor will continue throughout project.

[7:19:49 PM](#) Chair Moore opened the meeting to public comment. Owen Scanlon, 110 N. Angela, noted the Commission was looking at two elevations, and asked that they please make the glazing elements match.

[7:23:16 PM](#) With no further comment offered, the matter was closed to public comment. Discussion continued on the importance of matching the glazing coatings and perhaps adding whatever additional shading is necessary to the interior of the windows.

[7:31:21 PM](#) **Janet Fugate moved to approve NB 2 adding the conditions below. Jay Cone seconded, and the motion carried unanimously.** [7:36:28 PM](#) **The motion included the following specific conditions: No windows in the project shall have mirrored glass. Tented window glass on the south elevation shall be the same tented glass as used for windows on the building’s west elevation, and under this scenario, applicant may place a blind, a wall, or partition behind the southern elevation window glass for concealing purposes. If**

applicant chooses to add a coating on the back of south elevation's glass, staff shall approve the glass and coating prior to its installation.

Old Business

None.

Commission Reports and Discussion

Staff Reports and Discussion

[Items listed in order of agenda, however not addressed chronologically.]

SR 1 Discussion of current building activity.

[8:11:36 PM](#) Bart Bingham advised that five applications were received in the last month.

SR 2 Discussion of Planning and Zoning Commission goals and priorities for 2013.

[8:08:16 PM](#) Chair Moore reminded that the Commission missed this discussion last year while awaiting the appointment of a new Commissioner. In addition, some meetings were not held due to the lack of applications. Mr. Bingham recommended reviewing goals and Commissioner duties at the March, 2013 meeting.

SR 3 Discussion of the next Planning and Zoning meeting: Monday, February 11, 2013.

[7:38:12 PM](#) Micah Austin explained his work on the draft working copy of the District Use Matrix. He asked that Commissioners review this and provide him with feedback.

[7:58:52 PM](#) Chair Moore offered the matter for public comment. Peter Lobb, 4th and Carbonate, encouraged careful tuning of this document and opening language emphasizing an overview of this process. He further asked how Micah Austin came to this point in the project. Mr. Austin explained that this went before the Mayor and the City Administrator prior to his starting to work on it.

[8:00:46 PM](#) Owen Scanlon, 110 N. Angela Drive, asked how a realtor currently determines what is allowed on a particular parcel. Mr. Austin provided an explanation of that process. Mr. Scanlon further recommended attaching the final document to the Code rather than separating it in order to lessen any possible confusion. [8:02:32 PM](#) Discussion continued on how the document might be used in the future.

[8:13:19 PM](#) Chair Moore inquired how the City Council's Build Better Program activity might affect Planning & Zoning. Jay Cone recommended the question also be given to Mariel Platt. Micah Austin noted he saw no problem or conflict.

Adjourn

[8:15:23 PM](#) With no further business at hand, **Janet Fugate moved to adjourn the meeting. Jay Cone seconded, and the motion passed unanimously.**

City of Hailey - Design Review Application

Submittal Date: 02 / 13 / 13

Project Name: WOOD RIVER DENTAL Parcel No.

RPH 0000065009A

Legal Description of Property: Subdivision Lot(s) 5 1/2 OF 9 ALL OF 10 Block 65

Street Address of Property: 503 N MAIN HAILEY, IDAHO

Current Zoning of Property: B Year of original construction: 1910

Existing building gross sq. ft. (if applicable) 6,062 Proposed addition or new construction sq. ft. 6,062

Name of Owner of the Property: Maren Properties (Jared: Maren Hill)

Mailing Address: P.O. Box 1006 City: Hailey State: ID Zip: 83333

Phone: (208) 738-4900 Fax: (208) 738-1128 Cell: (208) 272-1093

Email Address: jaredjhill@gmail.com

Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any ex parte discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: [Signature] Date: 02 / 13 / 13

Name of individual to contact on behalf of Trust or LLC (if applicable):

Mailing Address: City: State: Zip:

Phone: () Fax: () Cell: ()

Email Address:

Application Contact (if different than above): OWEN SCANLON

**Application Contact will be the Planning Department's primary point of contact for questions related to the application.

Mailing Address: 110 N ANBELA DR City: HAILEY State: ID Zip: 83333

Phone: (208) 720-2344 Fax: () Cell: ()

Email Address: owenscanlon@msn.com

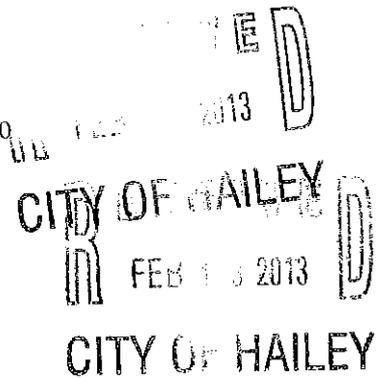
Signature: [Signature] Date: 2 / 13 / 13

See attached checklist for items that must be submitted with this application in order for application to be considered complete. See the applicable Design Review Guidelines, including Townsite Overlay Guidelines if applicable, in Section 6A of the Hailey Zoning Ordinance.

Appeals: Any interested party may appeal in writing any final decision of the Planning and Zoning Administrator, Hearing Examiner, or Commission to the City Council by filing an appeal with the Hailey City Clerk within fifteen (15) days from the date of the decision. The appeal shall specifically state the decision appealed and reasons for the appeal. If no appeal is filed within the fifteen (15) day period, the decision shall be deemed final.

FOR CITY USE ONLY Fees: Cost of additional noticing, recording fees, and other direct costs will also be assessed.

<input checked="" type="checkbox"/> Commercial, Mixed-Use or Multi-Family.....	\$ 450.00
plus \$25 / 1,000 gross square feet.....	\$
OR <input type="checkbox"/> Single-Family Dwelling, Duplex or Accessory Structure in TO.....	\$ 250.00
OR <input type="checkbox"/> No Substantial Impact..... (Mailing only).....	\$ 75.00
OR <input type="checkbox"/> Modification to DR Approval.. (No publication or mailing).....	\$ 50.00
OR <input type="checkbox"/> DR Exemption... (No publication or mailing).....	\$ 30.00
Publication cost.....	\$ 40.00
Mailing (# of addresses 27) x (.45 postage + .15 paper, envelope & label)	\$ 16.20
DO NOT COUNTY DUPLICATES OR CITY OF HAILEY	
Total Due.....	\$ 506.20



DESIGN REVIEW - CHECKLIST

City Use Only -

Project Name: WOOD RIVER DENTAL

Certified Compete by: _____

Date: ____/____/____

The following items must be submitted with the application for the application to be considered complete (✓):

- One (1) 24" x 36" set of plans with scale indicated containing the following:
- Vicinity map showing project location in relationship to adjacent buildings and surrounding area.
- Site plan showing proposed parking, loading, general circulation, snow storage and parking stall dimensions (must show location of adjacent buildings and structures).
- Total square footage of subject property, including lot dimensions.
- Building setbacks.
- Staging and contractor parking plan.
- Exterior lighting plan (location, type, height, lumen output, luminance levels for area lighting, and spec sheets for fixtures).
- Landscape plan
 - Existing tree to be shown as retained/relocated/removed.
 - All proposed species type/size/quantity of each.
 - Drought tolerant and xeriscape species must be identified for at least 50% of landscaped area.
- Floor plan (include gross square footage for each floor, occupancy classification and type of construction).
- Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
- Drainage plan (grading, catch basins, piping, and dry-wells).
- Detailed elevations showing facade of all sides of proposed building and other exterior elements. Must show elevation points of record grade. Include notes on colors, materials, dimensions.
- Colored rendering of at least one side of the proposed building.
- Idaho licensed architect (plans for single family dwellings may be stamped by an Idaho licensed structural engineer)
- North point and scale.
- Six (6) 11" x 17" copies of any larger plans/maps (if project is located within the Townsite Overlay, then one (1) 11" x 17" copy is sufficient).
- PDF files of all required documents and 11" x 17" plans/maps; email PDFs to planning@haileycityhall.org.
- Color photographs of any existing structures on the site.
- Materials and colors sample board. Each sample approximately 12" x 12".
- Sign Plan (if applicable).
- Area Development Plan (required if property owner also owns adjacent parcels).
- For property located in Airport West, Design Review approval by Airport West Design Board.
- Names and address of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered. Names and addresses can be obtained using the Blaine County map server <http://maps.co.blaine.id.us/> or from the Blaine County Assessor's office. Assistance can be provided by the Hailey Planning staff upon request.
- Names and addresses of easement holders within subject property.
- Written statement of how each design review standard is met (contact the Planning Coordinator for which set of standards is applicable to your project).
- Other information as required by the Zoning Administrator, Hearing Examiner or Commission.

City Use Only:

- Double check address
- Advise applicant if Lot Line Adjustment is needed
- Check following basic standards:

<input type="checkbox"/> Density	<input type="checkbox"/> Lot coverage
<input type="checkbox"/> Setbacks	<input type="checkbox"/> Floor area
<input type="checkbox"/> Height (plans must show elevation points of record grade)	<input type="checkbox"/> Parking (# of spaces)



115 MAIN STREET S. SUITE H
 HAILEY, ID 83333
 PHONE: (208) 788-4221
 FAX: (208) 788-2924

INVOICE #	INVOICE DATE
10647	02/15/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
02/15/2013	5910
AMOUNT DUE	TERMS:
506.20	Open Terms

BILL TO:

WOOD RIVER DENTAL CARE

PO BOX 1006
 317 RIVER ST. SO.
 HAILEY ID 83333

PLEASE DETACH AND RETURN THIS TOP PORTION
 WITH YOUR PAYMENT BY DUE DATE TO:

CITY OF HAILEY
 115 S MAIN ST STE H
 HAILEY, ID 83333

INVOICE

DESCRIPTION	QUANTITY	CHARGE	EXT. PRICE
PLANNING DESIGN REVIEW	.		450.00
PLANNING PUBLICATION	.		40.00
PLANNING MAIL	.		16.20
			506.20
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208)788-4221
 Office Hours: 9:00 a.m. - 5:00 p.m.
 Monday thru Friday

CITY OF HAILEY
115 MAIN ST SOUTH STE W
HAILEY, ID 83333
208-788-4321

Receipt No: 2.040907
February 15, 2013

February

5910
WOOD RIVER DENTAL CARE
PO BOX 1006
317 RIVER ST. SW.
HAILEY, ID 83333

Previous Balance:
506.20

Accounts Receivable-A/R Payments
506.20

001-00-10700 Accts Rec Cash Clearing Acc
t

New Current Balance:
.00

=====
Check 506.20
WOOD RIVER DENTAL CARE

Chk No: 0142

Total Applied:
506.20

Change Tendered:
.00

=====

02/15/13 11:39am

LEGAL NOTICES

SUMMONS By Publication
Case No. CV2012-849

TO: VERONICA TELLEZ

You have been sued by Ramon Coja Herrera, the Petitioner, in the District Court in and for Blaine County, Idaho.

The nature of the claim against you is for Petition for Name Change of Minor Child

A hearing on the petition is scheduled for 11:30 o'clock a.m. on March 19, 2013. If you object to this petition, you may file an objection prior to the hearing and/or appear for hearing at the time set.

A copy of the Petition and Notice of Hearing can be obtained by contacting either the Clerk of the Court or the other party. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.
Date: 1/29/13 Blaine County District Court

By: Andrea Logan
Deputy Clerk

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 6, 13, 20, & 27, 2013

SUMMONS By Publication
Case No. 849

IN THE DISTRICT COURT FOR THE FIFTH JUDICIAL DISTRICT FOR THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BLAINE

IN RE: JOSE ANTONIO TELLEZ
Case No. CV2012-849

AMENDED
NOTICE OF HEARING
ON NAME CHANGE (Minor)

A Petition to change the name of Jose Antonio Tellez, a minor, now residing in the City of Hailey, State of Idaho, has been filed in the District Court in Blaine County, Idaho. The name will change to Jose Antonio Coja.

The reason for the change in name is: add father's last name and remove mother's last name.

A hearing on the petition is scheduled for 11:30 o'clock a. m. on March 19, 2013 at the Blaine County Courthouse. Objections may be filed by any person who can show the court a good reason against the name change.

Date: 1/29/13
CLERK OF THE DISTRICT COURT
By: Andrea Logan
Deputy Clerk

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 6, 13, 20, & 27, 2013

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BLAINE

ELKHORN VILLAGE CONDOMINIUM ASSOCIATION, INC., an Idaho corporation,
Plaintiff,

v.
GLENN LANE, an unmarried man,
Defendant.

Case No. CV-12-785
NOTICE OF SHERIFF'S SALE
BY VIRTUE OF Writ of Execution in my hands, issued out of the District Court of the Fifth Judicial District of the State of Idaho, in and for the County of Blaine in the above-entitled action attested the 1st day of January, 2013, I have levied upon all the right, title and interest of the said Glenn Lane in and to the following described property, situated in Blaine County, Idaho, to wit: Elkhorn Village Condominium Unit No. 58, Sun Valley Idaho

The Sheriff, by Certificate of Sale, will transfer the right, title and interest of the judgment debtor in and to the property at the time the execution or attachment was levied. The Sheriff will give possession but does not guarantee clear title nor continued possessory right to the purchaser.

NOTICE IS HEREBY GIVEN, That on 28th day of February, 2013, at one o'clock p.m. of said day, at Blaine County Public Safety Facility, 1650 Aviation Drive, Hailey, Idaho, I will sell all the right, title and interest of the said Glenn Lane in and to the said above described property, at public auction, to the highest bidder for cash in lawful

money of the United States, to satisfy said execution and all costs.

Given under my hand, this 7th day of February, 2013.

Gene D. Ramsey, Sheriff

Ginger M. Clement, Deputy Sheriff

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 13, 20, & 27, 2013

NOTICE OF LETTING

Sealed proposals will be received by the IDAHO TRANSPORTATION BOARD only at the office of the IDAHO TRANSPORTATION DEPARTMENT, 3311 WEST STATE STREET, BOISE, IDAHO 83703, ATTN: ROADWAY DESIGN until two o'clock p.m., on March 12, 2013, for the work of widening SH-75, two lanes each direction with a center turnbay in residential/commercial neighborhoods, including acceleration/deceleration lanes, bus pull-outs, enlarged signalized intersection/infrastructure for future signals; Timber Way to Big Wood River Bridge, known as Idaho Federal Aid Project No. STP-2360(138), in Blaine County, Key No. 07856.

[ADDITIONAL INFORMATION CONTACT: RESIDENT ENGINEER ***JUSTIN PRICE** AT (208) 886-7851.]

Plans, specifications, form of contract, proposal forms, and other information may be obtained at the office of the Idaho Transportation Department, Boise, Idaho, and are on file for examination at the office of the District Engineer at Shoshone Idaho.

A non-refundable handling and mailing charge of FIVE DOLLARS (\$5.00) plus applicable sales tax will be made for bid documents. Phone orders to (800) 732-2098 (In Idaho) or (208) 334-9430 shall be made by credit card (Visa or Mastercard). Written requests shall be made by check or money order to the Idaho Transportation Department, Attn: Revenue Operations, P.O. Box 34, Boise, ID 83731-0034.

Dated February 8, 2013
TOM COLE, P.E.
Chief Engineer

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 13, & 20, 2013

ADVERTISEMENT FOR BIDS

PROJECT TITLE: CITY OF HAILEY, WOODSIDE BOULEVARD SURFACE WATER IRRIGATION PUMP STATION

Separate sealed BIDS for the Installation of an Irrigation pump station located on the Hiawatha Canal adjacent to Fox Acres Rd. and other related work as set forth in the contract documents will be received by The City of Hailey at City Hall, 115 Main St South, Hailey, Idaho, 83333, until 2:00 p.m. local time on February 28, 2013, and then at said office publicly opened and read aloud.

The work involves the Installation of an inlet structure in the Hiawatha Canal and a pump station with wet well with connection to the existing Woodside Blvd. pressure irrigation main. It is the intent of these documents to describe the work required to complete this project in sufficient detail to secure comparable bids. All parts or work not specifically mentioned which are necessary in order to provide a complete installation shall be included in the bid and shall conform to all Local, State and Federal requirements.

The Project Plans, Specifications, and Bid Documents may be examined at the following locations:
City of Hailey; 115 Main St. S, Hailey, ID 83333

The Project Plans, Specifications, and Bid Documents may be obtained at City Hall, 115 Main St. South, Hailey, ID 83333.

In determining the lowest responsible bid, the Owner will consider all acceptable bids on a basis consistent with the bid package. The Owner will also consider whether the bidder is a responsible bidder.

Before a contract will be awarded for work contemplated herein, the Owner will conduct such investigation as is necessary to determine the performance record and ability of the apparent low

bidder to perform the size and type of work specified under this Contract. Upon request, the bidder shall submit such information as deemed necessary by the Owner to evaluate the bidder's qualifications.

All bids must be signed and accompanied by evidence of authority to sign.

Bids must be accompanied by Bid Security in the form of either a bid bond, certified check, cashiers check or cash in the amount of 5% PERCENT of the amount of the bid proposal. Said bid security shall be forfeited to the City of Hailey as liquidated damages should the successful bidder fail to enter into contract in accordance with their proposal as specified in the Instructions to Bidders.

The City of Hailey reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the City of Hailey.

February 7, 2013
Jim Zapubka
City of Hailey, Assistant City Engineer

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 13 & 20, 2013

Notice of Hearing of Name Change
Case No. CV-2013-108

A Petition to change the name of Harold Alfred Julius Wiedemann born 03-30-1925, in Innsbruck, Tirol, Austria, residing at 114 Deer Run Road Kelchum ID 83340, has been filed in Blaine County District Court, Idaho. The name will change to Harald Julius Alfred Wiedemann to reflect the correct full name on my birth certificate as Harald Julius Alfred Wiedemann.

The petitioner's father has died and the names and addresses of his closest blood relatives are: None.

The petitioner's mother has died and the names and addresses of her closest blood relatives are: None.

A hearing on the petition is scheduled for 10:45 o'clock a.m. on March 26, 2013 at the County Courthouse. Objections may be filed by any person who can show the court a good reason against the name change.

Date: February 7, 2013
By: S. Schiers
Deputy Clerk

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 13, 20, 27, & March 6, 2013

LEGAL NOTICE OF ADVERTISEMENT FOR SALE AT PUBLIC AUCTION

The public is notified that a sale of certain personal property shall occur as provided pursuant to Idaho Code Section 45-605 to satisfy a lien claim based on an obligation owed by BOBBIE BURNS whose last known address is PO BOX 417, SUN VALLEY, ID 83353.

The sale shall occur at 10:00 o'clock a.m. on the 23rd day of FEBRUARY, 2013, at 214 WEST SPRUCE STREET, BELLEVUE, ID 83313.

The property to be sold is the contents of storage and is generally described as: personal effects.

DATED this 5th day of FEBRUARY, 2013.

SUN VALLEY TRANSFER & STORAGE, INC.

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 13, & 20, 2013

LEGAL NOTICE
BLAINE COUNTY BOARD OF COUNTY COMMISSIONERS
MARCH 12, 2013

On Tuesday, March 12, 2013, the Blaine County Board of County Commissioners will hold a public meeting beginning at 1:30 p.m. upstairs in the main meeting room in the Old County Courthouse located at 206 First Ave. So., in Hailey. Items on their agenda include the following:

1:30 p.m. **RICABO ALLEY VACATION APPLICATION:** Public hearing on and consideration of a Petition for Vacation submitted by Dr. Robert R. Franklin to vacate the alley between Lots 1, 2, 11 and 12, Block 9, Picabo Townsite. The section of alley proposed to be vacated is twenty (20) feet wide by one-hundred (100) feet

long.
2:00 p.m. **Amendments to BLAINE COUNTY CODE, TITLE 9, ZONING REGULATIONS, CHAPTER 35: COMMUNITY HOUSING OVERLAY DISTRICT,** revising the chapter in its entirety, providing the following sections: Purpose, Definitions, Establishment Of District, Developer Benefits, Permitted/ Accessory/Conditional Uses, General Requirements, Developable Density, Standards For Evaluation, Conditions That May Attach, Application/Approval Procedures, and Special Provisions. Overlay regulations allow for additional density and other zoning modifications within Planned Unit Developments that include Community Housing. The overlay district is located south of Kelchum, encompassing St. Luke's and McHarville, Cold Springs Gulch, the Cold Springs (Gypsy) and Sun Tree Hollow Mobile Home Parks, all land located between Broadway Run and State Hwy 75 and between Broadway Run and Cold Springs Subdivision. The following map changes are proposed or may be discussed: (a) the Meadows Mobile Home Park (Tax Lot 7094) deleted from the overlay district, (b) "Estate", "Light Industrial" and "South" subdistricts combined into a single "South" subdistrict, (c) correcting boundary so as not to include any portion of Rivers Edge Ranch Subdivision, (d) Cold Springs (Gypsy) Mobile Home Park changed from "West" to "South" subdistrict and comprising Tax Lot 7540 only, and (e) redrawing the boundaries of the "West" Subdistrict to include land area lying below 25% slope, comprising approximately 13 acres.

The materials associated with these applications are available for review at the Land Use Office in the Blaine County Annex at 219 First Avenue South, Suite 208 in Hailey during regular business hours and on the Blaine County web page at www.blainecounty.org. To receive adequate consideration, written comment in excess of one page should be forwarded to the Blaine County Land Use Office at least 4 days prior to public hearing by mail, e-mail, pcounter@co.blaine.id.us, or by fax to (208)788-5576. Written comments will not be read into the record but will be distributed to the Board for consideration and made part of the public record.

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 20, 2013

NOTICE OF PROPOSED CHANGE OF WATER RIGHT
TRANSFER NO. 78396
BLAINE COUNTY RECREATION DISTRICT, 1050 FOX ACRES RD ROOM 100, HAILEY, ID 83333 has filed Application No. 78396 for changes to the following water rights within BLAINE County(s): Right No(s). 37-22609, 37-2627D. The purpose of the transfer is to change a portion of the above rights as follows: Transfer proposes moving a three acre portion of an irrigation ground water right from land located approximately 4.2 mi. due north of Hailey to land located approximately 1.1 mi. north and 1.7 mi. west of the current place of use along the east side of HWY 75. An existing well and irrigation system will divert 0.08 cfs and 10.5 AF for the irrigation of three acres along the Wood River Bike Trail.

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 20, 2013

NOTICE OF PROPOSED CHANGE OF WATER RIGHT
TRANSFER NO. 78397
BLAINE COUNTY RECREATION DISTRICT, 1050 FOX ACRES RD ROOM 100, HAILEY, ID 83333 has filed Application No. 78397 for changes to the following water rights within BLAINE County(s): Right No(s). 37-22607, 37-2627D. The purpose of the transfer is to change a portion of the above rights as follows: Transfer proposes moving a 1.3 acre portion of an irrigation ground water right from land located approximately 4.2 mi. due north of Hailey to land located north east of the Hailey Airport on the east side of Hailey to land located north east of the Hailey Airport on the east side of HWY 75. An existing well and irrigation system will divert 0.03 cfs and 4.5 AF for the irrigation of 1.3 acres along the Wood River Bike Trail.

NOTICE OF PROPOSED CHANGE OF WATER RIGHT
TRANSFER NO. 78398
BLAINE COUNTY RECREATION DISTRICT, 1050 FOX ACRES RD ROOM 100, HAILEY, ID 83333 has filed Application No. 78398 for changes to

the following water rights within BLAINE County(s): Right No(s). 37-22608, 37-2627D. The purpose of the transfer is to change a portion of the above rights as follows: Transfer proposes moving a 0.7 acre portion of an irrigation ground water right from land located approximately 4.2 mi. due north of Hailey to land located approximately 1.8 mi. south and 0.6 mi. east of Kelchum along the east side of HWY 75. An existing well and irrigation system will divert 0.01 cfs and 2.5 AF for the irrigation of 0.7 acres along the Wood River Bike Trail.

For additional information concerning the property location, contact Southern Region office at (208) 736-3033; or to see a full description of these rights and the proposed transfers, please see www.idwr.idaho.gov/apps/ExtSearch/WRFiling.asp. Protests may be submitted based on the criteria of Idaho Code Sec. 42-222. Any protest against the proposed change must be filed with the Department of Water Resources, Southern Region, 1341 Fillmore St, Suite 200, Twin Falls ID 83301 together with a protest fee of \$25.00 for each application on or before March 11, 2013. The protestant must also send a copy of the protest to the applicant.

GARY SPACKMAN, Director

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 20 & 27, 2013

CALL FOR BIDS

The Board of Trustees of Blaine County School District No. 61, Blaine County, Idaho, will accept bids for the following:

1 car and 1 maintenance vehicle
The specifications may be obtained by contacting

Rex Squires, Transportation Director
Blaine County School District No. 61
1060 Fox Acres Road
Hailey, ID 83333
(208) 578-5420
rsquires@blaineschools.org

Bids will be publicly opened and read on Wednesday, March 6, 2013 at 9:30 a.m. at the Blaine County School District Office located at 118 West Bullion Street, Hailey, Idaho. The Superintendent's summary and recommendation will be presented to the Board of Trustees of Blaine County School District No. 61 at the Blaine County School District Office located at 118 West Bullion Street, Hailey, Idaho, at their Regular School Board meeting on March 12, 2013.

The Board reserves the right to reject any or all bids, or to accept the ones deemed best for the School District and may waive any technicality. **BLAINE COUNTY SCHOOL DISTRICT NO. 61**

By:
Laurie Kaufman
Clerk of the Board

PUBLISH:
IDAHO MOUNTAIN EXPRESS
Feb. 20 & 27, 2013

NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING COMMISSION
Monday, March 11, 2013

PUBLIC NOTICE IS HEREBY GIVEN That the Hailey Planning and Zoning Commission will hold a Public Meeting at 6:30 p.m. on Monday, March 11, 2013, to be held in the upstairs meeting room of Hailey City Hall and will hold Public Hearings on the following items.

- Consideration of an application by Maren Properties (Jared and Maren Hill) for Design Review of alterations to the exterior of an existing two floor building with a basement (Wood River Dental) and substantial remodel to the building's main floor. The building is located at Hailey Townsite, Blk 55, Lots 5 1/2 of 9 and all of 10 (603 N. Main).
- Consideration of an amendment to Section 8.2 of the Zoning Ordinance which addresses signs and sign regulations. The proposed amendment revises the definition of an Animated Sign, adds a definition for Electronic Message Display (EMD) Sign, and defines the standards and regulations for Electronic Message Display and Animated Signs.

Any and all interested persons are invited to attend this public hearing

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815
Fax: (208) 788-2924

February 19, 2013

Dear Property Owner:

Your property has been identified as being located within 300 feet of the property listed below; this letter is being sent to you to give you the opportunity to comment on the following application related to this property:

- Consideration of an application by Maren Properties (Jared and Maren Hill) for Design Review of alterations to the exterior of an existing two floor building with a basement (Wood River Dental) and substantial remodel to the building's main floor. The building is located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main).

A map showing the location of the property and renderings of the building are included with this letter.

A public hearing will be held on this application as part of the Hailey Planning and Zoning Commission's meeting on **Monday, March 11, 2013**, at 6:30 p.m., at Hailey City Hall. You are invited to attend this public hearing and/or submit written comments to the Principal Planner at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org.

Supporting documents for this application can be viewed on the City of Hailey website the week prior to the meeting; this is accomplished by going to www.haileycityhall.org, clicking on Meetings, Planning & Zoning Commission, and then the meeting date Agenda.

For further information regarding this application, or for special accommodations to participate in the public meeting, please contact the Community Development Department at planning@haileycityhall.org or (208) 788-9815.

City of Hailey

COMMUNITY DEVELOPMENT DEPARTMENT

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

Zoning, Subdivision, Building and Business Permitting and Community Planning Services

(208) 788-9815
Fax: (208) 788-2924

March 19, 2013

Dear Public Agency:

The Hailey Planning and Zoning Commission will hold a public hearing on the item(s) listed below on **Monday, March 11, 2013**, at 6:30 p.m., Hailey City Hall.

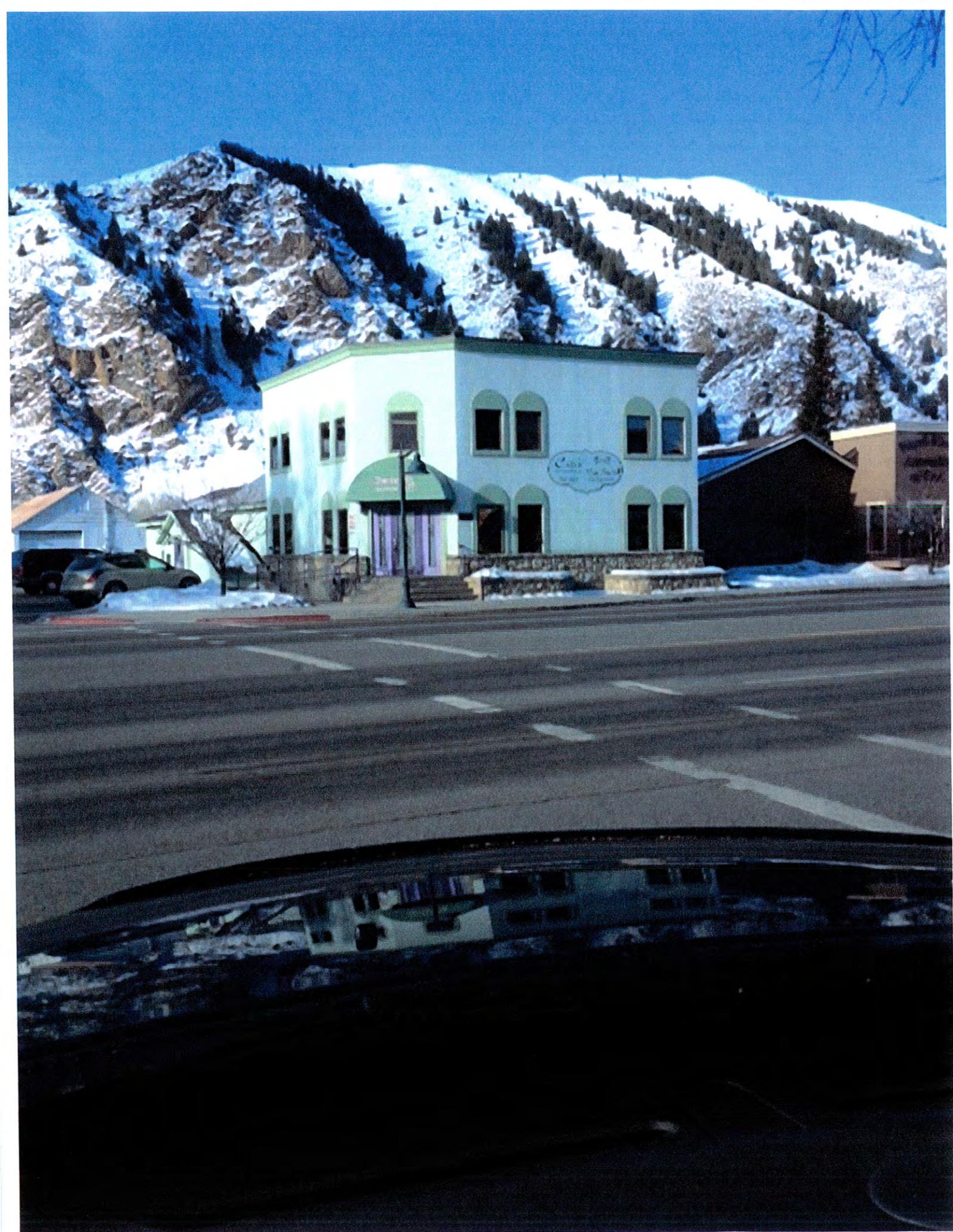
- Consideration of an Application by Maren Properties (Jared and Maren Hill) for Design Review of alterations to the exterior of an existing two floor building with a basement (Wood River Dental) and substantial remodel to the building's main floor. The building is located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main).
- Consideration of an amendment to Section 8.2 of the Zoning Ordinance which addresses signs and sign regulations. The proposed amendment revises the definition of an Animated Sign, adds a definition for Electronic Message Display (EMD) Sign, and defines the standards and regulations for Electronic Message Display and Animated Signs.

This Notice is issued pursuant to Idaho State Code (Local Land Use Planning Act), Section 67-6509, whereby notice must be provided to all political subdivisions providing services within the planning jurisdiction at least 15 days prior to public hearings regarding proposed amendments to the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, or any other land use ordinance.

You are invited to attend this public hearing or submit written comments to the Community Development Department at 115 South Main Street, Hailey, Idaho, 83333 or planning@haileycityhall.org.

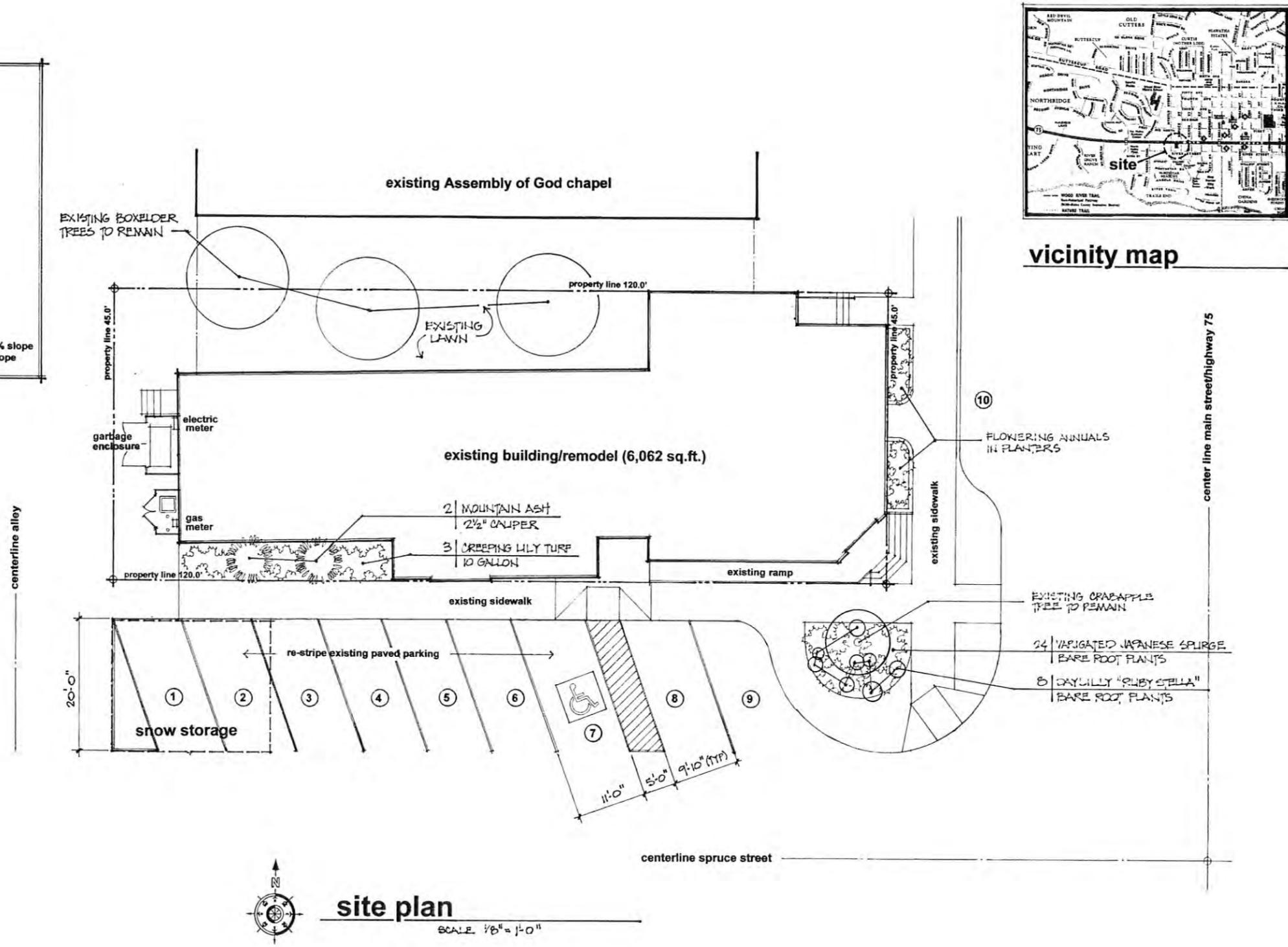
Supporting documents for this application can be viewed on the City of Hailey website the week prior to the meeting; this is accomplished by going to www.haileycityhall.org, clicking on Meetings, Planning & Zoning Commission, and then the meeting date Agenda.

For further information regarding this application, or for special accommodations to participate in the public meeting, please contact the Community Development Department at planning@haileycityhall.org or (208) 788-9815.



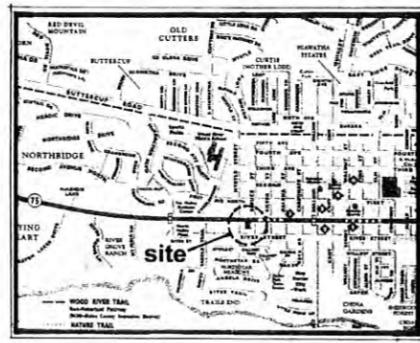
BUILDING & SITE SYNOPSIS

Existing Main Floor-	3,513 sq.ft.
Existing Second Floor-	1,245 sq.ft.
Existing Basement-	1,304 sq.ft.
Total-	6,062 sq.ft.
Total parking spaces required-	6
Total parking spaces provided-	10
Accessible parking provided-	1
Square footage of parking:	1,960
25% snow storage provided:	490
Exits from main floor-	3
Exits from second floor-	2
Exits from basement-	2
Code required for accessible ramp-	max. 8% slope
Access ramp provided-	6.5% slope



site plan

SCALE 1/8" = 1'-0"



vicinity map

ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 726-2344

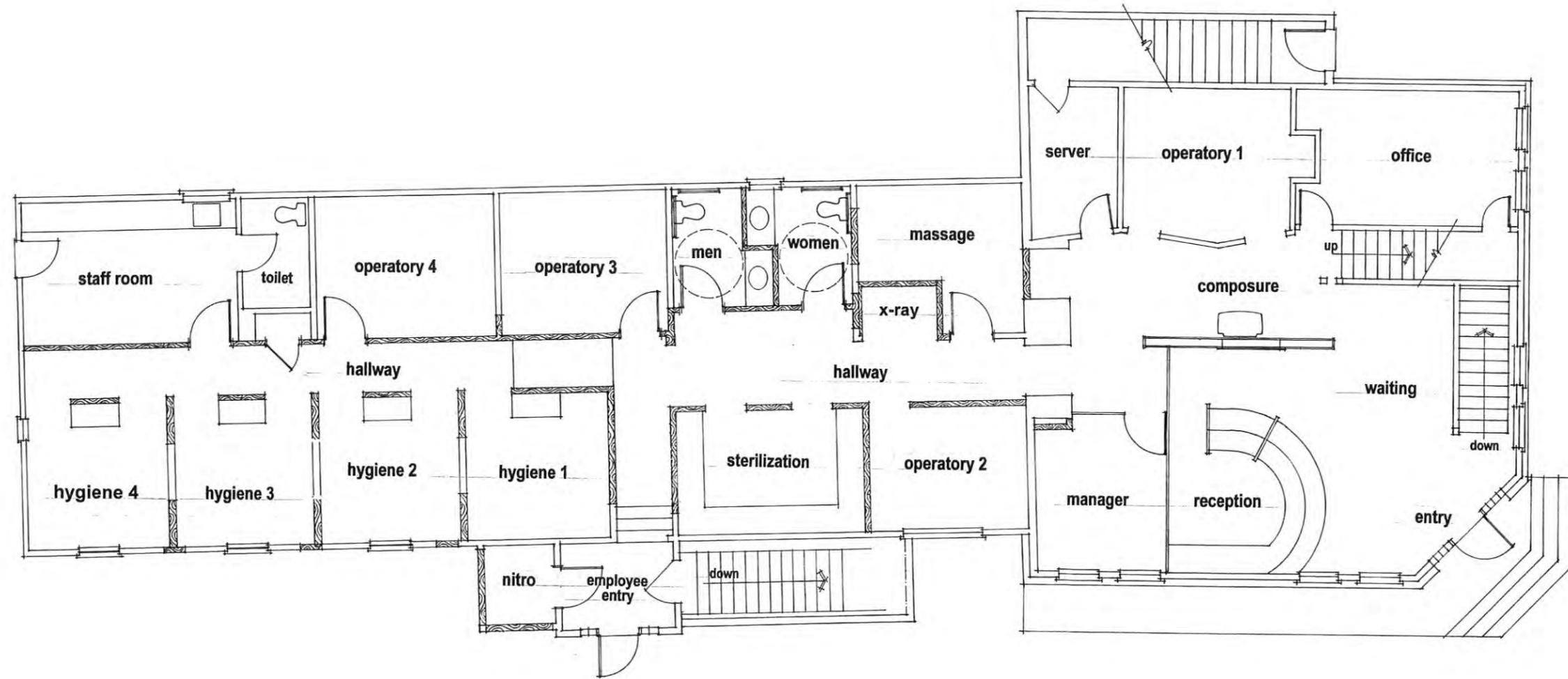
PROJECT NO.
DATE
DRAWN BY

WOOD RIVER DENTAL
503 North Main
Hailey, Idaho



RECEIVED
MAR 0 2013
CITY OF HAILEY

SD-1.0



main floor plan

SCALE: 1/4" = 1'-0"

RECEIVED
 FEB 13 2013
 CITY OF HAILEY

ARCHITECT/PLANNER
 110 N ANGELA DR
 HAILEY, ID 83333
 (208) 720-2344

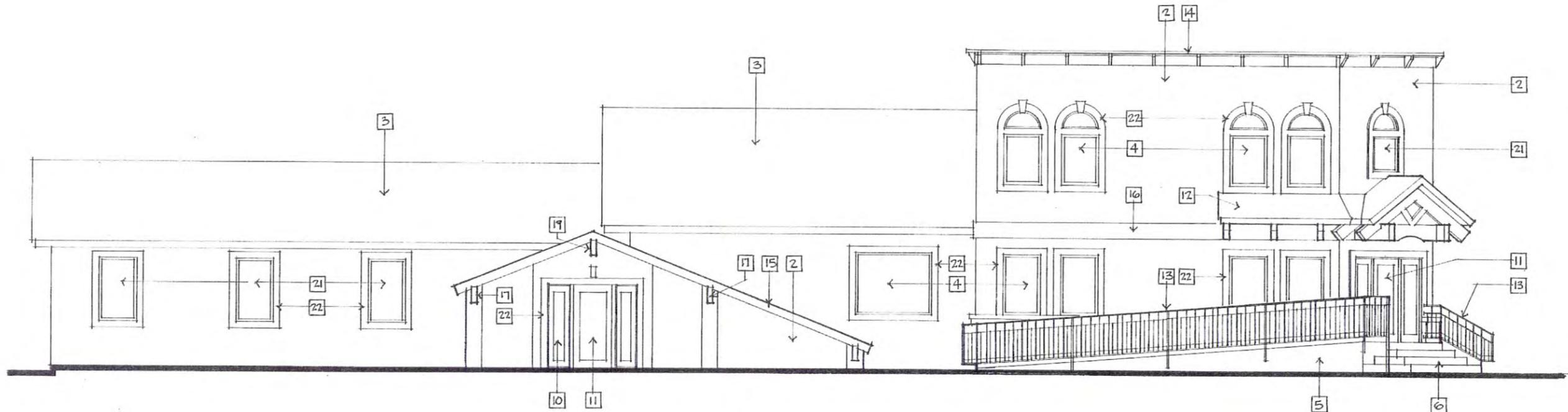
REVISIONS

PROJECT NO.
 DATE
 DRAWN BY

WOOD RIVER DENTAL
 503 North Main
 Hailey, Idaho

OWEN WRIGHT SCANLON
 NCARB

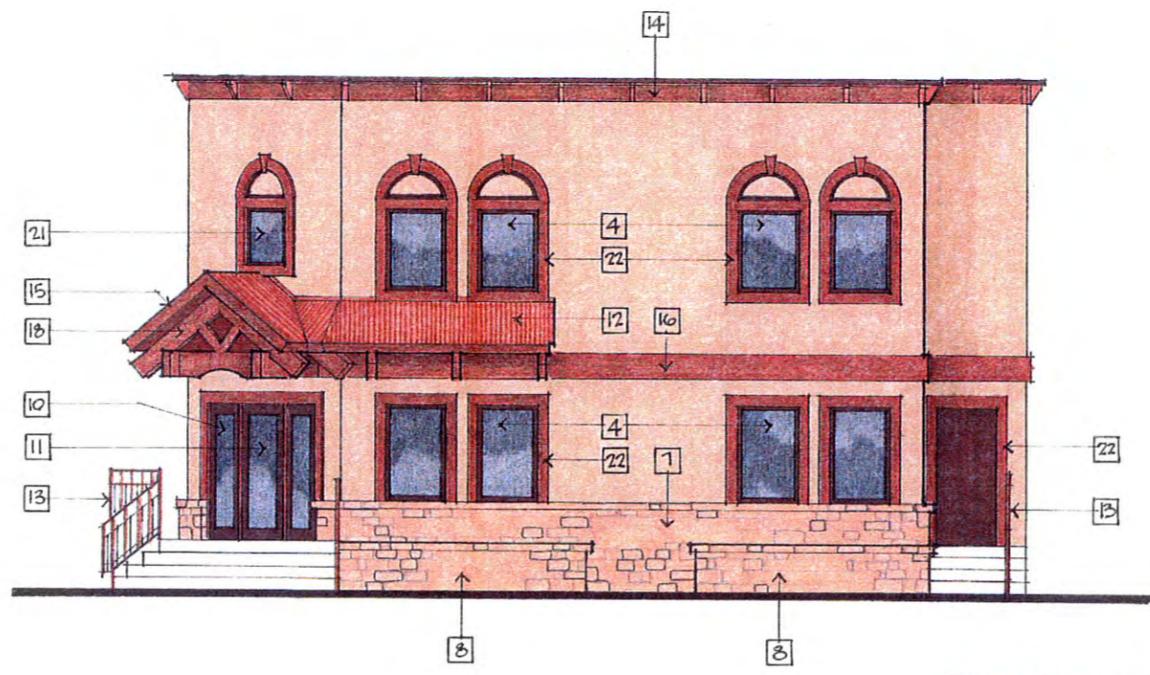
A-1.0



south elevation

SCALE 1/4" = 1'-0"

- ELEVATION KEYNOTES:**
1. New stucco finish coat
 2. Paint existing stucco coat to match new color
 3. Existing roofing to remain
 4. Existing window to remain
 5. Existing concrete ramp to remain
 6. Existing concrete steps to remain
 7. Existing stone wainscot to remain
 8. Existing stone planters to remain
 9. Existing exterior door to remain
 10. New glazed/ wood sidelites
 11. New glazed/wood entry door
 12. Corrugated steel roof (rust patina)
 13. 1-1/2" steel tube handrail/guardrail (rust patina)
 14. New stained cedar cornice trim & corbels
 15. New stained cedar fascia
 16. Nom. 12" fir ledger bolted to existing framing
 17. 6x fir outrigger beams
 18. 6x fir trussed beams
 19. Downlight (75 W PAR30)
 20. Existing siding to remain
 21. New windows to match existing
 22. 6x cedar window trim



east elevation

SCALE 1/4" = 1'-0"

ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 720-2344

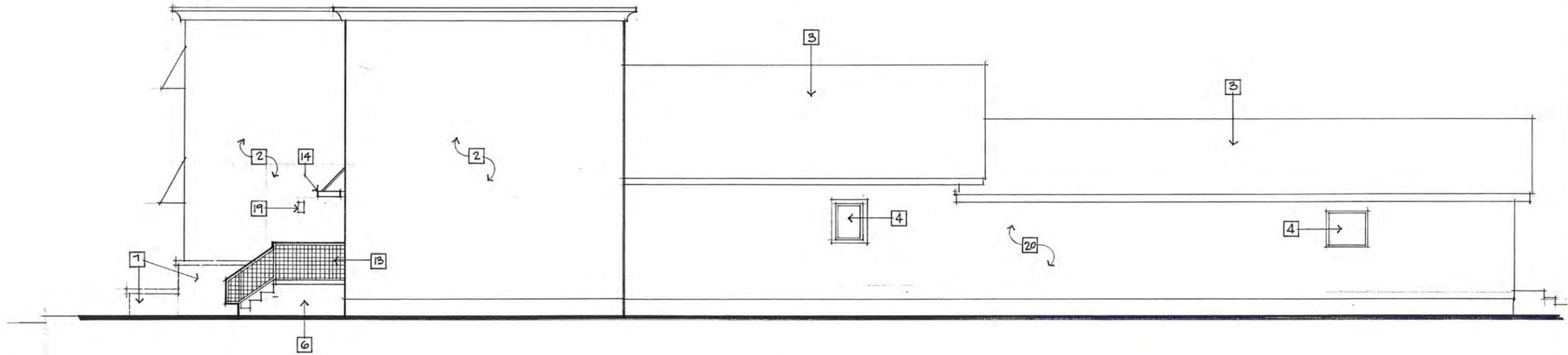
PROJECT NO.
DATE
DRAWN BY

WOOD RIVER DENTAL
Hailey, Idaho
503 North Main

OWEN WRIGHT SCANLON
INCARB

RECEIVED
FEB 28 2013

CITY OF HAILEY A-5.0

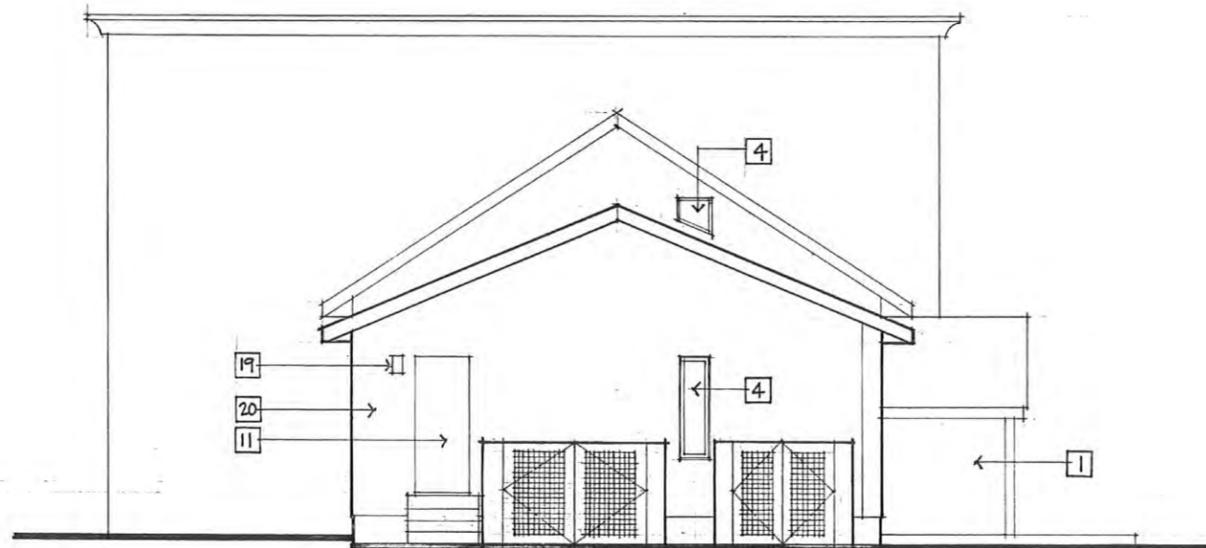


north elevation

SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. New stucco finish coat
2. Paint existing stucco coat to match new color
3. Existing roofing to remain
4. Existing window to remain
5. Existing concrete ramp to remain
6. Existing concrete steps to remain
7. Existing stone wainscot to remain
8. Existing stone planters to remain
9. Existing exterior door to remain
10. New glass block sidelights
11. New wood entry door
12. Architectural steel screen o/steel frame
13. 1-1/2" steel tube guardrail w/ architectural steel screen
14. New steel sunscreen
15. New fabric awning
16. Steel channel support bolted to existing framing
17. Steel channel fascia bolted to existing barge board
18. Steel beam outriggers welded to channel fascia
19. Downlight (75 W PAR30)
20. Existing siding to remain
21. New windows to match existing



west elevation

SCALE 1/4" = 1'-0"

RECEIVED
FEB 13 2013
CITY OF HAILEY

ARCHITECT/PLANNER
110 N ANGELA DR
HAILEY, ID 83333
(208) 720-2344

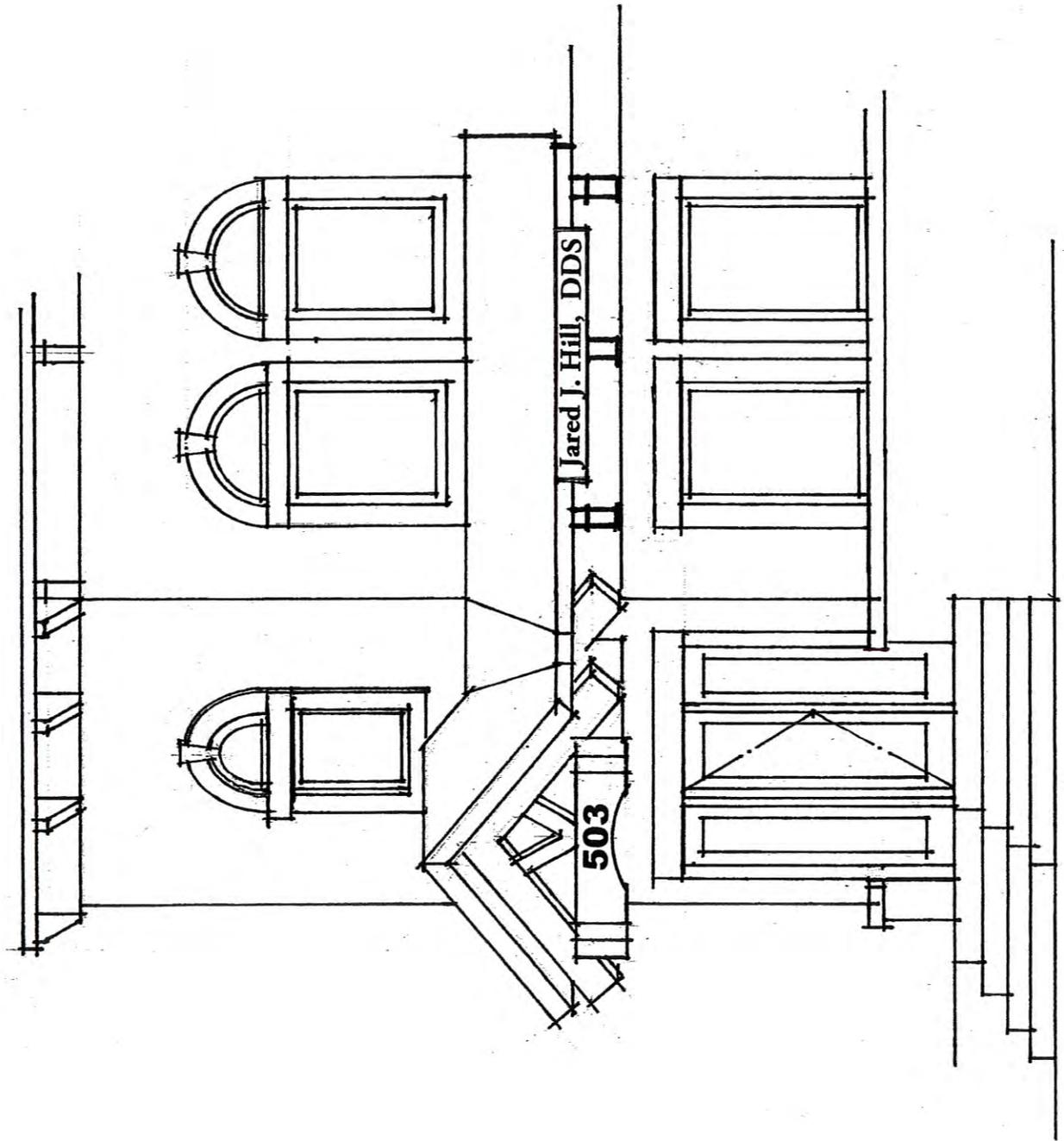
PROJECT NO.
DATE
DRAWN BY

WOOD RIVER DENTAL
Hailey, Idaho

503 North Main

OWEN WRIGHT SCANLON
NCARB

A-5.1



RECEIVED
FEB 28 2013
CITY OF HAILEY

DESCRIPTION

Westwood 913 and 913-2 are ultra-compact wall fixtures for use with line voltage PAR30 halogen lamps. Model 913 provides downlight or uplight. Model 913-2 provides combination uplight and downlight. Both models mount over a standard 4" J-box and connect directly to 120V line voltage. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects.

Catalog #	913-75PAR30-120-BZ	Type	
Project		Date	
Comments			
Prepared by			02/13/2013

SPECIFICATION FEATURES

A ... Material

Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet, brass or copper. Mounting canopy is constructed from corrosion-resistant silicone aluminum, brass or copper.

B ... Finish Painted

Fixtures constructed from 6061-T6 aluminum are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Brass or Copper Fixtures constructed from brass or copper are left unpainted to reveal the natural beauty of the material and will patina naturally over time.

C ... Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. The flush lens design sheds water and minimizes debris collection on the uplight position.

D ... Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting

Both models mount over a standard 4" J-box and connect directly to 120V line voltage. Model 913 provides downlight or uplight. Model 913-2 provides uplight and downlight.

G ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

H ... Socket

Ceramic socket with 250° C Teflon® coated lead wires and medium base.

I ... Electrical

Operates with 120V line voltage.

J ... Lamp

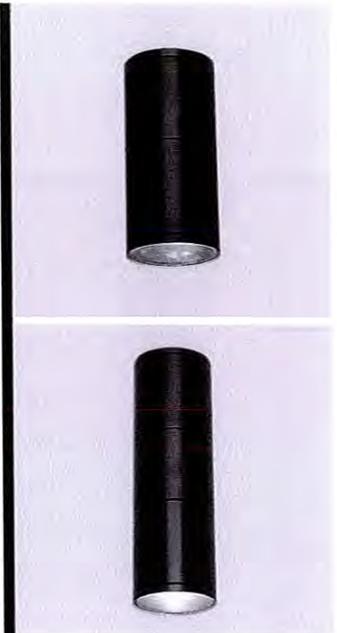
Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals

UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



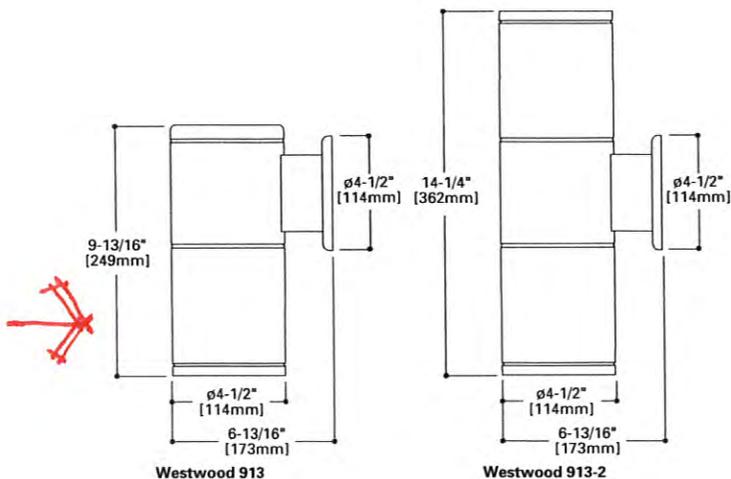
WESTWOOD

913
913-2

75W (max.) PAR30
Halogen
Line Voltage

Wall

IP65



Westwood 913/913-2
Lamp=75PAR30/NSP
CBCP=14,000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	22	10'0"
20'0"	35	8'0"
15'0"	62	6'0"
12'0"	97	5'0"
10'0"	140	4'0"
8'0"	219	3'0"

Lamp Wattage Multiplier
50W x 0.57



Westwood 913/913-2
Lamp=75PAR30/NFL
CBCP=3200

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	5	20'0"
20'0"	8	16'0"
15'0"	14	12'0"
12'0"	22	9'6"
10'0"	31	8'0"
8'0"	48	6'6"

Lamp Wattage Multiplier
50W x 0.57



Westwood 913/913-2
Lamp=75PAR30/FL
CBCP=2000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	3	21'6"
20'0"	5	17'0"
15'0"	9	13'0"
12'0"	14	10'0"
10'0"	20	8'6"
8'0"	31	7'0"

Lamp Wattage Multiplier
50W x 0.65



LAMP INFORMATION

Lamp	ANSI Code	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
75PAR30/NSP	---	75	9°	14,000	---	2500	medium	120
75PAR30/NFL	---	75	30°	3200	---	2500	medium	120
75PAR30/FL	---	75	40°	2000	---	2500	medium	120

NOTE: Inferior quality lamps may adversely affect the performance of this product. Use only name brand lamps from reputable lamp manufacturers.

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

ORDERING INFORMATION

913-75PAR30-120-BZ

913		75PAR30	120	BZ	See Below
<p>Series 913=PAR30 Halogen Up/Down Westwood Wall Fixture</p>		<p>Source Halogen 75PAR30=75W Max Halogen PAR30, Medium Base</p>		<p>Accessories</p> <p>Filters</p> <p>F71-30= Peach Dichroic Filter, 3.95" Dia F73-30= Green Dichroic Filter, 3.95" Dia F75-30= Yellow Dichroic Filter, 3.95" Dia F77-30= Dark Blue Dichroic Filter, 3.95" Dia F79-30= Neutral Density Dichroic Filter, 3.95" Dia F22-30= Red Color Filter, 3.95" Dia F44-30= Green Color Filter, 3.95" Dia F66-30= Mercury Vapor Color Filter, 3.95" Dia</p> <p>Optical Lenses</p> <p>LSL-30= Linear Spread Lens (elongate standard beam spread), 3.95" Dia DIF-30= Diffused Lens (provide even illumination), 3.95" Dia</p> <p>Optical Louver</p> <p>LVR-30= Hex Cell Louver (reduce glare), 3.95" Dia</p> <p>Lamps</p> <p>HP3050-NSP= 50W PAR30 Halogen Narrow Spot, Medium Base HP3050-NFL= 50W PAR30 Halogen Narrow Flood, Medium Base HP3075-SP= 75W PAR30 Halogen Spot, Medium Base HP3075-FL= 75W PAR30 Halogen Flood, Medium Base</p>	
<p>Lamp Head Quantity =One Lamp Head 2=Two Lamp Heads</p>		<p>Voltage 120=120V</p>		<p>F72-30= Amber Dichroic Filter, 3.95" Dia F74-30= Medium Blue Dichroic Filter, 3.95" Dia F76-30= Red Dichroic Filter, 3.95" Dia F78-30= Light Blue Dichroic Filter, 3.95" Dia F80-30= Magenta Dichroic Filter, 3.95" Dia F33-30= Blue Color Filter, 3.95" Dia F55-30= Yellow Color Filter, 3.95" Dia</p> <p>OSL-30= Overall Spread Lens (increase beam spread), 3.95" Dia</p>	
		<p>Finish Painted BK= Black BZ= Bronze CS= City Silver VE= Verde WT= White</p> <p>Metal NBR= Brass NCP= Copper</p>			
<p>Notes: * Lamp not included. * Consult your Cooper Lighting representative for additional options and finishes.</p>					

STAFF REPORT

TO: Hailey Planning and Zoning Commission
FROM: Bart Bingham, Principal Planner
RE: Design Review – Maren Properties (Wood River Dental)
HEARING March 11, 2013

Applicant: Maren Properties (Wood River Dental), Jared and Maren Hill, Owners
Request: Design Review
Location: Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main).
Zoning: Business (B) and Townsite Overlay (TO) Districts

Notice

Notice for the public hearing was published in the Idaho Mountain Express on February 20, 2013 and mailed to property owners within 300 feet and public agencies on February 19, 2013.

Application

Maren Properties (Wood River Dental) hereinafter “WRD”, represented by Owen Right Scanlon, Architect/Planner, submitted a Design Review application for alterations to the exterior of an existing two floor building with a basement and substantial remodel to the building’s main floor. The building is located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main). The applicant’s proposal is to replace exterior architectural features and remodel the building’s main floor interior transforming it from the previous hair care facility into a dental facility.

Procedural History

The application was submitted on February 13, 2013 and certified complete on February 15, 2013.

Department Comments:

Engineering:

No issues.

Life/Safety

No issues.

Water and Sewer:

No issues.

Building:

No issues.

Streets:

No issues.

Standards of Evaluation

8.2 Signs.

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

9 Parking and Loading Spaces

9.2.1 Location of On-Site Parking Spaces. The following regulations shall govern the location of on-site parking spaces.

C. Parking spaces for commercial or industrial uses shall be located not more than 800 feet from the principal use and must be located within a B, LB, SCI or LI District. All proposed parking is within 300 feet of principal use.

D. New on-site parking areas shall be located at the rear of the building, except within the SCI zoning district where parking is allowed at the side of the building. Existing parking is proposed to remain unchanged, except for restriping to allow accessory space to be the correct width. Ten parking spaces are provided with one being an accessible space. Only six spaces are required.

E. On-site parking areas are not permitted between the sidewalk within the public right-of-way and the primary frontage of a building. Proposed is parallel parking street-side and outside the sidewalk on the lot's frontage.

9.3.1 For the purposes of this Ordinance, the dimensions of all parking areas within the City right-of-way shall be in accordance with the City Standards. The dimensions of all on-site parking areas shall be according to the following table:

<i>On-Site Parking Dimensions (shown in feet):</i>
--

<i>Parking Angle</i>	<i>Stall Width (S)</i>	<i>Stall Depth (D)</i>	<i>Aisle Width (A)</i>
90	9	18	24
30	9	20	11
45	9	20	13
60	9	21	18
Parallel	8	22	N/A
ADA	11 (+ 5 for ADA aisle)	Same as above	Same as above
Compact	8	16	Same as above

Proposed parking space dimensions are 9’ – 10” feet for eight angled spaces, 11 feet for the one accessible space, a 5’ accessible aisle, and one parallel parking space along Main St.

9.4.2 Commercial, Professional, Service, Recreation and Entertainment.

A. All commercial, professional, service, recreation and entertainment uses shall provide improved parking in the amount of one parking space for every 1,000 square feet of gross building area.

Total gross floor area of existing building/remodel is 6,062 square feet. Nine angled parking spaces (one being an accessible space) and one street side parallel parking space are proposed. Six spaces are 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 should be turned off after business hours and/or when not in use. Lights should be on a timer. Security lighting should be sensor activated.

c. 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.

d. All Exterior Lighting shall be Full Cut-Off Luminaires with the Light source downcast and fully shielded, unless exceptions are specified in Section 8B.4.2, Type of Luminaires.

It is a condition of approval that all existing and new lighting comply with Article 8B of the Hailey Zoning 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 exceptions.

Proposed lighting is 75 W PAR30 downlight.

Bulk Requirements:

4.13.6 Bulk Requirements for Townsite Overlay (TO) District: (For other supplementary location and bulk regulations, see Article VII.)

a. Minimum Lot Size –

Business district: see underlying zoning requirements.

Applicable Business District requirements are below.

4.7.5 Bulk Requirements for Business (B) Zoning District. For other supplementary location and bulk regulations, see Article VII.

d. Maximum Building Height - thirty five (35) feet, except where otherwise provided.

Proposed building height remains unchanged.

e. Minimum Front Side and Rear Yard Setback – none, except in for exception cases.

Minimum Side or Front Yard setbacks are not required.

f. Maximum Floor Area:

- 1. Buildings or structures containing an Individual Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 36,000 square feet.**

Proposed total floor area is 6,062 sq. ft, which is floor area of existing building.

Height of Building is defined as: The greatest vertical distance measured from the lowest point of Record Grade or finish grade, whichever is lower, within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten (10) feet above the highest point of the roof surface, steeples, and spires. The applicant is hereby advised the height of the building is from the lowest point of Record Grade or finish grad, whichever is lower.

6A.1 Design Review Applicability.

A. No person shall build, develop, or substantially remodel or alter the exterior of the following Buildings without receiving design review approval pursuant to this Article:

- 1. A building for a non-residential use within any zoning district.**

Proposed alterations to the exterior and the substantial remodel are to a two floor non-residential building.

6A.7 Improvements Required.

A. Streets.

1. Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.

a. The requirement for Sidewalk and drainage improvements may be waived if the proposed project construction is less than five hundred (500) square feet.

Proposed alterations to exterior and the substantial remodel involve more than five hundred (500) square feet.

b. The requirement for Sidewalk and drainage improvements may be waived for any remodel or addition to Single Family Dwelling and Duplex projects within the Townsite Overlay District; Sidewalk and drainage improvements shall be required for new Principal Building.

Proposed alterations to the exterior and the substantial remodel would be to the Principal Building, not a Single Family Dwelling or Duplex.

2. Sidewalk and drainage improvements shall be located and constructed according to applicable City Standards, except as otherwise provided herein.

Proposed sidewalk will remain unchanged as it is, including the concrete ramp and steps.

3. The length of Sidewalk and drainage improvements constructed shall be equal to the length of the subject property line(s) adjacent to any Public Street or Private Street.

Proposed lengths of sidewalks are proposed to remain unchanged, and are equal to lengths of both property lines adjacent to public streets.

3. New Sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.

No new sidewalk is proposed to replace existing sidewalks, as existing sidewalks provide pedestrian access to and around existing building.

4. Sites located adjacent to Public Streets or Private Streets that are not currently thru-streets, regardless of whether the street may provide a vehicular connection to future streets, shall provide sidewalks to facilitate future pedestrian connections.

No new sidewalk is proposed to replace existing sidewalks, as existing sidewalks provide pedestrian access along both adjacent public streets.

5. The Developer or City may propose alternatives to either the standard Sidewalk location or configuration required.

No new alternatives have been proposed.

B. Water Line Improvements.

1. In the Townsite Overlay District, any 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 water line work becomes part of the project, blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.

6A.8 Design Standards

A. Non-Residential, Multifamily or Mixed Use Building. The following design standards apply to any non-residential, multifamily or mixed use building located within the City of Hailey.

1. Site Planning

a. The location, orientation and surface of buildings shall maximize, to the greatest extent possible sun exposure in exterior spaces to create spaces around buildings that are usable by the residents and allow for safe access to buildings.

The location and orientation of the building will remain unchanged. The building's east/west elevation is proposed to have four large windows allowing for morning and early afternoon sun exposure. Existing sidewalks and ramp are open to sun exposure, and allow for safe pedestrian access to and from the building.

b. All existing plant material shall be inventoried and delineated, to scale, and noted whether it is to be preserved, relocated or removed. Removal of trees larger than 6 inch caliper proposed to be removed require an arborist review. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a species of tree found in the Tree Guide and shall be a minimum of 4 inch caliper.

Three existing boxelder trees at northwest portion of property are proposed to remain, as is a crabapple tree southeast of the building. Twenty-four variegated japanese spurge bare root plants and 8 daylilly "ruby stella" bare root plants are proposed for the planter at the southeast of the building.

c. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.

Existing pedestrian friendly sidewalks are proposed to remain. These sidewalks front Spruce St. on the south and Main St. on the east, and a ramp and steps connect the sidewalks to the building's front entry.

d. Building services including loading areas, trash storage/pickup areas and utility boxes shall be located at the rear of a building; the side of the building adjacent to an internal lot line may be considered as an alternate location. These areas shall be designed in a manner to minimize conflict among uses and shall not interfere with other uses, such as snow storage. These areas shall be screened with landscaping, enclosures, fencing or by the principal building.

Trash storage is shown to be within an enclosure at the rear of the building, with alley access. The gas meter is also shown at the rear of the building. Designated snow storage is in the two most western angled parking spaces.

e. Where alleys exist, or are planned, they shall be utilized for building services.

Access for building services is shown to be through the adjacent alley.

f. Vending machines located on the exterior of a building shall not be visible from any street.

Plans do not indicate vending machines onsite.

g. On-site parking areas shall be located at the rear of the building and screened from the street. Parking and access shall not be obstructed by snow accumulation.

Onsite parking is not included on plans.

h. Access to on-site parking shall be from the alley or, if the site is not serviced by an alley, from a single approach to the street to confine vehicular/pedestrian conflict to limited locations, allow more buffering of the parking area and preserve the street frontage for pedestrian traffic.

Onsite parking is not included on plans.

i. Snow storage areas shall be provided on-site where practical and sited in a manner that is accessible to all types of snow removal vehicles of a size that can accommodate moderate areas of snow.

Snow storage area is proposed to occupy the two most western angled parking spaces and is accessible from Spruce St.

j. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.

Proposed snow storage area is 490 sq. ft., and area of paved parking is 1,960 sq. ft. This equates to 25% snow storage to paved parking area.

k. A designated snow storage area shall not have any dimension less than 10 feet.

Proposed snow storage area is rectangular in shape and has dimensions greater than 10' x 10'.

l. Hauling of snow from downtown areas is permissible where other options are not practical.

It may be necessary to haul snow after large storms from proposed street side parking areas.

m. Snow storage areas shall not impede parking spaces, vehicular and pedestrian circulation or line of sight, loading areas, trash storage/pickup areas, service areas or utilities.

Proposed snow storage areas do utilize space from two parking areas, but circulation and service areas are not impeded and the required number of parking spaces is still satisfied.

n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.

Snow storage area is located on pavement.

2. Building Design

a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.

Existing roofline is proposed to remain.

b. Standardized corporate building designs are prohibited.

WRD is not a corporate design, so requirement is not applicable.

c. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.

Existing concrete ramp and steps are proposed to remain.

d. The front façade of buildings shall face the street and may include design features such as windows, pedestrian entrances, building off-sets, projections, architectural detailing, courtyards and change in materials or similar features to create human scale and break up large building surfaces and volumes.

Existing façade faces Main St. and is proposed to be enhanced by a new stucco finish, new paint, a new wood entry door, and new fabric awnings.

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

Steel tube guardrails with architectural steel screens are shown on the east and south facades. Both elevations are proposed to have matching new paint, new stucco finish, and new fabric awnings.

f. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.

Steel tube guardrails with architectural steel screens are shown on the east and south facades. Both elevations are proposed to have matching new paint, new stucco finish, and new fabric awnings. The stucco is proposed to be tan and the awnings maroon.

g. Exterior buildings colors and materials shall be integrated appropriately into the architecture of the building and be harmonious within the project and with surrounding buildings.

Existing façade faces Main St. and is proposed to be enhanced by a new stucco finish, new paint, a new wood entry door, and new fabric awnings. Proposed awning and stucco colors blend the project together as a whole and with surrounding buildings.

h. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.

The building is flat roofed. The applicant proposes new stained cedar cornice trim and corbels around the south and east facades.

i. All buildings shall minimize energy consumption by utilizing alternative energy sources and/or passive solar techniques. At least three (3) of the following techniques, or an approved alternative, shall be used to improve energy cost savings and provide a more comfortable and healthy living space:

i) Solar Orientation. If there is a longer wall plane, it shall be placed on an east-west axis. A building's wall plane shall be oriented within 30 degrees of true south.

Existing building's longer wall planes are on an east-west axis.

ii) South facing windows with eave coverage. At least 40% of the building's total glazing surface shall be oriented to the south, with roof overhang or awning coverage at the south.

The south facade windows comprise more than 50% of the windows from the east/west façade.

iii) Double glazed windows.

Proposed new windows will match existing windows.

iv) Windows with Low Emissivity glazing.

Proposed new windows will match existing windows.

v) Earth berming against exterior walls.

Proposed stucco is tan in color.

vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site.

Proposed plans do not include alternative energy.

vii) Exterior light shelves. All windows on the southernmost facing side of the building shall have external light shelves installed.

Exterior 6x cedar window trim is proposed to be around south façade windows. Requirement is not applicable.

j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.

Entryway is proposed to have a covered canopy to shed snow and rain from falling directly on sidewalk.

k. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.

Downspouts are proposed to be located over planter boxes and shrubbery.

l. Vehicle canopies associated with gas stations, convenience stores or drive-through facilities shall have a minimum roof pitch of 3/12 and be consistent with the colors, material, and architectural design used on the principal building(s).

Not applicable.

m. A master plan for signage is required to ensure the design and location of signs is compatible with the building design and compliance with Article 8.

Not applicable. Sign permit application will be submitted separately.

6A.9 Design Review Guidelines for Residential and Non-Residential Buildings in the Townsite Overlay District (TO).

I. Introduction:

The Hailey Townsite Design Review Guidelines have been developed to provide standards for development in Old Hailey. The term “Old Hailey” means all land within the Townsite Overlay District. The Design Guidelines contain some flexibility to allow for individual solutions to site specific issues.

Proposed WRD is within Townsite Overlay District.

II. Applicability: How to use this document.

Subject to review are additions that add floor area equal to or greater than 50% of the original structure.

Existing building is 6,062 sq. ft. Main floor proposed remodel square footage is 3,513 sq. ft.

Nonresidential uses and residential uses of three (3) units or greater will be reviewed by the Hailey Planning and Zoning Commission. The Commission will use the applicable Design Guidelines for these projects.

Proposed WRD alterations to the exterior and substantial remodel are for a nonresidential use.

III. Design Guidelines

C. Specific Guidelines

1. Site Planning

Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.

- **A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.**

Proposed WRD alterations to the exterior and substantial remodel is to an existing rectangular shaped building.

Guideline: Site planning for new development and redevelopment shall address the following:

- **scale and massing of new buildings consistent with the surrounding neighborhood;**
Proposed scale and massing will remain as it is.

- **building orientation that respects the established grid pattern of Old Hailey;**
Proposed WRD alterations and substantial remodel continues building orientation as it is in east/west and north/south orientations.

- **clearly visible front entrances;**
Proposed remodel allows front entrance to remain clearly visible.

- **use of alleys as the preferred access for secondary uses and automobile access;**
Main entrance is proposed to remain as is, as is building service from the alley.

- **adequate storage for recreational vehicles;**
Not applicable.

- **yards and open spaces;**
Existing lawn at northwest portion of the property will remain as is.

- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**
Proposed WRD alterations and substantial remodel proposes same solar opportunities previously utilized onsite.

- **snow storage appropriate for the property;**
Proposed snow storage area is 490 sq. ft., and parking area is 1,960 sq. ft., which equates to 25% snow storage to paving area where 25% is required.

- **Underground utilities for new dwelling units.**
Utilities from a design review standpoint are proposed to remain unchanged.

Guideline: The use of energy-conserving designs compatible with the character of Old Hailey is encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.

The building's existing energy design is proposed to remain as it is.

2. Bulk Requirements (Mass and Scale, Height, Setbacks)

Guideline: The perceived mass of larger buildings shall be diminished by the design.

Building's existing mass is proposed to be broken up by new glazed/wood sidelites, a new canopy, a new glazed wood entry door, and new stained cedar cornice trim and corbels.

3. Architectural Character

A. General

Guideline: New buildings should be respectful of the past, but may offer new interpretations of old styles, such that they are seen as reflecting the era in which they are built.

Proposed alterations follow style and detail of existing building, but change the color and trim to earth tone colors.

b. Building Orientation

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

Existing front entryway faces Main St. and is proposed to add a decorative address number and new cedar trim and corbels.

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

Steel tube handrail/guardrail and an overhead front entry canopy are proposed.

Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.

Existing building and proposed alterations are oriented to match existing grid pattern.

c. Building Form

Guideline: The use of building forms traditionally found in Old Hailey is encouraged.

Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.

Building's existing mass is proposed to be broken up by new glazed/wood sidelites, a new canopy, new glazed wood entry door, new stained cedar cornice trim and corbels.

d. Roof Form

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

Proposed roof adds new stained cedar cornice trim and corbels around the periphery of the east and south facades.

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

Proposed roof remains in its existing state.

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

Proposed roof remains in its existing state.

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

Proposed roof remains in its existing state.

e. Wall Planes

Guideline: Primary wall planes should be parallel to the front lot line.

Front entrance and main approach align the front property line and are parallel to Main Street.

Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.

Buildings with two levels are common to and compatible with the neighborhood.

Guideline: The use of pop-outs to break up longer wall planes is encouraged.

Proposed entryway canopy breaks up the longer planes, and angled entryway makes it possible to not have a completely rectangle building at a prominent Main St. corner

f. Windows

Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.

Proposed windows will match existing windows.

Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.

Only windows on south eastern portion of building will change.

g. Decks and Balconies

Decks and balconies traditionally found in Old Hailey were smaller, subordinate building design elements. They often faced the street, and avoided overhanging near neighboring properties.

Existing steps and ramp are proposed to remain.

Guideline: Decks and balconies shall be in scale with the building and the neighborhood.

- **Decks and balconies should appear as subordinate elements in terms of scale, location and detailing.**

No decks or balconies are proposed.

h. Building Materials and Finishes

Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.

Building's existing lengthy walls are proposed to be broken up by new glazed/wood sidelites, a new canopy, new glazed wood entry door, new stained cedar cornice trim and corbels.

Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.

Buildings east and west wall planes are proposed to have new glazed/wood sidelites, a new canopy, new glazed wood entry door, new stained cedar cornice trim and corbels.

i. Ornamentation and Architectural Detailing

Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.

Building's wall planes are proposed to have new glazed/wood sidelites, a new canopy, new glazed wood entry door, new stained cedar cornice trim and corbels.

Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.

Building's wall planes are proposed to have new glazed/wood sidelites, a new canopy, new glazed wood entry door, new stained cedar cornice trim and corbels. Proposed windows will match existing windows.

Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.

Proposed details and ornamentation match/add to the existing building, and are compatible in scale to the building to the north.

4. Circulation and Parking

Guideline: Safety for pedestrians shall be given high priority in site planning, particularly

with respect to parking, vehicular circulation and snow storage issues.

Accessible stall and access isle is proposed to remain close travel path to the front entrance.

Guideline: The visual impacts of on-site parking visible from the street shall be minimized.

On-site parking is proposed to remain visually as existing, except for new striping to widen the accessory space.

Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

Proposed parking is proposed to remain as existing, with changes previously noted.

Guideline: Detached garages accessed from alleys are strongly encouraged.

Plans do not propose to add a garage.

Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.

Not applicable.

Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.

Not applicable. Curb cuts are not proposed.

Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.

Not applicable.

5. Alleys

Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.

The project does not propose to modify the alley.

Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.

Not applicable. No accessory buildings are shown on plans.

Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.

Not applicable.

Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.

Presently there are no plantings shown adjacent to the alley.

6. Accessory Structures

Guideline: Accessory buildings shall appear subordinate to the main building on the property in terms of size, location and function.

Not applicable, no accessory buildings are proposed.

Guideline: In general, accessory structures shall be located to the rear of the lot and off of the alley unless found to be impractical.

Not applicable, no accessory buildings are proposed.

7. Snow Storage

Guideline: All projects shall be required to provide 25% snow storage on the site.

Snow storage space is proposed to be 25% of off-site parking areas.

Guideline: A snow storage plan shall be developed for every project.

Snow storage plan is shown on proposed WRD plan SD-1.0., and pedestrian routes or vision triangles are not impeded.

8. Existing Mature Trees and Landscaping

Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.

Three existing box elder trees at northwest portion of property are proposed to remain, as is existing crabapple tree at southeast of building. Twenty-four variegated japanese spurge bare root plants and 8 daylilly “ruby stella” bare root plants are proposed for the planter at the southeast of the building.

Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.

Site plan shows other significant landscape features.

Guideline: Noxious weeds shall be controlled according to State Law.

Owner is hereby provided notice that noxious weeds shall be controlled according to state law.

9. Fences and Walls

Guideline: Fences and walls that abut public streets and sidewalks should be designed to include fence types that provide some transparency, lower heights and clearly marked gates.

Not applicable, no fences or walls are proposed.

Guideline: Retaining walls shall be in scale to the streetscape.

Not applicable, no retaining walls are proposed.

10. Non-residential and Multi-family Uses

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

Proposed plan shows existing pedestrian friendly sidewalks and ramp.

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.

Existing parking is shown to remain, but to be restriped.

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.

Utility lines are proposed to remain unchanged.

6A.6 Criteria.

A. The Commission shall determine the following before approval is given:

- 1. The project does not jeopardize the health, safety or welfare of the public.**
- 2. 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.**

B. Conditions. The Commission may impose any condition deemed necessary. The Commission may also condition approval of a project with subsequent review and/or approval by the Administrator or Planning Staff. Conditions which may be attached include, but are not limited to those which will:

- 1. Ensure compliance with applicable standards and guidelines.**
- 2. Require conformity to approved plans and specifications.**
- 3. Require security for compliance with the terms of the approval.**
- 4. Minimize adverse impact on other development.**
- 5. Control the sequence, timing and duration of development.**
- 6. Assure that development and landscaping are maintained properly.**
- 7. Require more restrictive standards than those generally found in the Zoning Ordinance.**

C. Security. The applicant may, in lieu of actual construction of any required or approved improvement, provide to the City such security as may be acceptable to the City, in a form and in an amount equal to the cost of the engineering or design, materials and installation of the improvements not previously installed by the applicant, plus fifty percent (50%), which security shall fully secure and guarantee completion of the required improvements within a period of one (1) year from the date the security is provided.

- 1. If any extension of the one year period is granted by the City, each additional year, or portion of each additional year, shall require an additional twenty percent (20%) to be added to the amount of the original security initially provided.**
- 2. In the event the improvements are not completely installed within one (1) year,**

or upon the expiration of any approved extension, the City may, but is not obligated, to apply the security to the completion of the improvements and complete construction of the improvements.

The following conditions are suggested to be placed on any approval of this application:

- a) All applicable Fire Department and Building Department requirements shall be met.
- b) Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements and/or approvals. Additional parking may also be required upon subsequent change in use, in conformance with Hailey's Zoning Ordinance at the time of the new use.
- c) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - Sidewalk and drainage improvements, designed according to applicable City Standards, are required along the side property line adjacent to W. Silver Street; the length of the sidewalk being from the sidewalk on Main Street to the property line at the back of the property.
- d) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- e) All new and existing exterior lighting shall comply with the Outdoor Lighting Ordinance.
- f) Except as otherwise provided, all the required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- g) This Design Review approval is for plans dated February 13, 2013 (A-5.1), February 28, 2013 (A-5.0 and address and DDS rendering), March 05, 2013 (SD-1.0), and February 13, 2013 (A-1.0). 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.
- h) Blue board insulating material is required for water mains and individual water service lines less than 6 feet deep.

Motion Language

Approval:

Motion to approve the design review application for the substantial exterior alteration and remodel to Maren Properties (Wood River Dental) Wood River Chapel, located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main Street) within the Business (B) and Townsite Overlay (TO) Districts, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, and City Standards, provided conditions (a) through (h) are met.

Denial:

Motion to deny the design review application for the substantial exterior alteration and remodel to Maren Properties (Wood River Dental) Wood River Chapel, located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main Street) within the Business (B) and Townsite Overlay (TO) Districts, finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the addition to for a substantial exterior alteration and remodel to Maren Properties (Wood River Dental) Wood River Chapel, located at Hailey Townsite, Blk 65, Lots S ½ of 9 and all of 10 (503 N. Main Street) within the Business (B) and Townsite Overlay (TO) Districts, to _____ [Commission should specify a date].

STAFF REPORT

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Zoning Ordinance Amendment – Section 8.2 amending the definition of Animated Signs, adding a definition for Electronic Message Display (EMD), and defining standards and regulations for Electronic Message Display and Animated Signs.

HEARING: March 11, 2013

Notice

Notice for the public hearing was published in the Idaho Mountain Express on Feb 20, 2013 and mailed to public agencies and area media on February 22, 2013

Proposal

The is to Section 8.2 of the Hailey Zoning Ordinance, and proposes amending the definition of Animated Signs, adding a definition for Electronic Message Displays (EMD), and defines the standards for these signs.

Background

Three months ago, the Middle School approached the City of Hailey and inquired whether they could install an electronic message display at their location to replace their current sign that employee movable letters that must be changed out manually. According to our current ordinance, EMDs are not allowed within the City of Hailey. City administration directed Staff to draft an ordinance that addresses the negative impacts of Electronic Message Displays and to establish a process by which to regulate such signs in a way that will not create aesthetic clutter. In researching this issue, staff has drafted an ordinance that strictly regulates Electronic Message Displays and Animated Signs and invites a public process for any entity applying for a Conditional Use Permit for these signs.

Procedural History

The text amendment will be considered by the Planning and Zoning Commission on March 11, 2013. The City Council will consider this ordinance if the Planning and Zoning Commission recommend it for their consideration.

Department Comments

Electronic Message Displays are the most abused and can be the most aesthetically discouraging signs in any municipality. Bright lights, distracting animation, lack of architectural appeal, and general sign clutter are all byproducts of unregulated Electronic Message Displays. The ordinance under consideration attempts to address all these unappealing consequences of Electronic Message Displays while still allowing creativity for the entity seeking an EMD. Such regulations in the proposal as a single color, no animation, minimum text size, minimum display size, and zoning restrictions are all intended to guide the production of an EMD to be tasteful, attractive, and informative. In addition, the proposed ordinance only allows use of an EMD or

Animated Sign by local governments (City of Hailey, Blaine County) and educational institutions (Blaine County School District) for public information and educational purposes. The ordinance expressly regulates the use of an EMD for commercial purposes, as well as restricts usage of such signs in the Business District.

An example of an EMD in Blaine County that is well designed and used is the EMD utilized by the YMCA in Ketchum. Under this proposed ordinance, the YMCA's reader board would be allowed. The level of restrictiveness of the proposed ordinance is acceptable to staff. Here is an example of the YMCA reader board in Ketchum:



Standards of Evaluation

Note: Staff analysis is in lighter type,
Italicized words are words or phrases added by staff for clarification purposes.

14.6 When evaluating any proposed amendment under this Article, the Commission and Council shall make findings of fact on the following criteria:

a. The proposed amendment is in accordance with the Comprehensive Plan;
The Commission should consider how the proposed amendments relates to the various goals of the Comprehensive Plan (listed below for reference). Section 11, Community Design, has been addressed as being most applicable to this application as seen below.

Section 11: COMMUNITY DESIGN

Goal 11.1: Establish a built environment that maintains human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods.

In researching and drafting this ordinance, staff was guided to the current draft using the above goal from the Comprehensive Plan. For this reason, staff has included certain display regulations that address brightness, illumination, colors, and the content of the messages on the display. The following is a summary of how the ordinance meets this Comp Plan goal:

1. ***Human Scale:*** EMDs are limited to five feet maximum height to maintain human

- scale. Monument signs are required.*
2. **Retains Interest:** *Messages are limited to displaying information of public interest and public benefit and are restricted from any commercial messages.*
 3. **Aesthetics:** *The electronic or reader board portion of the sign is limited to a maximum of 33% of the total sign area so as to allow for a more aesthetic and architecturally appealing sign that frames a reader board, rather than becoming overwhelmed by one.*
 4. **Encourages Interaction:** *First, the messages will be of public interest and second, the public is invited to comment on all EMD applications because they would be required to have a CUP for approval.*
 5. **Enhances the Character of Different Neighborhoods:** *The proposed ordinance does not enhance the character of different neighborhoods and could potentially detract from the character of a neighborhood. Design and a well guided public process will be essential to ensuring this is met.*

The proposed amendment could most significantly impact surrounding residential areas if an EMD were approved for a residential neighborhood without significant thought and planning given to minimizing impacts. As part of the CUP process, impacts from lighting, architectural design, and other features of the sign should be scrutinized to ensure that there are no negative consequences to a neighborhood.

Section 5: Land Use, Population and Growth Management

Goals 5.1 (b): Downtown, the historic commercial center containing the greatest concentration of commercial, cultural and civic activity.

The proposed ordinance prohibits animated and electronic message display signs in the Business District, which encompasses all of downtown. This restriction was added to preserve the historical and aesthetic qualities of downtown where the primary activity is commercial. According to our proposed ordinance, EMDs shall be used only for non-commercial messages of public interest and not for any commercial purposes. Where our downtown should always maintain a walkable character, signs should be planned for pedestrian accessibility, rather than for vehicles passing nearby. It is staff's opinion that Animated and EMD signs should not be allowed in the downtown area, thereby meeting this goal of the Comprehensive Plan.

Comp Plan Goals (2010)
1.1 Preserve, protect and restore natural resources including waterways, floodplains, wetlands, soil, community forest, native vegetation, green space and wildlife habitat and migration corridors for the benefit of the City and its residents.
1.2 Efficiently use and conserve resources.
1.3 Promote renewable energy production
1.4 Promote energy conservation
1.5 Promote air quality protection
2.1 Reduce the potential threat to loss of life, limb or property and minimize public expenditures due to natural and man-made hazards.
3.1 Assure the protection and preservation of Special Sites, Areas and Features to maintain a strong community identity for future generations
3.2 Protect the residential character of the original Townsite.
4.1 Create and maintain an interconnected system of parks, recreational facilities, trails, green spaces and natural lands in order to provide diverse recreation opportunities for Hailey residents within ¼ mile to ½ mile of the greatest number of residents.
5.1 Retain a compact City comprised a central downtown with surrounding diverse neighborhoods, areas and characteristics as depicted in the Land Use Map:
a. Main Street Corridor – area of high density commercial, mixed use and residential development.
b. Downtown - the historic commercial center containing the greatest concentration of commercial, cultural and civic activity. Downtown is the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.
c. Community Activity Areas – located at the north and south ends of the Main Street Corridor. High density residential is encouraged. Commercial and mixed use (commercial and residential) development is appropriate, but should be subordinate and secondary to the infill of Downtown.
d. High Density Residential – high density residential infill is encouraged in the area along Main Street and River Street between Downtown and the north and south ends of Main Street.
e. Residential Buffer – medium density residential, providing a buffer between lower density residential neighborhoods to the east and west and the Main Street District.
f. Traditional Residential – Density varies depending on the qualities of different neighborhoods, generally density is higher within a ¼ mile of Downtown, Community Activity Areas or Neighborhood Service Centers and connected by transit service.
g. Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas.
h. Light Industrial – Areas containing uses important to a variety of business sectors that focus on the production of products and services that are less compatible with, and do not compete with, uses in Downtown and the Community Activity Areas.
i. Airport Site Redevelopment – a diversity and integration of uses and community assets that complement and support Downtown and are connected within and to existing neighborhoods.
j. Community Gateways – areas where one has a sense of arrival or sense of being within a part of town distinguished from others providing opportunities for special design considerations.

5.2	Maintain Downtown as the area containing the greatest concentration of commercial, cultural and civic activity and as the priority area for encouraging higher density commercial and mixed use (commercial and residential) development.
5.3	Continue cooperation with the Blaine County and the Friedman Memorial Airport Authority in regional planning efforts to optimally relocate the airport and plan for the long term redevelopment of the site within the city limits to ensure that changes in land use are beneficial to the community of Hailey.
5.4	Protect open space within and surrounding Hailey, including visible ridgelines, undeveloped hillsides and agricultural areas which help define the unique character of Hailey.
5.5	Lessen dependency on the automobile.
5.6	Manage and accommodate population growth by infill development and, when appropriate, minimal expansion by annexation and/or density increases.
5.7	Encourage development at the densities allowed in the Zoning Code.
6.1	Encourage a diversity of economic development opportunities within Hailey
6.2	Encourage abundant, competitive and career-oriented opportunities for young workers.
7.1	Encourage a variety of projects and programs that meet the needs generated by various segments of the population, especially the needs of those who risk suffering effects of discrimination or are socially or economically disadvantaged.
7.2	Encourage projects and programs that seek to provide opportunities for cultural, cross-cultural and educational enrichment.
8.1	Encourage development that provides opportunities for home ownership and rental homes for individuals and families of all socio-economic levels.
9.1	Plan for the long-term utilities, service and facility needs of the City while minimizing impacts to the greatest extent possible.
10.1.	Create and maintain a pedestrian and bicycle-friendly community that provides a safe, convenient and efficient multi-modal transportation system for all Hailey residents.
11.1	Establish a built environment that maintains a human scale, retains interest, aesthetics, encourages various levels of interaction among all members of the community, and enhances the character of different neighborhoods.
12.1	Evaluate whether proposed regulatory or administrative actions may result in an unconstitutional taking of private property.
13.1	Encourage and facilitate the development of school facilities that are planned consistently with the city's other land use policies.
13.2	Ensure the provision of safe, adequate, convenient multi-modal transportation access to all existing and future school sites.

b. Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

There are no additional costs or compromise anticipated to public facilities and services.

c. The proposed uses are compatible with the surrounding area; and

The proposed amendment could most significantly impact surrounding residential areas if an EMD were approved for a residential neighborhood without significant thought and planning given to minimizing impacts. As part of the CUP process, impact from lighting, architectural design, and other features of the sign should be scrutinized to ensure that there are no negative consequences to a neighborhood.

d. The proposed amendment will promote the public health, safety and general welfare.

It is not anticipated that the proposed amendment will adversely affect the public health, safety and welfare of citizens.

Summary

The Commission is required to hold a public hearing and determine whether the proposed amendment is in accordance with the applicable standards of evaluation and make a recommendation to the Council that the proposed amendment be granted or denied, or that a modified amendment be granted.

or

If the proposed change is approved, the Council is required to pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

P&Z

Motion to recommend the City Council approve the proposed amendments to Section 8.2 finding that the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare.

Council

Motion to approve the proposed amendments to Section 8.2 finding that the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare and adopt Ordinance ____ and authorize the mayor to conduct the first reading by title only.

Denial:

P&Z

Motion to recommend the City Council deny the proposed amendments to Section 8.2 finding that _____ [the Commission should cite which standards are not met and provided the reason why each identified standard is not met].

Council

Motion to deny _____ the proposed amendments to Section 8.2 finding that _____ [the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the proposed amendment to Section 8.2 to _____ [the Commission should specify a date].

Table:

Motion to table the proposed amendment to Section 8.2

ORDINANCE NO. ____

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AMENDING SECTION 8.2.11 SPECIFIC SIGN STANDARDS BY CREATING SECTION 8.2.11 (H); DEFINING TERMS; AMENDING SECTION 8.2.6 PROHIBITED SIGNS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Hailey wishes to regulate the display of animated signs or electronic message displays (EMD) for limited use by governmental, education, and public purposes; and

WHEREAS, the current ordinance prohibits all electronic message displays that contain animation or intermittent light sources; and

WHEREAS, the public safety and welfare and uniform aesthetic considerations are promoted by providing for regulations as to the use of animated signs and EMD; and

WHEREAS, the City of Hailey finds a public benefit in allowing certain governmental and educational institutions the opportunity to implement electronic message displays strictly for public information.

BE IT THEREFORE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

SECTION 1. Section 8.2.2 Definitions is amended to include the following definitions:

“Animated Sign”: Any sign or part of a sign that changes physical position in any way or that uses movement or change of lighting to depict action or create a special effect or scene or the illusion of movement.

“Electronic Message Display”: A sign or portion thereof capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

SECTION 2. Section 8.2.11 (H) is hereby adopted as follows:

A. Any animated sign and electronic message displays (EMD) shall conform to the following requirements:

1. Shall only be allowed for the purpose of informing the public with non-commercial messages of public interest and public education. EMD and animated signs are not allowed for

commercial use or by any entities other than local governments or educational institutions.

2. Shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing/varying of light intensity.

3. Each message or frame must be displayed for a minimum of five (5) seconds.

4. Area of EMD or Animated sign shall not occupy more than thirty three (33) percent, or 1/3, of the total sign area. Maximum area for such displays is thirty (30) square feet, which includes front and back sides of the sign.

5. Shall emit a light of constant intensity, not to exceed 5,000 nits on clear days and 500 nits from dawn to dusk. In no event shall such an illuminated sign or device be placed or directed to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises to cause glare or reflection that may constitute a traffic hazard or nuisance.

6. Text-only single color message displays with letters no higher than twelve (12) inches.

7. Number: limited to one per location and property.

8. Height: No sign shall exceed five (5) feet in height from record grade.

9. Such signs, displays, or device may not be installed on a non-conforming sign. A monument sign is required.

10. Allowed by conditional use permit only and in accordance with Section XI of the Zoning Ordinance.

11. Prohibited in the Business Zone (B) and Limited Residential (LR) zone and subdistricts.

SECTION 3. This Ordinance shall become effective upon its passage and publication as provided by law.

PASSED BY THE COUNCIL this ____ day of _____, 2012

SIGNED BY THE MAYOR this ____ day of _____, 2012.

CITY OF HAILEY, IDAHO

FRITZ HAEMMERLE, Mayor

ATTEST:

MARY CONE, City Clerk