

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, March 23rd, 2015
Hailey City Hall
5:30 p.m.
(Special Meeting)

Call to Order

Public Comment for items not on the agenda

Consent Agenda

- CA 1** Motion to approve Findings of Fact and Conclusions of Law for a Design Review Exemption application by the Powerhouse Restaurant, represented by Bill Olson, for modification of an existing commercial structure to replace existing windows and to level existing roof parapet, located at Hailey Townsite, Lots 17-20 of Block 64 (502 Main Street North), within the Business (B) and Townsite Overlay (TO) Zoning Districts.
(Additional renderings will be presented at the meeting for this project.)

New Business and Public Hearings

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

- SR 1 Discussion of current building activity, upcoming projects, and zoning code changes.
(no documents)
- SR 2 Discussion of the next Planning and Zoning meeting: Monday, April 13th, 2015
(no documents)

Adjourn



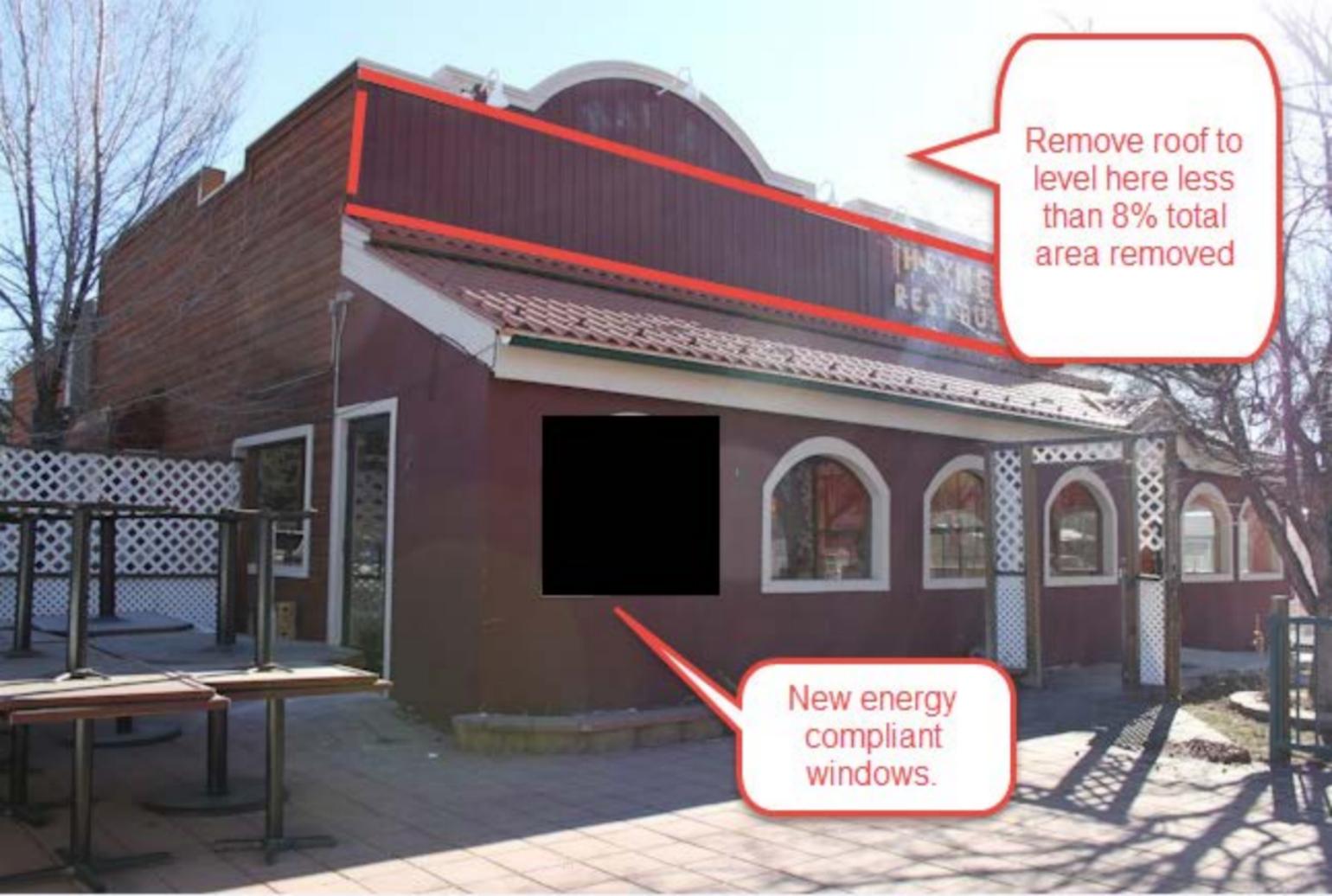




Remove roof to level here. Less than 5% to be removed

Replace old non compliant windows with new Code compliant windows



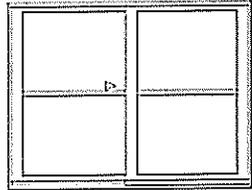


Remove roof to level here less than 8% total area removed

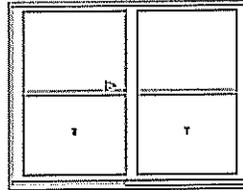
New energy compliant windows.

(208) 309-1113 (Office)
travis@vpwindows.com

Ship To: VIEWPOINT (POWERHOUSE)
1009 WARM SPRINGS RD



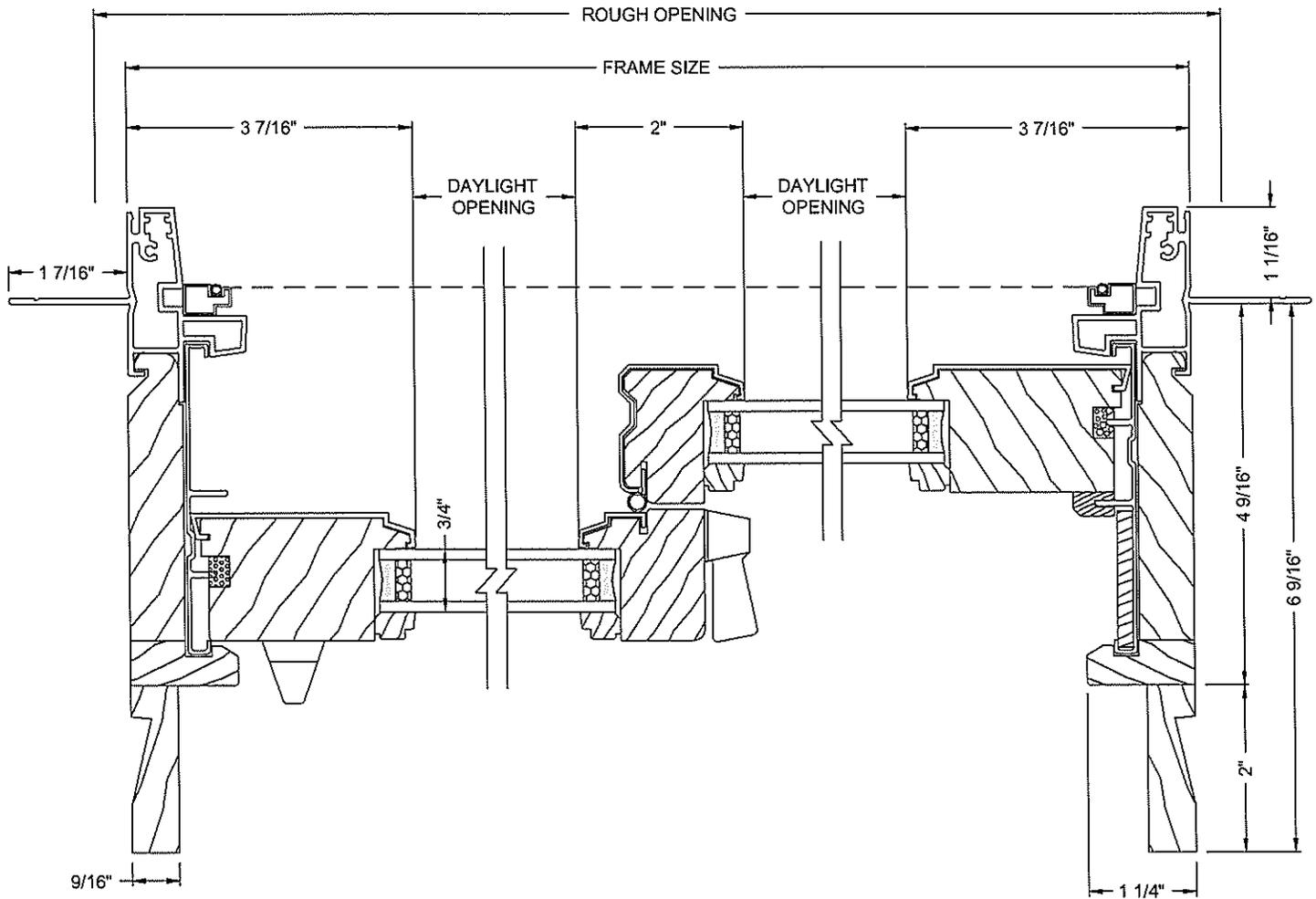
1) C-WS-6048-1(XO)
Qty: 5
RO: 60 3/4"x48 3/4"
Jamb: 6 11/16"
Loc:
Sym:
Clad: 023-Black



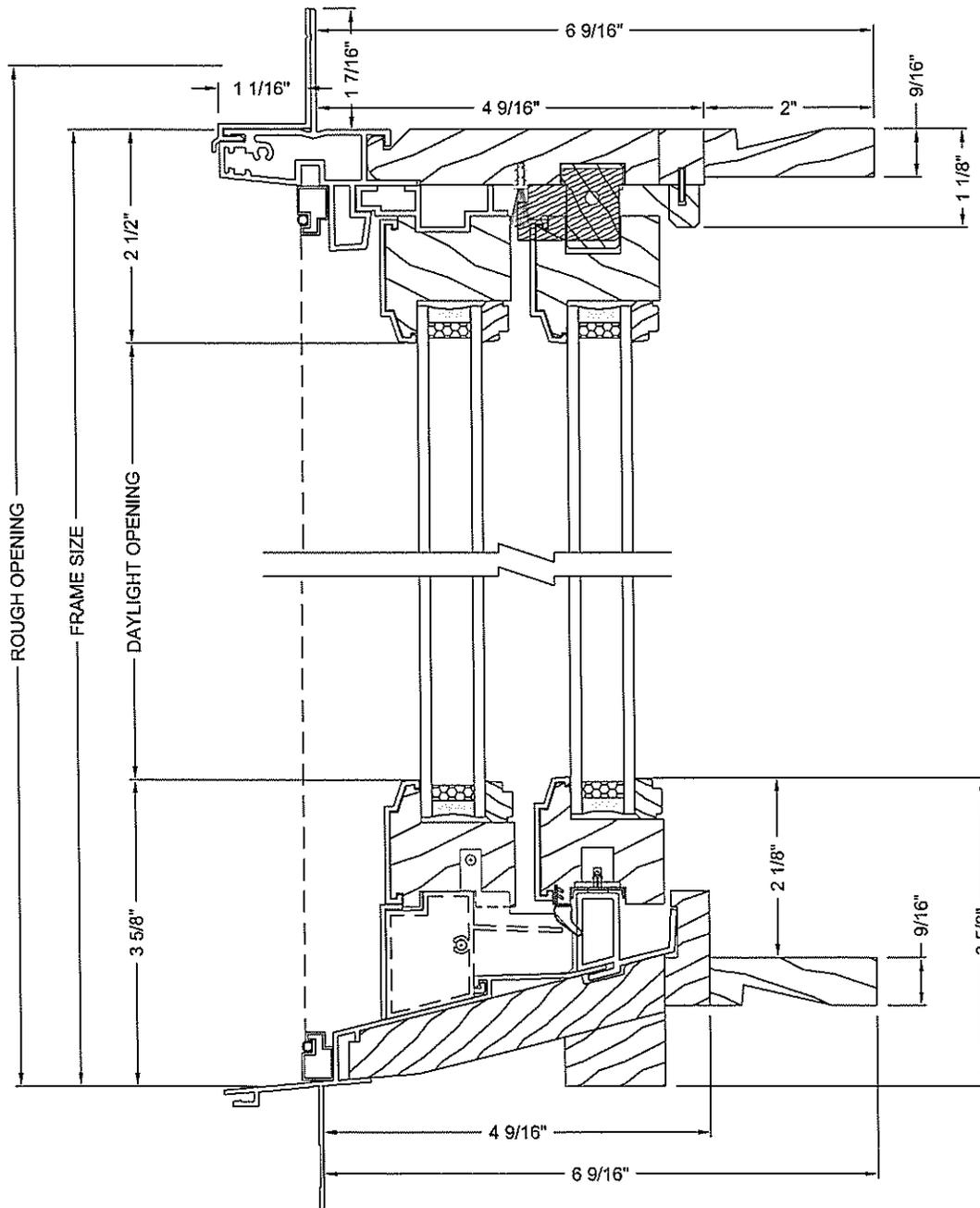
2) C-WS-6048-1(XO)
Qty: 4
RO: 60 3/4"x48 3/4"
Jamb: 6 11/16"
Loc:
Sym:
Clad: 023-Black

All Window/Door operations are viewed from exterior. Pictures are NOT to scale. They are offered as a rough approximation of design and mulling sequence, therefore CAD drawings may still be required on some units.

Standard 6 ⁹/₁₆" Jamb Horizontal/Operable Section (OX)



Standard 6 9/16" Jamb
Vertical/Operable Section



FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On March 23rd, 2015 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by the Powerhouse Restaurant, represented by Bill Olson, for modification of an existing commercial structure to replace existing windows and to level existing roof parapet, located at Hailey Townsite, Lots 17-20 of Block 64 (502 Main Street North), within the Business (B) and Townsite Overlay (TO) Zoning Districts. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Summary of Project

The applicant is proposing to replace existing arched windows with double paned square windows that will meet current energy code requirements. Applicant is also proposing to level the parapet on the roof of the existing non-residential structure.

Standards of Evaluation

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

6A.1(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.**
- 2. A building for a Public or Semi-Public Use within any zoning district.**
- 3. A Multi-Family Dwelling of three or more units within any zoning district.**
- 4. A Single Family Dwelling, Duplex or Accessory Structure within the Townsite Overlay (TO) District.**
- 5. A Historic Structure.**

6A.1(B). Exemptions:

- 1. Murals and public art.**
- 2. Applications for non-emergency temporary structures are not subject to Design Review, but are subject to the Conditional Use Permit process as set forth in Article XI of the Zoning Ordinance.**
- 3. Projects which qualify under Section 6A.2(A)(3) of this Article.**

The existing building 502 Main Street North is considered a non-residential building. Therefore, Design Review approval is required according to 6A.1(A), but can be exempt from design review approval under §6A.1(B)(3).

6A.2 Authority of the Administrator.

A. The Administrator has the authority to review and make, or recommend, decisions as follows: The Administrator has the authority to recommend for approval or denial certain applications for Design Review that the Administrator determines to have no substantial impact on adjacent properties or on the community at large, subject to final approval or denial by the Commission on its consent agenda. Such recommendation for approval or denial shall specify the standards used in evaluating the application; the reasons for the approval or denial; and conditions of approval, if any. Applications that have no substantial impact may include, but are not limited to: additions under five-hundred (500) square feet or which are not prominently visible from a public street, façade changes and alterations to parking or other site elements.

2. Those applications for projects of an emergency nature, necessary to guard against imminent peril, regardless of zoning district, shall receive administrative review and approval, denial, or conditional approval, subject to criteria set forth in subsection 6A.7.B of this Article. The Administrator may, upon the request of the applicant or the direction of any City official, forward the application to the Commission for review

3. The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.

4. The Administrator has the authority to approve minor modifications to projects that have received design review approval by the Commission prior to, and for the duration of a valid Building Permit. The Administrator shall make the determination as to what constitutes minor modifications and may include, but are not limited to changes to approved colors and/or siding materials, changes to site plans that do not significantly increase building footprints or significantly change driveway or road alignment, changes to landscape plans that do not decrease

the amount of landscaping, changes to dumpster enclosures, changes to exterior lighting fixtures and location, or changes to windows that do not significantly affect project design, appearance or function. All approved modifications must be documented in a memo to the project file and on the approved set of plans on file with the city. For modifications to design review approval that are determined by the Administrator not to be minor, the Administrator has the authority to recommend approval or denial of such modifications, subject to final decision by the Commission on its consent agenda. Such recommendation for approval or denial shall be drafted in the form of Findings of Fact and Conclusions of Law.

The Administrator recommends exemption of this project from design review requirements according to 6A.2.A.3, because the Administrator, for the reasons set forth below, finds the project a) is minor, b) will not conflict with applicable design review standards, and c) will not adversely impact adjacent properties. This project involves *“changes to an existing window or door, an addition of a window or door and will not adversely impact any adjacent properties.”* In particular, the project does not increase nor decrease the number of existing windows of the building and the proposed changes to the parapet consist of modifying less than 10% of the existing roof line.

After reviewing the complete application and proposal, the Administrator finds the proposed alteration:

1. is minor because:
 - a. The number of windows remains the same. The shape of the windows are proposed to be rectangular. The windows will be more energy efficient. The parapet will decrease in size by less than 10%. The applicant wishes to make the building more linear by eliminating the curves of the windows and the parapet.
2. will not conflict with the design review standards of this Chapter because:
 - a. Design Review standards of this chapter; and §6A.8.A.2 sets forth the applicable guidelines for building design. The proposed modifications to the windows and parapet either do not conflict with or do not apply to the guidelines in §6A.8.A.2.
3. will not adversely impact any adjacent properties because:
 - a. No public comment has been received opposing the modifications to this property. In fact, the only public comment that has been received has been in favor of the project. The proposed modifications are more compatible with existing buildings on Main Street.

Application

Powerhouse, represented by Bill Olson, submitted an application on March 19th, 2015 for exemption from the full Design Review process for minor modifications to an existing non-residential building.

Procedural History

The application was considered before the P&Z Commission on March 23rd, 2015 as a Design Review Exemption.

CONCLUSIONS OF LAW AND DECISION

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

1. Adequate notice, pursuant to Zoning Ordinance No. 532, Section 6A.5, was given.
2. The project is in general conformance with the Hailey Comprehensive Plan.
3. The project does not jeopardize the health, safety, or welfare of the public.
4. Given nature of this project, this constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
5. The addition of the proposed improvements is approved and hereby documented.

Signed this ____ day of _____, 2015.

—

Janet Fugate, Chair

Attest:

Kristine Hilt, Community Development Coordinator