

AGENDA
HAILEY PLANNING & ZONING COMMISSION
Monday, January 9, 2014
Hailey City Hall
5:30 p.m.

Call to Order

Public Comment for items not on the agenda

Consent Agenda

- CA 1 Motion to approve minutes of December 9, 2013 regular meeting
- CA 2 Motion to approve Findings of Fact and Conclusions of Law for a Design Review exemption application submitted by NationStar Mortgage, represented by Jim Bradley, for a new garage door and a new man door on a garage located at 405 S. Second Avenue.

New Business and Public Hearings

- NB 1 Public Hearing and Consideration of a Design Review application by Syringa Mountain School (d.b.a. Wood River Waldorf Methods School Inc), represented by Greg Bloomfield and Graham Whipple, for the construction of a school providing education for grades K-8. This is located on Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E), adjacent to Aspen Drive in China Gardens Subdivision, within the General Residential (GR) Zoning District. In addition to the Design Review application, public comment is invited for any public infrastructure improvements constructed in connection to this project, pursuant to Title 18 of the Hailey Municipal Code.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

- SR 1 Discussion of current building activity and upcoming projects
- SR 2 Discussion of the next Planning and Zoning meeting: Monday, February 10, 2014
(no documents)

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.

**MINUTES OF THE
HAILEY PLANNING & ZONING COMMISSION
Monday, December 9, 2013
Hailey City Hall
5:30 p.m.**

Present: Geoffrey Moore, Owen Scanlon, Regina Korby, Janet Fugate, Jay Cone

Staff: Micah Austin, Kristine Hilt

Absent: None

Call to Order

5:31:54 PM Chair Moore called the meeting to order.

Public Comment for items not on the agenda

None

Consent Agenda

CA 1 — Motion to approve minutes of November 12, 2013 regular meeting

CA 2 — ~~Motion to approve Findings of Fact and Conclusions of Law for a Preliminary Plat of the River Street Station Condominiums, thereby creating five (5) condominiums within an existing building, the River Street Station, located at Lot 1A, Block 66, Hailey Townsite Business Zoning District (B). Proposed name of the condominium subdivision is River Street Station Condominiums, comprising five units: Unit A, Unit B, Unit C, Unit D, and Unit E.~~

5:32:46 PM Regina Korby motioned to approved the consent agenda. Owen Scanlon seconded and the motion passed unanimously.

New Business and Public Hearings

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

~~SR 1 Discussion of current building activity and upcoming projects~~

5:33:42 PM Micah Austin and Kristine Hilt briefed the Commissioners on upcoming meetings, building activity and applicants for Chair Moore's position. Chair Moore's term will be expiring at the end of December 2013. Discussion continued to include upcoming text amendments and projects including the Electronic Message Display Ordinance.

~~SR 2 Discussion of the next Planning and Zoning meeting: Monday, January 13, 2013
(no documents)~~

Adjourn

5:45:05 PM Janet Fugate motioned to adjourn and Jay Cone seconded. The motion carried unanimously.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

On October 15, 2013 the Hailey Planning & Zoning Commission considered a recommendation by the Administrator to exempt from design review an application submitted by NationStar Mortgage (Fannie Mae) at 405 S Second Ave, Lot 3A, Block 15, Hailey Townsite, for approval of a new garage door and new man door on a garage that faces the alley. The parcel is located within the General Residential District (GR). 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

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.**

The building is located within the Townsite Overlay District and is an Accessory Structure. Design Review is therefore required.

6A.2(A)(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.

The Administrator reviewed a request for approval of a new garage door and new man door and has visited the site to ensure that the proposed improvements are compatible with surrounding uses and neighborhood. The alteration will improve the accessory structure by removing plywood boards from the doors and replacing them with functional doors. The structure has been vacant and unfinished for several years. The Administrator recommends exemption from the design review requirements for the reasons stated below. After reviewing the complete application and proposal, the Administrator finds the proposed alteration

1. is minor;
2. will not conflict with the design review standards of this Chapter; and
3. will not adversely impact any adjacent properties.

The alteration will improve the accessory structure by removing plywood boards from the doors and replacing them with functional doors.

Application

NationStar Mortgage (Fannie Mae) at 405 S Second Ave, Lot 3A, Block 15, Hailey Townsite, for approval of a new garage door and new man door on a garage that faces the alley. The parcel is located within the General Residential District (GR).

Procedural History

The application was considered before the P&Z Commission on January 13, 2014 as a Design Review Exemption.

Conditions of Approval

The Administrator recommends the following conditions of approval:

1. No building permit shall be issued for the accessory structure (garage) before any work can proceed
2. No Accessory Dwelling Unit shall be built in the accessory structure as the lot does not meet minimum standards for an Accessory Dwelling Unit.

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 proposed new doors are approved and is documented in the project file.
6. No building permit shall be issued for the accessory structure (garage) before any work can proceed
7. No Accessory Dwelling Unit shall be built in the accessory structure as the lot does not meet minimum standards for an Accessory Dwelling Unit.

Signed this ____ day of _____, 2014.

Jay Cone, Chair

Attest:

Kristine Hilt, Community Development Coordinator





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

INVOICE #	INVOICE DATE
111839407	01/08/2014
DUE DATE	CUSTOMER ACCOUNT NUMBER
01/09/2014	6642
AMOUNT DUE	TERMS:
30.00	Open Terms

BILL TO:

BRADLEY CONSTRUCTION 2010-2011

PO BOX 41
 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 EXEMPTION	1	30.00	30.00
			30.00
			TOTAL AMOUNT DUE

THANK YOU FOR YOUR PROMPT PAYMENT
 For Billing Inquiries Call: (208)788-4221
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115 South Main Street Suite H
Hailey, ID 83333
208-788-4221
utility.billing@haileycityhall.org

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Transaction Number: 24092879PT
Visa — XXXX-XXXX-XXXX-9623
Status: *Successful*

Account #	Item	Quantity	Item Amount	Extended Amount
6642	A/R Payments	1	\$30.00	\$30.00
TOTAL:				30.00

Billing Information
LISA MARTIN
, 83333

Transaction taken by: Shellie

Payment Service Provided By www.xpressbillpay.com

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RECEIVED
 JAN 08 2014
CITY OF HAILEY

City of Hailey - Design Review Application

Submittal Date: _____

Project Name: 405 S Second Ave Parcel No. _____

RPH 0000015003A

Legal Description of Property: Subdivision Hailey Townsite Lot(s) 3A Block 15

Street Address of Property: 405 S Second Ave Hailey Idaho

Current Zoning of Property: _____ Year of original construction: _____

(Only applicable if property is within the Townsite Overlay)

Existing building gross sq. ft. (if applicable) _____ Proposed addition or new construction sq. ft. _____

Name of Owner of the Property: Bank Owned (Fannie Mae) NationStar Mortgage

Mailing Address: 350 Highland Dr. City: Lewisville State: TX Zip: 75067

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

Email Address: _____

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: Amantia Apogee LLC Date: 1 / 8 / 14

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

Mailing Address: 4803 Wind River Rd City: Idaho Falls State: ID Zip: 83401

Phone: (208) 881-1158 Fax: (888) 273-6996 Cell: () _____

Email Address: Toni@apogeeLLC.net

Application Contact (if different than above): _____

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

Mailing Address: _____ City: _____ State: _____ Zip: _____

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

Email Address: _____

Signature: _____ Date: _____ / _____ / _____

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 form 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.

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

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Steel Entry Door Systems

Traditions

Secure your home and family with Therma-Tru's value-priced Traditions steel door.

Our opaque doors without glass come with a 20-minute fire rating. All doors are available in ready-to-paint decorative designs that come with a tough 24 or 25-gauge smooth steel surface and a polyurethane foam core for durable energy efficiency. Traditions steel doors feature a solid wood lock block for secure mounting of hardware, decorative glass options, and a five-year limited warranty.

You can select from 6'8" or 8' heights to best fit your home's architecture. 20 min fire-rating is available for 6'8" height doors only.

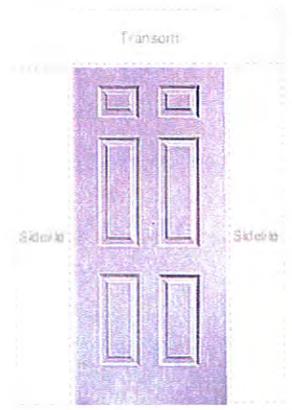


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Build Your Door

Choose your door and then personalize it with our wide variety of options.

-  [Print](#)
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View style number(s), features and additional information.

Available Door Sizes:

- 2'10" x 6'8"
- 2'6" N x 6'8"
- 2'8" x 6'8"
- 3'0" x 6'8"

[Dimensional Data](#)

Glass: No Glass

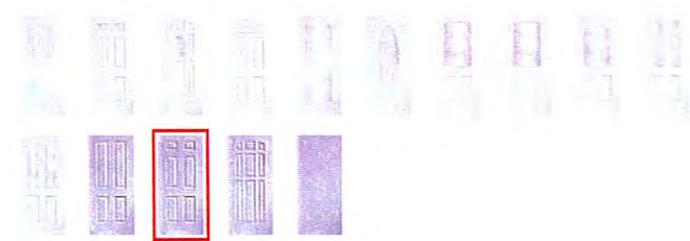
Finish Options:
[Paintable](#)

Pick Door Height: [6'8" Doors](#) [8'0" Doors](#)

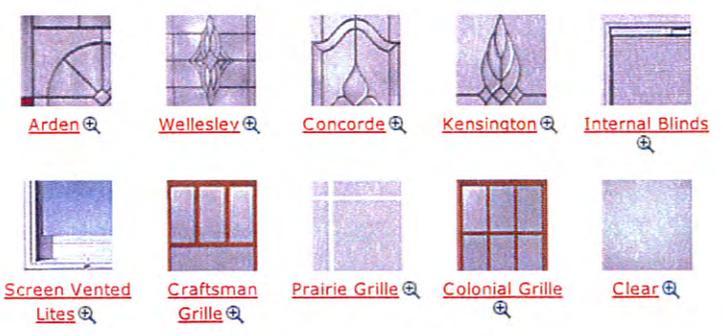
Pick a Configuration: [6 Available Styles](#)

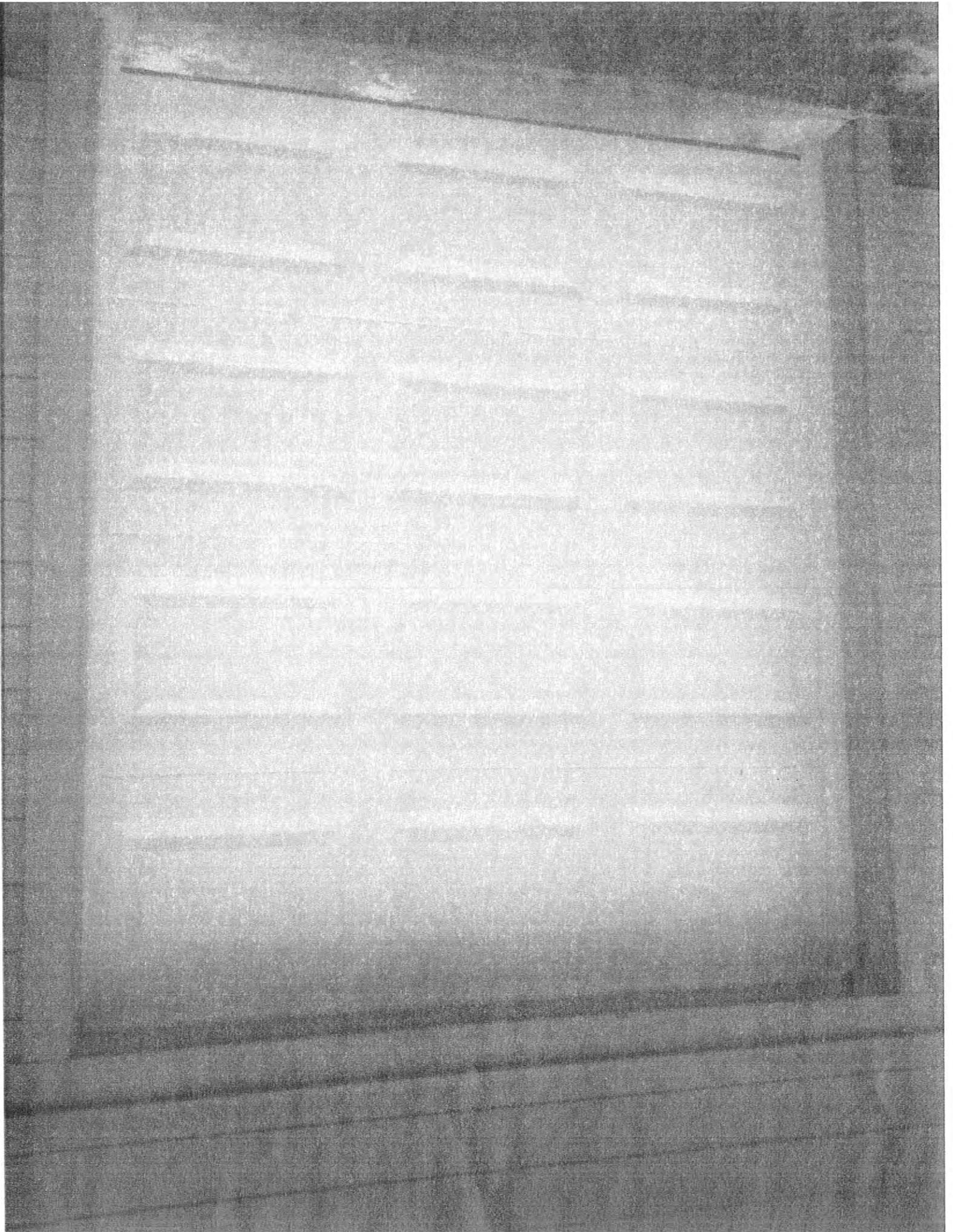


Pick a Door Style: [4 Available Styles](#)



Pick a Glass Style: [11 Available Styles](#)







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 HAILEY, ID 83333
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Visa — XXXX-XXXX-XXXX-9623
Status: *Successful*

Account #	Item	Quantity	Item Amount	Extended Amount
6642	A/R Payments	1	\$30.00	\$30.00
TOTAL:				30.00

Billing Information
LISA MARTIN
, 83333

Transaction taken by: Shellie

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**DESIGN REVIEW
STAFF REPORT**

TO: Hailey Planning and Zoning Commission

FROM: Micah Austin, Community Development Director

RE: Public Hearing and Consideration of a Design Review application by Syringa Mountain School (d.b.a. Wood River Waldorf Methods School Inc), represented by Greg Bloomfield and Graham Whipple, for the construction of a school providing education for grades K-8. This is located on Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E), adjacent to Aspen Drive in China Gardens Subdivision, within the General Residential (GR) Zoning District.

HEARING: January 13, 2014

Applicant: Syringa Mountain School, represented by Greg Bloomfield (Board Chair) and Graham Whipple (Architect)

Request: Design Review for a public charter school facility providing education to grades K-8, comprising one two story building with approximately 6,000 sf on each floor, a landscape plan, site plan, and phasing plan.

Location: Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E)

Zoning: General Residential (GR)

Notice

Notice for the public hearing was published in the Idaho Mountain Express on December 24, 2013 and mailed to all property owners within 300 feet on December 26. Notice was mailed to public agencies and media on December 26, 2013. The property was posted on December 27, 2013.

Application

A school providing education for grades K-8 through the public charter school, Syringa Mountain School, is proposed for Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E), located between the China Gardens and Sherwood Forest subdivisions. The school will consist of one, two-story building comprising 12,000 square feet with 6,200 square feet on the main floor and 5,800 square feet on the upper floor (second floor). The proposed building is 35 feet in height, oriented due-south and situated in compliance with all bulk requirements. Eight classrooms are proposed with 30 students per classroom. No cafeterias, gymnasiums, are proposed. Parking is located adjacent to the building for

public safety purposes. Landscaping is shown on all sides of the buildings and along all lot lines. Six foot (6') wide sidewalks are proposed along Aspen Drive with a nine foot (9') landscape buffer with drainage swale maintained between sidewalk and the edge of asphalt on Aspen Drive. The plans show a total Sidewalk Zone of fifteen feet (15') wide, in compliance with Title 18, the Mobility Design Ordinance.

The completed application includes a site plan, vicinity map, drainage map, utilities plan, parking specification, snow storage plan, circulation details, lot dimensions, building dimensions, landscape plan, floor plan, detailed elevations of all structures, exterior lighting plan, sign plan, materials and color samples, staging and contractor plan, and one colored rendering of the buildings. The plans are stamped by Graham Whipple, a licensed Idaho Architect (AR-984760).

Procedural History

The application was submitted on December 19, 2013 and certified complete on December 19, 2013. A public hearing before the Planning and Zoning Commission for approval or denial of the project will be held on January 13, 2013 at 5:30 pm in the Council Chambers.

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.5 (B)	Complete Application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Department and Boards/Commissions Comments	Engineering:
				Life/Safety: <ul style="list-style-type: none"> - Police Department <ul style="list-style-type: none"> o The current landscaping does not reflect best practices for landscaping a public school to ensure optimal public safety. <ul style="list-style-type: none"> ▪ Architect and applicant have been provided best practices for landscaping schools. o The current landscaping places unnecessary risk to student, officer, and public safety. o Without resolving the landscaping concerns, the Police Department cannot recommend approval. - Fire Department <ul style="list-style-type: none"> o New fire hydrants are shown located by either new or existing trees. These need to be clear of trees. o Looking at the access to the building they may need to designate some of Aspen Drive as a fire lane, which may cut into some of their street side parking. o Because the fire hydrants will be accessed from Aspen Drive the road width must be at least 26 feet wide and if they wish to designate parking on the street side they would have to have a 26 foot road plus the parking area. o Based on the footprint of the building and given the only access to the building is from the street, a fire sprinkler system is required. This may impact the size of water lines and number of Fire hydrants that they will need.
				Water and Sewer: <ul style="list-style-type: none"> - No concerns. - The water and sewer lines adjacent to and servicing the site are adequate for the use and will not require any upgrades.
				Building: <ul style="list-style-type: none"> - The Building Official has no concerns with the current site plan, layout or proposed building. - When construction plans are submitted, the Building Official will review them for compliance with the 2012 IBC.

				<p>Streets:</p> <ul style="list-style-type: none"> - Minimum of 6’ width for sidewalk - The SMS must clear snow from sidewalks adjacent to their property line - Need a street X-section at on street parking areas. - Crosswalks are required on Aspen Dr. Staff will review any proposals for crosswalk locations based on a pedestrian plan to be supplied by the applicant. - A pedestrian plan is required to show how pedestrian traffic will interact with vehicular traffic. - A safe route to school program must be provided to show how students can safely access the school. - Key note 18. Incidental parking of this type will cause additional stress on the Aspen Dr. because of existing medium transverse cracking and medium – high edge cracking. This will cause the RSL of the road way to prematurely drop and require additional road maintenance along Chestnut St and possibly any other road impacted by higher volumes of traffic. - How big of an increase in the ADT for vehicles is expected? The applicant must address this question. - All streets leading to the site must have School Zone speed signs installed at the applicant’s expense. I would like to see the location for School Zone Speed limits Signs added to the Site plans. <ul style="list-style-type: none"> o <u>4 of these speed limit signs will be needed for the 15 MPH School Speed Limit Zone</u> <ul style="list-style-type: none"> ▪ Aspen St ▪ Almond St ▪ Ivy St ▪ Willow St - School Zone Speed Limit Signs shall comply with the following standards: <ul style="list-style-type: none"> o Section 7B.15 School Speed Limit Assembly (S4-1P, S4-2P, S4-3P, S4-4P, S4-6P, S5-1) and END SCHOOL SPEED LIMIT Sign (S5-3) o Standard: o 01 A School Speed Limit assembly (see Figure 7B-1) or a School Speed Limit (S5-1) sign (see Figure 7B-1) shall be used to indicate the speed limit where a reduced school speed limit zone has been established based upon an engineering study or where a reduced school speed limit is specified for such areas by statute. <ul style="list-style-type: none"> ▪ The School Speed Limit assembly or School Speed Limit sign shall be placed at or as near as practical to the point where the reduced school speed limit zone begins (see Figures 7B-3 and 7B-5). o 02 If a reduced school speed limit zone has been established, a School (S1-1) sign shall be installed in advance (see Table 2C-4 for advance placement guidelines) of the first School Speed Limit sign assembly or S5-1 sign that is encountered <ul style="list-style-type: none"> ▪ School Speed Limit assembly shall consist of a top plaque (S4-3P) with the legend ▪ SCHOOL, a Speed Limit (R2-1) sign, and a bottom plaque (S4-1P, S4-2P, S4-4P, or S4-6P) indicating ▪ the specific periods of the day and/or days of the week
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				<p style="text-align: center;">that the special school speed limit is in effect</p> <ul style="list-style-type: none"> ▪ (see Figure 7B-1). ○ Guidance: ○ 07 The beginning point of a reduced school speed limit zone should be at least 200 feet in advance of the school grounds, a school crossing, or other school related activities; however, this 200-foot distance should be increased if the reduced school speed limit is 30 mph or higher. <p style="text-align: center;">-</p>
				<p>Tree Committee:</p> <ul style="list-style-type: none"> - Aspen and willow trees are not appropriate for screening the parking lot or adjacent to sidewalks. Roots and shooters will impact both of these. - Recommended species for landscaping the site should be longer-living, non-suckering deciduous species such as <ul style="list-style-type: none"> ○ oak, ash, maple, american elm, Japanese lilac or some evergreens like larch, pines, juniper. - Transplantation of existing material is not a viable answer. The list above is an appropriate list of species for landscaping. - All plant selections should be suitable for a high water table. - Arctic willow shrubs and Isanti dogwood around the parking lot are recommended choices because they can tolerate some snow removal abuse. - This project will always have to contend with the aspen and willows trying to reclaim their home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 Signs	<p>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.</p>
			<i>Staff Comments</i>	<p><i>The signage proposed meets city standards for square footage and lighting.</i></p> <ul style="list-style-type: none"> - <i>Proposed sign is 24 square feet.</i> - <i>According to 8.2, this building is allowed 150 square feet of signage</i> - <i>Each building has 178' of frontage onto Aspen Dr.</i> - <i>The sign will be an unlit monument sign.</i> - <i>Details of the sign are not available at this time.</i> - <i>All signage on the signage must fit within 150 square feet</i> - <i>Staff recommends requiring a separate approval for the monument sign at a later date when the Mountain School is ready to submit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 On-site Parking Req.	<p>See Section 9.4 for applicable code.</p> <ul style="list-style-type: none"> - Require 1 space for every teacher or employee or 1 space for every two person rated capacity of all assembly areas, whichever is greater.
			<i>Staff Comments</i>	<p><i>According to 9.4.4, the required number of parking spaces for this use is one (1) space for every teacher or employee or 1 space for every two person rated capacity of all assembly areas, whichever is greater. With seven (7) classrooms and an office suite anticipating five (5) office/administration employees, 12 parking spaces are required.</i></p> <ul style="list-style-type: none"> - <i>The site plan shows 15 spaces, including one additional space for ADA</i>

				<p><i>parking.</i></p> <ul style="list-style-type: none"> - <i>There is no designated Assembly Areas as part of Phase I development.</i> <ul style="list-style-type: none"> o <i>On-street parallel parking is also anticipated for use during occasional events where additional parking may be required.</i> o <i>There are 22 on-street parallel parking spaces provided</i> - <i>NOTE: The plan shows an adequate number of spaces to meet minimum standards, however there is minimal parking planned for events that may be outside, which does not require additional on-site parking. Staff has concerns about the lack of parking for outdoor events that may draw several hundred cars and recommends the Commission take this into consideration when evaluating the required number of on-site parking spaces.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>8B.4.1 Outdoor Lighting Standards</p>	<p>8B.4.1 General Standards</p> <ul style="list-style-type: none"> a. All exterior lighting shall be designed, located and lamped in order to prevent: <ol style="list-style-type: none"> 1. Overlighting; 2. Energy waste; 3. Glare; 4. Light Trespass; 5. Skyglow. b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes. c. Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties. d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires. e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
			<p><i>Staff Comments</i></p>	<p><i>All lighting meets the outdoor lighting standards:</i></p> <ul style="list-style-type: none"> - <i>Two pole mounted lights are shown for the on-site parking area. (Selux, Arc Mini LED lights on a 10' light pole)</i> - <i>Entry canopies for the buildings will have recessed can lighting (Lithonia, standard exterior can. LED lighting will be used)</i> - <i>Applicant is strongly encouraged to turn off all non-essential lighting after the school is closed so as not to negatively impact adjacent residents.</i> - <i>NOTE: The current site plan does not call out locations for outdoor lighting. Staff recommends this be added to the site plan for the Commission's consideration.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Bulk Requirements</p>	<p>General Residential (GR) District:</p> <ul style="list-style-type: none"> - Minimum Lot Size: 6,000 ft - Maximum Lot Width: 50 - Maximum Building Height: 35 - Front Setback: 20 ft - Side and Rear Yard Setback: 10 feet

			<p>Staff Comments</p>	<p><i>Maximum Building Height: 35 ft</i></p> <ul style="list-style-type: none"> - <i>Elevations show an actual height of 35’ at the highest point of any given roof line.</i> - <i>The building has several varied roof lines with at least four roof portions extending to 35’. All other roof lines are below 35’</i> <p><i>Front Setback: 20 ft</i></p> <ul style="list-style-type: none"> - <i>Building is setback 27’9” from Aspen St</i> <p><i>Side and Rear: Required 10’ setback</i></p> <ul style="list-style-type: none"> - <i>Building is setback from rear property line (south side) 15’6”</i> - <i>Due to the length of the site, the building setbacks at the sides exceeds the minimum setback.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>6A.7 (A) Required Street Improvements Required</p>	<p>Sidewalks and drainage improvements are required in all zoning districts, except as otherwise provided herein.</p> <p>Street Designation per 18.06.010</p> <ul style="list-style-type: none"> - Prior to Syringa Mountain <hr/> <p><u>Street Designation and Required Standards</u></p> <p><i>Street Designation per 18.06.010</i></p> <ul style="list-style-type: none"> - <i>Residential Local Classification (18.06.010 A)</i> - <i>Prior to Syringa Mountain School, this street clearly falls into the Residential Local category, however with the addition of the Syringa Mountain School, it will likely be reclassified as a Residential Collector based on the projected traffic volumes. This will change the requirements for street improvements. Staff comments below address the current requirements and Staff’s recommendations based on the project impacts.</i> <p>Required Standards:</p> <ul style="list-style-type: none"> - <i>Sidewalk Zone, Bicycle Facilities, Parking and Drainage</i> <ul style="list-style-type: none"> o <i>11 feet total width minimum of 7 foot pedestrian zone</i> o <i>Recommendation: 15 feet total width with minimum 7 foot pedestrian zone</i> - <i>All improvements must meet the standards of Title 18, including curb ramps, sidewalk slope, landscape buffer, street markings, pedestrian crosswalks, and other improvements.</i> <p><u>Proposed Improvements as shown on the site plan:</u></p> <p>Sidewalks Zone (curb, buffer, pedestrian and frontage zones):</p> <ul style="list-style-type: none"> - <i>Site plan shows a six foot (6’) sidewalk to be installed along Aspen Drive, at the property line.</i> - <i>Crosswalks are required according the City Engineer and Street Superintendent’s requests (see comments above)</i> - <i>Recommendation: Staff recommends a minimum of 7’ sidewalks to</i>

				<p><i>comply with Title 18 requirements for Residential/Collector streets.</i></p> <ul style="list-style-type: none"> - <i>Staff will need cross sections of all curb ramps to ensure that they comply with ADA standards and Title 18. At the moment, the application does not contain cross sections for curb ramps.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.7 (B) Required Water System Improvements	<p>In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.</p>
			Staff Comments	<ul style="list-style-type: none"> - N/A
Title 18: Mobility Design Ordinance Requirements				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.010 Street Classifications, Types, and Designations	<p><u>Street Classification and Type</u></p> <ul style="list-style-type: none"> - Residential Local Classification (18.06.010 A) - According to 18.06.010, Aspen Drive is considered a Residential Local street with traffic volumes less than 1,000 vehicle trips per day. - NOTE: Prior to Syringa Mountain School, this street clearly falls into the Residential Local category, however with the addition of the Syringa Mountain School, it will likely be reclassified as a Residential Collector based on the projected traffic volumes. This will change the requirements for street improvements. Staff comments below address the current requirements and Staff's recommendations based on the project impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18.06.012 Street Design and Guideline Standards	<p><u>Sidewalk Zone, Bicycle Facilities, Parking and Drainage Requirements (18.06.012 C)</u></p> <ul style="list-style-type: none"> - 11 feet total width minimum of 7 foot pedestrian zone - Staff Recommendation: 15 feet total width with minimum 7 foot pedestrian zone - All improvements must meet the standards of Title 18, including curb ramps, sidewalk slope, landscape buffer, street markings, pedestrian crosswalks, and other improvements. - NOTE: The applicant has not submitted a plan for sidewalk ramps, street marking, or pedestrian crosswalks. <p><u>Proposed Improvements as shown on the site plan:</u></p>

			<p><u>Pedestrian Facilities</u></p> <ul style="list-style-type: none">- Sidewalks Zone (curb, buffer, pedestrian and frontage zones):- Site plan shows a six foot (6') sidewalk to be installed along Aspen Drive, at the property line.- Crosswalks are required according the City Engineer and Street Superintendent's requests (see comments above)- Recommendation: Staff recommends a minimum of 7' sidewalks to comply with Title 18 requirements for Residential/Collector streets.- Staff will need cross sections of all curb ramps to ensure that they comply with ADA standards and Title 18. At the moment, the application does not contain cross sections for curb ramps. <p><u>Bicycle Facilities</u></p> <ul style="list-style-type: none">- Applicant will be required to use the existing east/west bound lanes as a Shared Lane with Sharrows- This use is compliant with 18.06.012(C)- The site plan does not show bike racks or parking areas near entrances where bikes will be kept. Staff recommends revising the site plan to show these areas called out.- All bike racks must comply with Title 18.06.024D <p><u>Parking</u></p> <ul style="list-style-type: none">- Parallel parking is proposed with 22 spaces called out along Aspen Drive- Parallel parking is the preferred method for this street classification.- Parallel parking adds a safety buffer between the sidewalk and Aspen Drive. <p><u>Drainage:</u></p> <ul style="list-style-type: none">- The applicant will be using a Natural Swale for drainage- According to Title 18, the Mobility Design Ordinance, a natural swale drainage is allowed along Aspen Street (18.06.012.C).- The swale will be retained between the on-street parking and pedestrian zone with a 9' wide landscape buffer in the swale area.- The site drainage plan indicates swale areas in this 9' buffer along the street.- The 9' buffer along the pedestrian zone is also anticipated to function as snow storage for the pedestrian zone pathways. <p><u>Pedestrian Path (Recommended, not required)</u></p> <ul style="list-style-type: none">- Staff recommends a pedestrian path dedicated between Sherwood Forest Subdivision and China Gardens Subdivision within and along the existing City of Hailey property and across the Syringa
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			Mountain School property.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>18.06.016 Traffic Calming</p> <p><i>Staff Comments</i></p> <p>Stop Signs</p> <ul style="list-style-type: none"> - All streets entering Aspen Drive must have stop signs (18.06.016.B.1.iv) <p>The Street Superintendent Recommends the following traffic calming measures as they relate to school traffic zones:</p> <ul style="list-style-type: none"> - All streets leading to the site must have School Zone speed signs installed at the applicant’s expense. I would like to see the location for School Zone Speed limits Signs added to the Site plans. <ul style="list-style-type: none"> o <u>4 of these speed limit signs will be needed for the 15 MPH School Speed Limit Zone</u> <ul style="list-style-type: none"> ▪ Aspen St ▪ Almond St ▪ Ivy St ▪ Willow St - School Zone Speed Limit Signs shall comply with the following standards: <ul style="list-style-type: none"> o Section 7B.15 School Speed Limit Assembly (S4-1P, S4-2P, S4-3P, S4-4P, S4-6P, S5-1) and END SCHOOL SPEED LIMIT Sign (S5-3) o Standard: o 01 A School Speed Limit assembly (see Figure 7B-1) or a School Speed Limit (S5-1) sign (see Figure 7B-1) shall be used to indicate the speed limit where a reduced school speed limit zone has been established based upon an engineering study or where a reduced school speed limit is specified for such areas by statute. <ul style="list-style-type: none"> ▪ The School Speed Limit assembly or School Speed Limit sign shall be placed at or as near as practical to the point where the reduced school speed limit zone begins (see Figures 7B-3 and 7B-5). o 02 If a reduced school speed limit zone has been established, a School (S1-1) sign shall be installed in advance (see Table 2C-4 for advance placement guidelines) of the first School Speed Limit sign assembly or S5-1 sign that is encountered <ul style="list-style-type: none"> ▪ School Speed Limit assembly shall consist of a top plaque (S4-3P) with the legend ▪ SCHOOL, a Speed Limit (R2-1) sign, and a bottom plaque (S4-1P, S4-2P, S4-4P, or S4-6P) indicating ▪ the specific periods of the day and/or days of the week that the special school speed limit is in effect ▪ (see Figure 7B-1). o Guidance: o 07 The beginning point of a reduced school speed limit zone should be at least 200 feet in advance of the school grounds, a school crossing, or other school related activities; however, this 200-foot distance should be increased if the reduced school speed limit is 30 mph or higher.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18.06.022 Pedestrian Facility Design Guidelines and Standards	
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Applicant has not submitted detailed cross sections of sidewalks, crosswalks, or ramps. - Staff does not recommend approval without first receiving detailed cross sections of all pedestrian facilities planned to ensure they comply with Title 18
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18.06.024 Bicycle Facility Design Guidelines and Standards	
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - As a Residential/Local Street classification, sharrow striping would be required for Aspen Dr. This is not shown on the site plan. - No bike racks are shown on the site plan, which would be designed according to 18.06.024
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.026 Street Tree Guidelines and Standards	
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - No street trees are proposed. All landscaping is containing on private property
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.06.028 Streetscape Elements Guidelines and Standards	
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - No streetscape elements are proposes

Design Review Requirements for Non-Residential, Multifamily, and/or Mixed Use Buildings within the City of Hailey

1. Site Planning: 6A.8 (A) 1, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1a	<p>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</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Southern exposure has been maximized with the buildings length oriented almost due south. - North facing building access is protected at entrances with covered canopies at the building entrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1b	<p>a. 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</p>

				<p>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.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - The site is heavily forested in parts with aspens and cottonwoods, which will necessarily have to be removed to complete the site planning improvements. - Parking areas will be screened with trees and shrubs that are acceptable and recommended in the Wood River Tree Guide. - See comments from the Tree Committee regarding choices of trees for landscaping
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1c	<p>a. Site circulation shall be designed so pedestrians have safe access to and through the site and to building.</p>
			<i>Staff Comments</i>	<p>Adequate pedestrian access is provided from the on-site parking lot and from the on-street parking along Aspen Street to the primary and secondary entrances of the building.</p> <ul style="list-style-type: none"> - Pedestrian access is provided to Aspen Dr. in three places; two paved and one for emergency access - Pedestrian sidewalks to each building will be eight feet (8') wide - Pedestrian access to the parking lot is provided via six foot (6') wide sidewalks. - All classrooms on the main floor have emergency exits
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1d	<p>a. 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.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - Trash enclosure is not located in the back of the building, but is located in the rear of the parking lot - Trash enclosure in the rear of the parking areas is screened at two levels. <ul style="list-style-type: none"> o Screening of the parking lot occurs on the north end near the entrance from Aspen Street. o Trash dumpster(s) will also be enclosed within a gated enclosure structure.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1e	<p>a. Where alleys exist, or are planned, they shall be utilized for building services.</p>
			<i>Staff Comments</i>	<p>No alley access on this site.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)1f	<p>a. Vending machines located on the exterior of a building shall not be visible from any street.</p>
			<i>Staff</i>	<p>No vending machines are proposed.</p>

			Comments	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1g	<p>a. 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. (NOTE: If project is located in Airport West Subdivision, certain standards may apply that are not listed here. See code for details.)</p>
			Staff Comments	<ul style="list-style-type: none"> - Due to the narrow width of the site it is not possible for the parking to be located behind the building. - The parking is however screened from Aspen Street by landscaping
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1h	<p>a. 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.</p>
			Staff Comments	<ul style="list-style-type: none"> - Access to the parking is serviced from a single entrance from Aspen Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1i	<p>a. 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.</p>
			Staff Comments	<ul style="list-style-type: none"> - Snow storage areas are sited conveniently adjacent to the parking lot and adjacent to hard surfaces that will require snow removal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1j	<p>a. Snow storage areas shall not be less than 25% of the improved parking and vehicle and pedestrian circulation areas.</p>
			Staff Comments	<p>Site plan shows 1,400 sf for snow storage, which equates to 28.7% of total impervious services used for parking.</p> <ul style="list-style-type: none"> - Total paving and concrete surfaces for parking equates to 4,873 square feet - Total sidewalks and concrete pads equates to 1,820 square feet - Total paved surfaces is 6,693 square feet. - 1673 square feet is required (6,693 X 25%=1673) - 1,400 square feet is dedicated to snow storage, equating to 28.7% of the total paving and concrete areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1k	<p>a. A designated snow storage area shall not have any dimension less than 10 feet.</p>
			Staff Comments	<ul style="list-style-type: none"> - The current snow storage plan shows one major location for snow storage which has dimensions exceeding the minimum 10 feet. <ul style="list-style-type: none"> o The snow storage area is 35' X 40' - Snow storage for internal circulation pathways is located in the ample landscaped areas adjacent to the circulation pathways. - Snow storage for pedestrian zone along Aspen Street is located in the sealed landscape buffer zone along the street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1l	<p>l. Hauling of snow from downtown areas is permissible where other options are not practical.</p>
			Staff Comments	<ul style="list-style-type: none"> - All snow will be stored and retained on site.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1m	<p>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.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Snow storage is shown on the plan as hatched areas, adjacent to the parking area at the rear of the lot.</i> - <i>Snow storage does not impede pedestrian access.</i> - <i>Snow storage is placed in a location that will not impede circulation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)1n	<p>n. Snow storage areas shall be landscaped with vegetation that is salt-tolerant and resilient to heavy snow.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Grass and turf is planned for the snow areas.</i>

2. Building Design: 6A.8 (A) 2, items (a) thru (m)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2a	<p>a. The proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.</p>
			<i>Staff Comments</i>	<p><i>The surrounding uses are residential with predominantly single storied construction. According to the architect, he has tried to design the building for a more residential feel with a pedestrian scale.</i></p> <ul style="list-style-type: none"> - <i>The building is a two-story building, which is uncommon for China Gardens but found in the adjacent subdivision of Sherwood Forest.</i> - <i>The building is 35 feet (35') tall and will likely be the tallest structure in the China Gardens Subdivision.</i> - <i>Two story homes are located directly adjacent to the site on the east and west end of the parcel.</i> - <i>The building is larger, taller, and more expansive than all surrounding homes.</i> - <i>The building has a varied roof forms with entrance canopies and additive building mass that help in breaking down the overall scale of the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2b	<p>a. Standardized corporate building designs are prohibited.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The elevations are not standard corporate designs and have been customized for Hailey and are site specific.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2c	<p>a. At ground level, building design shall emphasize human scale, be pedestrian oriented and encourage human activity and interaction.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>The building has a varied roof forms with entrance canopies and additive building mass helping break down the overall building into a more pedestrian friendly scale.</i>

				- <i>Building materials are varied but with a distinct rhythm along the facades of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2d	a. 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.
			<i>Staff Comments</i>	- <i>The “Front Elevations” as shown on the plans faces Aspen Drive. This front facade features building offsets, canopies at entrances, varied materials, stepped roof lines adding character to the building facade.</i> - <i>The current Front Facades utilize the following techniques to distinguish them from other sides of the building:</i> <ul style="list-style-type: none"> <i>o Building offsets, stepped roof lines, and roof canopies at building entrances.</i> <i>o Four-side architectural throughout the buildings on all sides.</i> <i>o Materials for all buildings:</i> <ul style="list-style-type: none"> <i>▪ Board and batt siding</i> <i>▪ Shingle style siding</i> <i>▪ Natural tone EIFS “Stucco”</i> <i>▪ Gabled ends are all staggered</i> <i>▪ Thickened fascia, 12” deep stacked fascia</i> <i>▪ Metal roofing with snow rails/cleats</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2e	a. Any addition onto or renovation of an existing building shall be designed to create a cohesive whole.
			<i>Staff Comments</i>	<i>No addition is planned. Building is new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2f	a. All exterior walls of a building shall incorporate the use of varying materials, textures and colors.
			<i>Staff Comments</i>	<i>The following are used to define the exterior walls of the buildings:</i> <ul style="list-style-type: none"> <i>- Building offsets, stepped roof lines, and roof canopies at building entrances.</i> <i>- Four-side architectural throughout the buildings on all sides.</i> <i>- Materials for all buildings:</i> <ul style="list-style-type: none"> <i>o Board and barton siding</i> <i>o Shingle style siding</i> <i>o Natural tone EIFS “Stucco”</i> <i>o Gabled ends are all staggered</i> <i>o Thickened fascia, 12” deep stacked fascia</i> <i>o Metal roofing with snow rails/cleats</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2g	a. 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.

			<i>Staff Comments</i>	<p><i>The following are used to define the exterior walls of the buildings:</i></p> <ul style="list-style-type: none"> - <i>Building offsets, stepped roof lines, and roof canopies at building entrances.</i> - <i>Four-side architectural throughout the buildings on all sides.</i> - <i>Materials for all buildings:</i> <ul style="list-style-type: none"> o <i>Board and batt siding</i> o <i>Shingle style siding</i> o <i>Natural tone EIFS “Stucco”</i> o <i>Gabled ends are all staggered</i> o <i>Thickened fascia, 12” deep stacked fascia</i> o <i>Metal roofing with snow rails/cleats</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2h	<p>a. Flat-roofed buildings over two stories in height shall incorporate roof elements such as parapets, upper decks, balconies or other design elements.</p>
			<i>Staff Comments</i>	<ul style="list-style-type: none"> - <i>Building has varying roof pitches. The gabled roof portions of the building have a broken slope truss with the top slopes at 6:12 and the lower eave edge slope at 2.5:12.</i> - <i>Several low slope roof sections break up the larger roof mass and have a slope of 1:12.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2i	<p>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:</p> <ul style="list-style-type: none"> 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. 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. iii) Double glazed windows. iv) Windows with Low Emissivity glazing. v) Earth berming against exterior walls vi) Alternative energy. Solar energy for electricity or water heating, wind energy or another approved alternative shall be installed on-site. vii) Exterior light shelves. All windows on the southern most facing side of the building shall have external light shelves installed.
			<i>Staff Comments</i>	<p><i>At application submission, the applicant has chosen to submit the following items. Building will utilize the following techniques:</i></p> <ul style="list-style-type: none"> <i>i) Solar Orientation</i> <i>ii) South facing windows with eave coverage</i> <i>iii) Double glazed windows on all exterior windows of both buildings</i> <i>iv) All windows will be double paned, low-E windows.</i> <i>vii) Exterior shading devices with interior light shelves to extend the natural lighting deeper into the building interior.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2j	<p>j. Gabled coverings, appropriate roof pitch, or snow clips and/or gutters and</p>

				downspouts shall be provided over all walkways and entries to prevent snow from falling directly onto adjacent sidewalks.
			<i>Staff Comments</i>	- <i>Snow clips/fences are noted on the drawings to be integrated in the metal roof system.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2k	a. Downspouts and drains shall be located within landscape areas or other appropriate locations where freezing will not create pedestrian hazards.
			<i>Staff Comments</i>	- <i>Downspouts are not anticipated based on roof configurations.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)2l	a. 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).
			<i>Staff Comments</i>	- <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)2m	a. 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.
			<i>Staff Comments</i>	- <i>One monument sign is proposed. No other signs are proposed for this facility.</i> <ul style="list-style-type: none"> <i>o The sign is proposed for the northwest corner of the parking lot.</i>

3. Accessory Structures, Fences and Equipment/Utilities: 6A.8 (A) 3, items (a) thru (i)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3a	a. Accessory structures shall be designed to be compatible with the principal building(s).
			<i>Staff Comments</i>	- <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3b	a. Accessory structures shall be located at the rear of the property.
			<i>Staff Comments</i>	- <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3c	a. Walls and fences shall be constructed of materials compatible with other materials used on the site.
			<i>Staff Comments</i>	- <i>The trash enclosure fence will be constructed using materials and finishes used on the primary building</i> - <i>No fences are planned around the perimeter of the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3d	a. Walls and fencing shall not dominate the buildings or the landscape. Planting should be integrated with fencing in order to soften the visual impact.
			<i>Staff Comments</i>	- <i>No fences or walls are planned for the development</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3e	a. All roof projections including, roof-mounted mechanical equipment, such as heating and air conditioning units, but excluding solar panels and Wind Energy Systems that have received a Conditional Use Permit, shall be shielded and screened from view from the ground level of on-site parking areas, adjacent public streets and adjacent properties.
			<i>Staff Comments</i>	- No roof projections, outside of standard venting, are proposed. - No mechanical equipment will be visible from the public right-of-way
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3f	a. The hardware associated with alternative energy sources shall be incorporated into the building's design and not detract from the building and its surroundings.
			<i>Staff Comments</i>	- Potential for future addition of solar panels on the south facing roof slopes has been discussed and proposed, but there are no panels planned at this time. - The project plans to integrate infrastructure to allow future addition and integration of these systems if desired at a later time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3g	a. All ground-mounted mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be adequately screened from surrounding properties and streets by the use of a wall, fence, or landscaping, or shall be enclosed within a building.
			<i>Staff Comments</i>	- Trash enclosure in the rear of the property is screened with landscaping and an enclosure. o Drawings do not fully detail the nature of the enclosure. - Ground mounted equipment on the west side of the building are shown to be screened with willows (see comments from the Tree Committee). -
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6A.8(A)3h	a. All service lines into the subject property shall be installed underground.
			<i>Staff Comments</i>	- NOTE: as of 01-06-2013, not all utilities are shown on the plans. The utilities that are shown are underground -
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)3i	a. Additional appurtenances shall not be located on existing utility poles.
			<i>Staff Comments</i>	None

4. Landscaping: 6A.8 (A) 4, items (a) thru (n)

Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4a	a. Only drought tolerant plant species and/or xeriscape specific plant materials shall be used, as specified by the Hailey Landscaping Manual or an approved alternative.

			<i>Staff Comments</i>	- <i>All species meet the specifications for the Wood River Valley tree guide.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4b	a. All plant species shall be hardy to the Zone 4 environment.
			<i>Staff Comments</i>	- <i>All species meet the specifications for the Wood River Valley tree guide.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4c	a. At a minimum, a temporary irrigation system that fully operates for at least two complete growing seasons is required in order to establish drought tolerant plant species and/or xeriscape specific plant materials. Features that minimize water use, such as moisture sensors, are encouraged.
			<i>Staff Comments</i>	- <i>No irrigation system is anticipated due to the high water table and proximity to the Wood River floodplain.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4d	a. Landscaped areas shall be planned as an integral part of the site with consideration of the urban environment. A combination of trees shrubs, vines, ground covers and ornamental grasses shall be used. New landscaped areas having more than 10 trees, a minimum of 10% of the trees shall be at least 4-inch caliper, 20% shall be at least 3-inch caliper, and 20% shall be at least 2½ inch caliper and a maximum of 20% of any single tree species may be used in any landscape plan (excluding street trees). New planting areas shall be designed to accommodate typical trees at maturity. Buildings within the LI and SCI-I zoning district are excluded from this standard.
			<i>Staff Comments</i>	- <i>Landscape shows compliance with all standards.</i> - <i>The Chief of Police has raised concerns over the safety of the landscaping as it relates to potential threats that have recently occurred at schools. As a result, a more open and less dense landscaping plan has been requested. These changes have not been made to the landscape plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4e	a. Seasonal plantings in planter boxes, pots, and/or hanging baskets shall be provided to add color and interest to the outside of buildings in the LI and SCI-I zoning districts.
			<i>Staff Comments</i>	- <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4f	a. Plantings for pedestrian areas within the B, LB, TN and SCI-O zoning districts shall be designed with attention to the details of color, texture and form. A variety of trees, shrubs, perennials, ground covers and seasonal plantings, with different shapes and distinctive foliage, bark and flowers shall be used in beds, planter boxes, pots, and/or hanging baskets.
			<i>Staff Comments</i>	- <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4g	a. Storm water runoff should be retained on the site wherever possible and used to irrigate plant materials.
			<i>Staff Comments</i>	- <i>Drainage plan shows retainage areas on site in areas that will also provide irrigation for on-site plant materials</i> - <i>The site is relatively flat and has been designed to retain all storm</i>

				<p><i>water on site</i></p> <ul style="list-style-type: none"> o The natural existing grade drops one foot in 225’ of linear distance, making for a flat lot. <p>- The City Engineer has reviewed the drainage plan and approved it.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6A.8(A)4h	<p>a. A plan for maintenance of the landscaping areas is required to ensure that the project appears in a well maintained condition (i.e., all weeds and trash removed, dead plant materials removed and replaced).</p>
			<i>Staff Comments</i>	<p>- <i>The School is planning for a naturally landscaped and irrigated site with minimal maintenance.</i></p> <ul style="list-style-type: none"> o <i>The School is looking to avoid a highly manicured and landscaped look, but relying on more of a natural look.</i> o <i>The School will be performing all maintenance themselves without contracting out.</i> o <i>Due to the proximity to the Draper Preserve, the School would like their landscaping to feel like an extension of the Draper Preserve.</i> <p>- <i>The Syringa Mountain School has not submitted a maintenance plan for landscaping.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4i	<p>a. Retaining walls shall be designed to minimize their impact on the site and the appearance of the site.</p>
			<i>Staff Comments</i>	<p>- <i>N/A</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4j	<p>a. Retaining walls shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials.</p>
			<i>Staff Comments</i>	<p>- <i>N/A</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4k	<p>a. Retaining walls, where visible to the public and/or to residents or employees of the project, shall be no higher than four feet or terraced with a three foot horizontal separation of walls.</p>
			<i>Staff Comments</i>	<p>- <i>N/A</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4l	<p>a. Landscaping should be provided within or in front of extensive retaining walls.</p>
			<i>Staff Comments</i>	<p>- <i>N/A</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4m	<p>a. Retaining walls over 24” high may require railings or planting buffers for safety.</p>
			<i>Staff Comments</i>	<p>- <i>N/A</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6A.8(A)4n	<p>a. Low retaining walls may be used for seating if capped with a surface of at least 12 to 16 inches wide.</p>
			<i>Staff Comments</i>	<p>- <i>N/A</i></p>

6A.6 Criteria.

- A. The Commission or Hearing Examiner 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 or Hearing Examiner may impose any condition deemed necessary. The Commission or Hearing Examiner 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.**

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:
- 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 the date the Findings of Fact are signed. 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) All utilities will be located underground, consistent with 6A.9.C.1.
- 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.

Motion Language

Approval:

Motion to approve the design review application for the Syringa Mountain School, represented by Greg Bloomfield (Chair) and Graham Whipple (Architect) for a new School, providing education to grades K-8, to be constructed and operated on Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E) 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, Title 18, and City Standards, provided conditions (a) through (h) are met.

Denial:

Motion to deny the design review application for the Syringa Mountain School, represented by Greg Bloomfield (Chair) and Graham Whipple (Architect) for a new School, providing education to grades K-8, to be constructed and operated on Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E), 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 on the design review application for the Syringa Mountain School, represented by Greg Bloomfield (Chair) and Graham Whipple (Architect) for a new School, providing

education to grades K-8, to be constructed and operated on Tax Lot 6902 (FR SWSE & NWNE TL 6902, Section 9 &16, 2N 18E) to _____ [Commission should specify a date].

MEMORANDUM

TO: Hailey City Planning and Zoning Commission

FROM: Ned C. Williamson

DATE: January 13, 2014

RE: Syringa School Design Review Application

I would like to address several issues in the design review application for the proposed Syringa School.

The first issue is whether a school is permitted in this zoning district. The property is zoned General Residential (GR). Schools are permitted in the GR zoning district. *Section 5.4, Zoning Ordinance*. In light of the request for a school in the GR zoning district not requiring a division of property, traditional land use reviews for a conditional use permit or a subdivision are not appropriate.

The second issue is whether Hailey can require the applicant to dedicate a sixty foot (60') strip of land as a street so there can be a connection between China Gardens and Sherwood Forest. The site plan depicts a sixty foot (60') wide hatched area. This area could serve as a connector between Sherwood Forest and China Gardens. Presently, there is a sixty foot (60') stub through Sherwood Forest which could potentially connect with the hatched area on the site plan. I do not, however, believe Hailey can require the applicant to convey the 60' strip by deed or easement as a condition of a design review approval. Moreover, it is not possible to require a dedication of the 60' strip because there is no subdivision application. The applicant could, of course, gift the 60' strip to Hailey.

The third issue is whether the proposal complies with the design review standards. The Staff Report notes that the application does not comply with several standards.¹ Of these standards, I believe Section 6A.8(A)(2)(a) of the Zoning Ordinance will require the most evaluation. This provision provides “[t]he proportion, size, shape and rooflines of new buildings shall be compatible with surrounding buildings.” China Gardens is a single family residential neighborhood that primarily consists of one-story buildings. China Gardens is located directly to the north of the proposed project. Sherwood Forest is a newer single family residential neighborhood that primarily consists of two-story buildings. Sherwood Forest is located directly to the south of the proposed project. The applicant has justified the size of the two-story building based on the number of two-story residences in Sherwood Forest. I would urge us to develop the

¹ See e.g., Sections 6A.5(B), 8B.4.1, 6A.7(A), 6A.8(A)(1)(d), 6A.8(A)(1)(g) and 6A.8(A)(2)(a).

record by establishing the “proportion, size, shape and rooflines” of the adjacent buildings in China Gardens and Sherwood Forest and proposed building.

The fourth issue is whether the application adequately meets the parking requirements. In pertinent part, the parking requirements for middle school and elementary schools require on-site parking equivalent to one space for every teacher or employee or one space for every two persons rated capacity of all assembly areas, whichever is greater. *Section 9.4.4, Zoning Ordinance*. The application is for a K-8 school. Therefore, the more stringent parking requirements for a high school would not be required.

The applicant has stated that the proposed facility will employ 12 employees, which would require 12 parking spaces under §9.4.4 of the Zoning Ordinance. The plan shows 15 spaces. The site plan identifies 22 parallel parking spots adjacent to the property. But, Hailey parking requirements do not allow for any credit to the parking requirements for these parallel parking spaces. *See Sections 9.2.1 and 9.4, Zoning Ordinance*.

Staff has expressed concerns about the lack of parking for outdoor events. The plan does not does not account for any parking based on either outdoor events or the presence of assembly areas. Assembly area is not a defined term under the Zoning Ordinance. I would recommend that you determine whether the seven or eight classrooms will be used as assembly areas.

Finally, I would recommend that each Commissioner should disclose whether they have viewed the site. If so, then briefly describe when you viewed the site, regardless whether you viewed the site for reasons related or unrelated to the application. I would also recommend that each Commissioner disclose whether they have had an *ex parte* communication with the applicant or a representative of the applicant or a member of the public about the application. If so, then please identify the individual(s), the individual’s employment or affiliation with the project, and a general description of the communication.

cc: Micah Austin

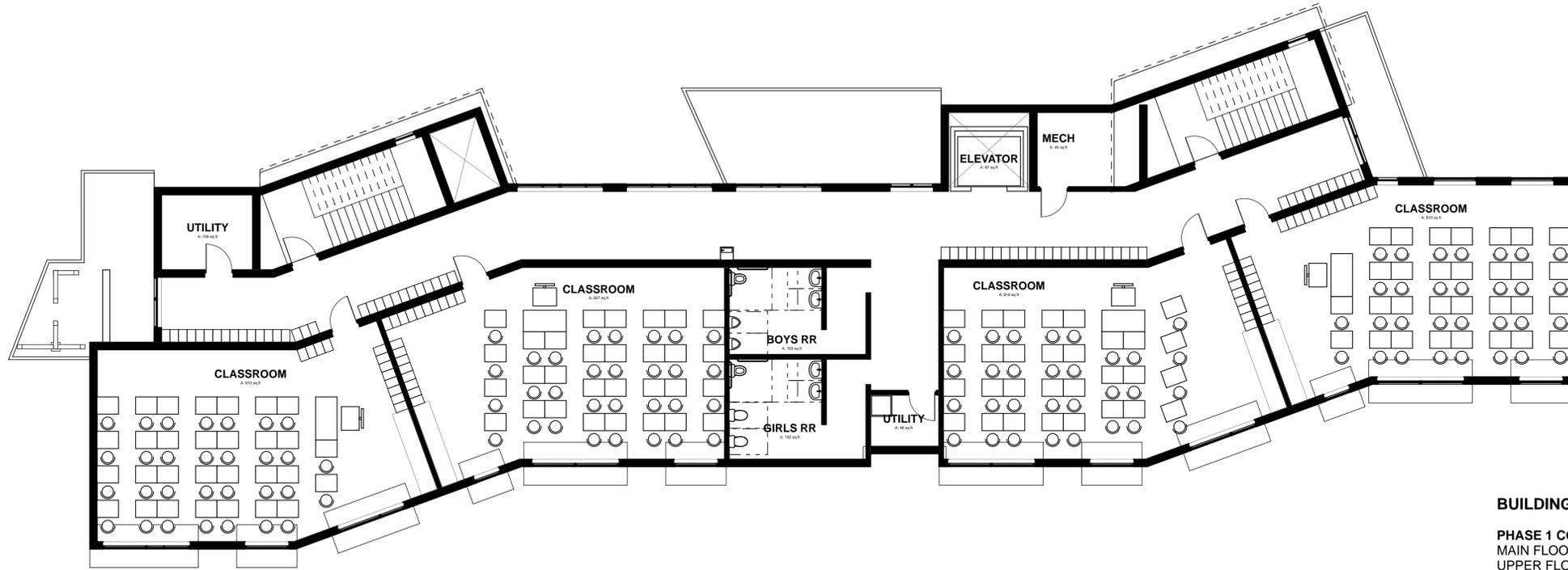


SYRINGA MOUNTAIN SCHOOL - NORTH ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION



B1 2nd FLOOR
SCALE: 1/8" = 1'-0"



BUILDING AND CONSTRUCTION DETAILS SUMMARY

PHASE 1 CONSTRUCTION - CLASSROOM BUILDING
MAIN FLOOR LEVEL = 6,200 S.F.
UPPER FLOOR LEVEL = 5,800 S.F.

OCCUPANCY CLASSIFICATION : GROUP E
CONSTRUCTION TYPE: TYPE III B

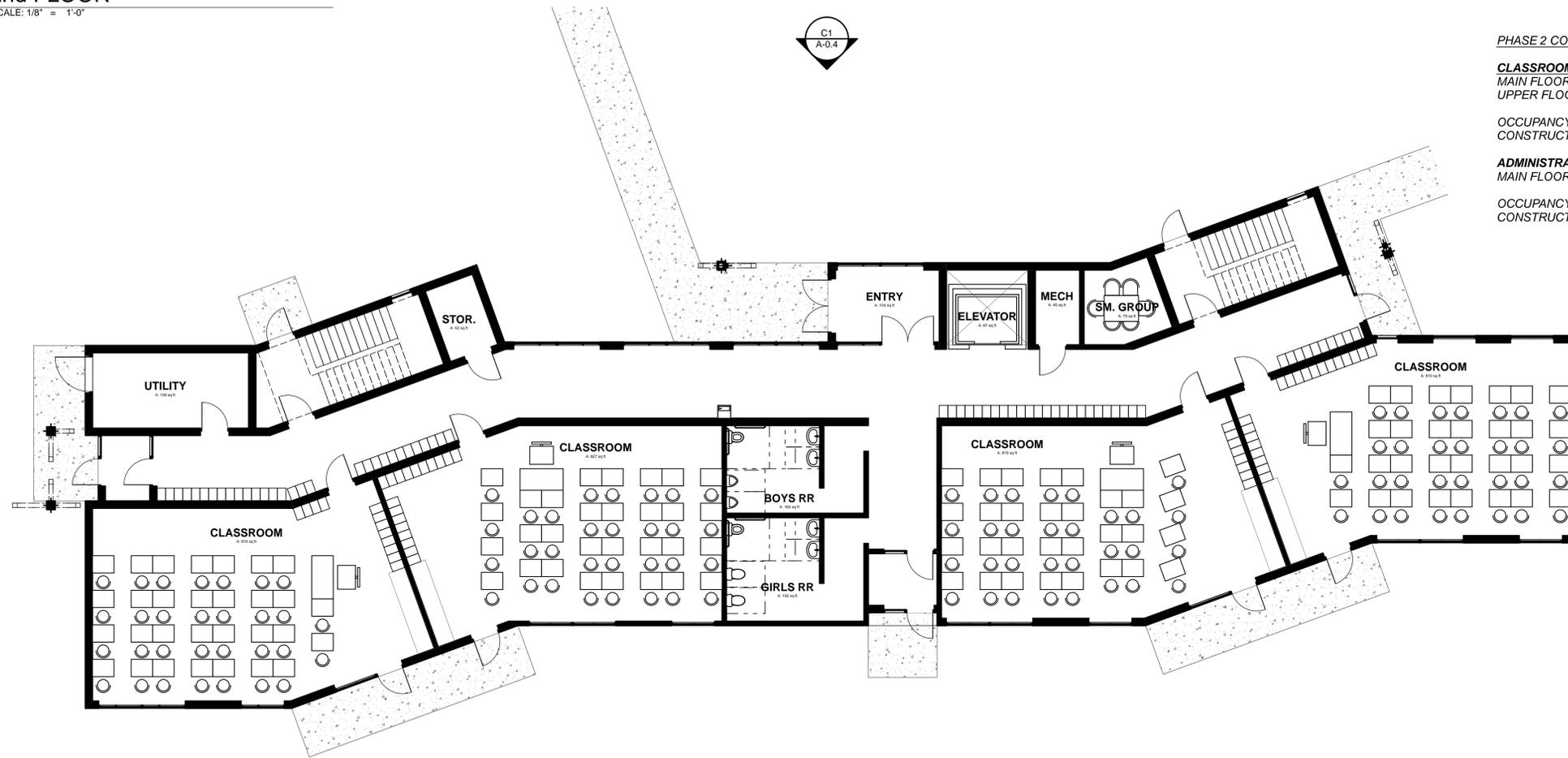
PHASE 2 CONSTRUCTION

CLASSROOM BUILDING
MAIN FLOOR LEVEL = 6,200 S.F.
UPPER FLOOR LEVEL = 5,800 S.F.

OCCUPANCY CLASSIFICATION : GROUP E
CONSTRUCTION TYPE: TYPE III B

ADMINISTRATION / KINDERGARTEN BUILDING
MAIN FLOOR LEVEL = 4,000 S.F.

OCCUPANCY CLASSIFICATION : GROUP E
CONSTRUCTION TYPE: TYPE V B



A1 1st FLOOR
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

GRAHAM WHIPPLE,
ARCHITECT, LEED AP
260 B Street
Idaho Falls, ID 83402
PH: 208.221.2012

Original document is on file
with the state and architect signature



Original documents signed by:
J. GRAHAM WHIPPLE
Date original documents signed:
12/19/13

CONSULTANTS
STRUCTURAL

MECHANICAL / PLUMBING

ELECTRICAL

SYRINGA MOUNTAIN SCHOOL

Aspen Street

Syringa Mountain
School
HAILEY, ID

MARK	DATE	DESCRIPTION
A.1	12/19/13	DESIGN REVIEW APPLICATION

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
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SHEET TITLE
Building Plans

A-0.3

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION



C1 North Elevation
SCALE: 1/8" = 1'-0"



B1 South Elevation
SCALE: 1/8" = 1'-0"



A1 West Elevation
SCALE: 1/8" = 1'-0"



A3 East Elevation
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

GRAHAM WHIPPLE,
ARCHITECT, LEED AP
260 B Street
Idaho Falls, ID 83402
PH: 208.221.2012

Original document is on file
with the date and architect signature



Original documents signed by:
J. GRAHAM WHIPPLE
Date original documents signed:
12/19/13

CONSULTANTS

STRUCTURAL

MECHANICAL / PLUMBING

ELECTRICAL

SYRINGA MOUNTAIN SCHOOL

Aspen Street

Syringa Mountain School
HAILEY, ID

MARK	DATE	DESCRIPTION
A.1	12/19/13	DESIGN REVIEW APPLICATION

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
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SHEET TITLE

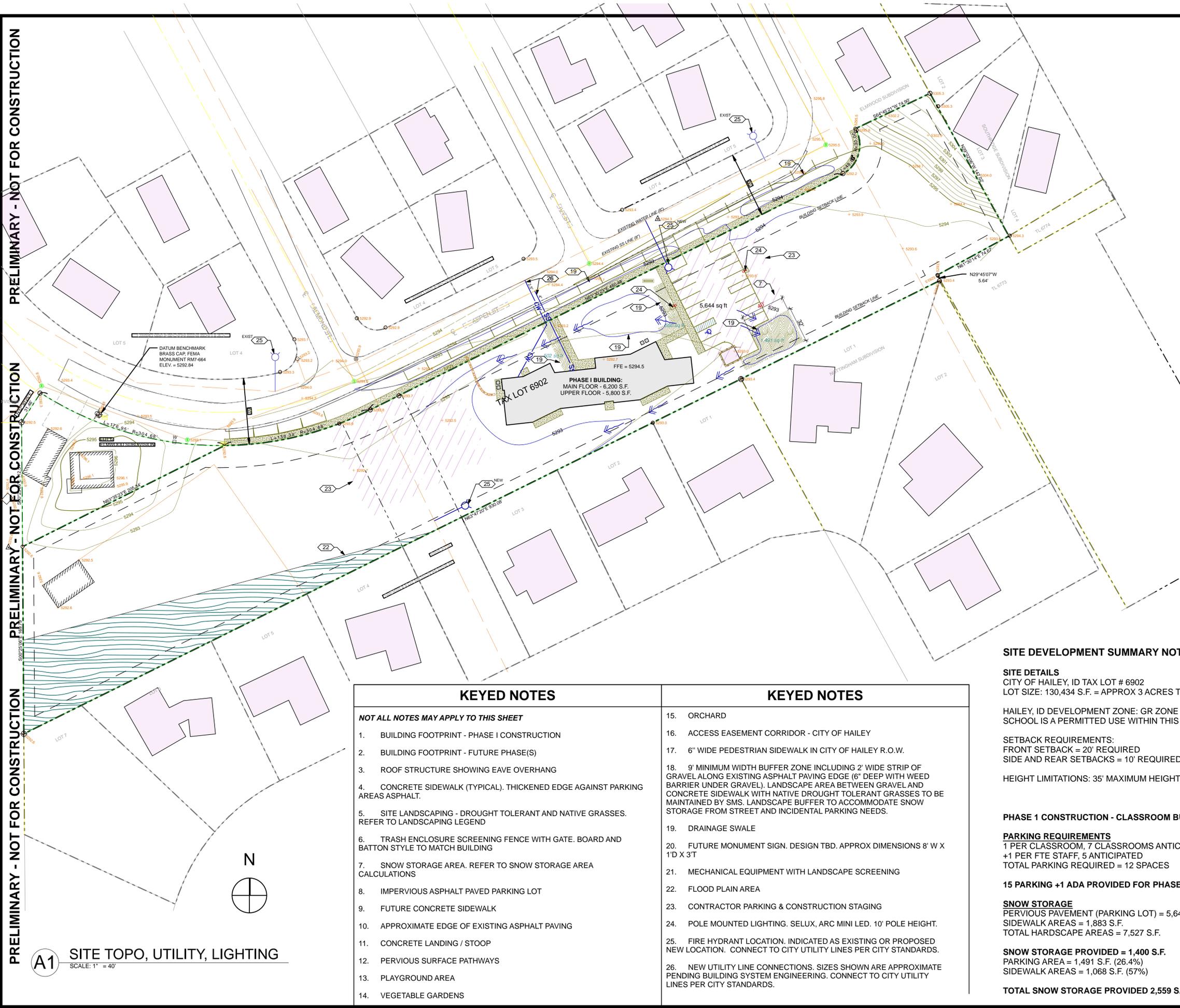
Building Elevations

A-0.4

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION



A1 SITE TOPO, UTILITY, LIGHTING
SCALE: 1" = 40'

KEYED NOTES

NOT ALL NOTES MAY APPLY TO THIS SHEET

1. BUILDING FOOTPRINT - PHASE I CONSTRUCTION
2. BUILDING FOOTPRINT - FUTURE PHASE(S)
3. ROOF STRUCTURE SHOWING EAVE OVERHANG
4. CONCRETE SIDEWALK (TYPICAL). THICKENED EDGE AGAINST PARKING AREAS ASPHALT.
5. SITE LANDSCAPING - DROUGHT TOLERANT AND NATIVE GRASSES. REFER TO LANDSCAPING LEGEND
6. TRASH ENCLOSURE SCREENING FENCE WITH GATE. BOARD AND BATTON STYLE TO MATCH BUILDING
7. SNOW STORAGE AREA. REFER TO SNOW STORAGE AREA CALCULATIONS
8. IMPERVIOUS ASPHALT PAVED PARKING LOT
9. FUTURE CONCRETE SIDEWALK
10. APPROXIMATE EDGE OF EXISTING ASPHALT PAVING
11. CONCRETE LANDING / STOOP
12. PERVIOUS SURFACE PATHWAYS
13. PLAYGROUND AREA
14. VEGETABLE GARDENS

KEYED NOTES

15. ORCHARD
16. ACCESS EASEMENT CORRIDOR - CITY OF HAILEY
17. 6" WIDE PEDESTRIAN SIDEWALK IN CITY OF HAILEY R.O.W.
18. 9' MINIMUM WIDTH BUFFER ZONE INCLUDING 2' WIDE STRIP OF GRAVEL ALONG EXISTING ASPHALT PAVING EDGE (6" DEEP WITH WEED BARRIER UNDER GRAVEL). LANDSCAPE AREA BETWEEN GRAVEL AND CONCRETE SIDEWALK WITH NATIVE DROUGHT TOLERANT GRASSES TO BE MAINTAINED BY SMS. LANDSCAPE BUFFER TO ACCOMMODATE SNOW STORAGE FROM STREET AND INCIDENTAL PARKING NEEDS.
19. DRAINAGE SWALE
20. FUTURE MONUMENT SIGN. DESIGN TBD. APPROX DIMENSIONS 8' W X 1' D X 3' T
21. MECHANICAL EQUIPMENT WITH LANDSCAPE SCREENING
22. FLOOD PLAIN AREA
23. CONTRACTOR PARKING & CONSTRUCTION STAGING
24. POLE MOUNTED LIGHTING. SELUX, ARC MINI LED. 10' POLE HEIGHT.
25. FIRE HYDRANT LOCATION. INDICATED AS EXISTING OR PROPOSED NEW LOCATION. CONNECT TO CITY UTILITY LINES PER CITY STANDARDS.
26. NEW UTILITY LINE CONNECTIONS. SIZES SHOWN ARE APPROXIMATE PENDING BUILDING SYSTEM ENGINEERING. CONNECT TO CITY UTILITY LINES PER CITY STANDARDS.

SITE DEVELOPMENT SUMMARY NOTES

SITE DETAILS
CITY OF HAILEY, ID TAX LOT # 6902
LOT SIZE: 130,434 S.F. = APPROX 3 ACRES TOTAL
HAILEY, ID DEVELOPMENT ZONE: GR ZONE
SCHOOL IS A PERMITTED USE WITHIN THIS ZONE

SETBACK REQUIREMENTS:
FRONT SETBACK = 20' REQUIRED
SIDE AND REAR SETBACKS = 10' REQUIRED
HEIGHT LIMITATIONS: 35' MAXIMUM HEIGHT

PHASE 1 CONSTRUCTION - CLASSROOM BUILDING

PARKING REQUIREMENTS
1 PER CLASSROOM, 7 CLASSROOMS ANTICIPATED
+1 PER FTE STAFF, 5 ANTICIPATED
TOTAL PARKING REQUIRED = 12 SPACES

15 PARKING +1 ADA PROVIDED FOR PHASE 1 DEVELOPMENT

SNOW STORAGE
PERVIOUS PAVEMENT (PARKING LOT) = 5,644 S.F.
SIDEWALK AREAS = 1,883 S.F.
TOTAL HARDSCAPE AREAS = 7,527 S.F.

SNOW STORAGE PROVIDED = 1,400 S.F.
PARKING AREA = 1,491 S.F. (26.4%)
SIDEWALK AREAS = 1,068 S.F. (57%)

TOTAL SNOW STORAGE PROVIDED 2,559 S.F.

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

GRAHAM WHIPPLE,
ARCHITECT, LEED AP
260 B Street
Idaho Falls, ID 83402
PH: 208.221.2012

Original document is on file with the date and architect signature



Original documents signed by:
J. GRAHAM WHIPPLE
Date original documents signed:
12/28/13

CONSULTANTS

STRUCTURAL	
MECHANICAL / PLUMBING	
ELECTRICAL	

SYRINGA MOUNTAIN SCHOOL

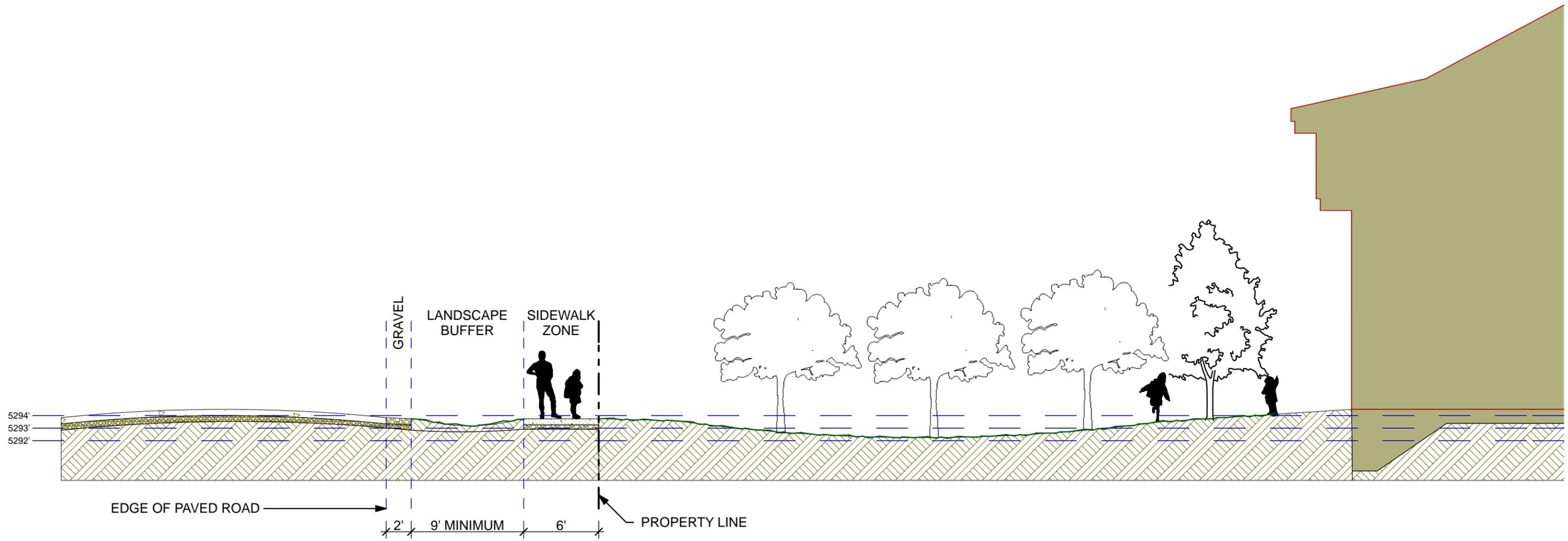
Aspen Street

Syringa Mountain School
HAILEY, ID

MARK	DATE	DESCRIPTION
A.2	12/28/13	SITE PLAN REVISIONS
A.1	12/19/13	DESIGN REVIEW APPLICATION

PROJECT NO:
MODEL FILE:
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CHK'D BY:
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SHEET TITLE
TOPO, UTILITIES, & DRAINAGE



SYRINGA MOUNTAIN SCHOOL

1/3/14

GRAHAM WHIPPLE, ARCHITECT, LEED AP
208.221.2012

Arc[®] Mini LED

selux



Project: _____

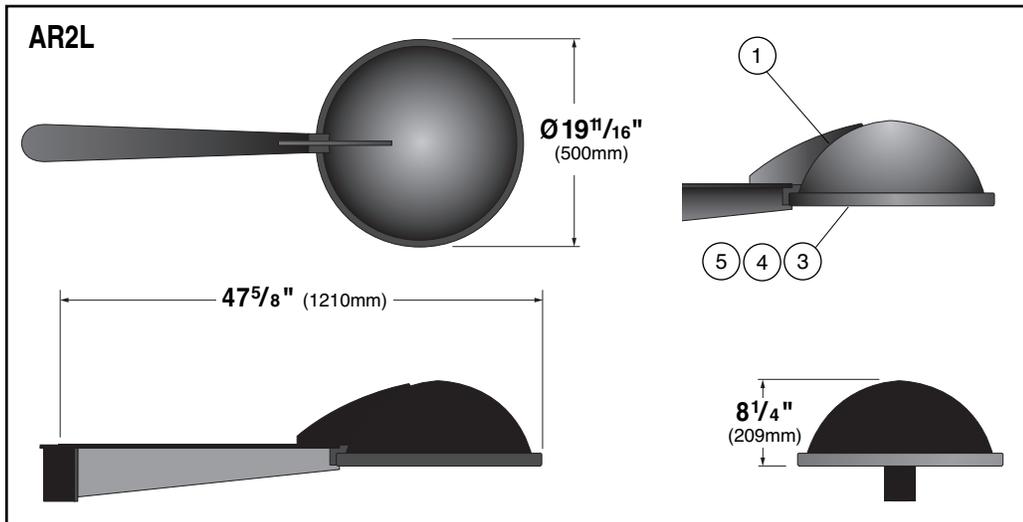
Type: _____ **Qty:** _____

AR2L - - - - -
 Series Optics Mounting Light Engine CCT Finish Voltage Options

- - - - -
 Pole Series Height Finish Options

Series	Optics	Mounting	Light Engine	CCT	Finish	Voltage	Options
AR2L Arc Mini LED	R1 Type I	Toltec Arm Series:	4TL350 ¹ 350mA/40w	30 3000K	WH White	120	PC Photocell
	R2 Type II	S1 Single 29" Arm Mount	4TL500 500mA/58w	45 4500K	BK Black	208	DM ¹ Dimming (0-10v)
	R3 Type III	S2 Double 29" Arm Mount			BZ Bronze	277	
	R4 Type IV	L1 Single 41" Arm Mount			SV Silver	347	
	R5 Type V	L2 Double 41" Arm Mount			SP Specify Premium Color	480	HL ² Hi-Lo Switching
		Spanner Arm Series:					
		AS1 Single 48" Arm Mount					
		AS2 Double 48" Arm Mount					
		AL1 Single 96" Arm Mount					
		Direct Mount:					
		DM1 Single 21" Direct Mount					

¹ No Dimming at 350mA ² 120V, 277V only



certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. Hot Dip Galvanized finish (GV) on all steel parts also available.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Selux LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperatures of 40° C (104° F). For details and exclusions, see "Selux Terms and Condition of Sale."

Listings and Ratings: Tested to IESNA LM-79-08 nd LM-80 test standards at 25° C ambient temperature. Rated for wet location.

1. Fixture Housing - Spun low-copper aluminum housing protects LED components.

2. Gasketing - (Not shown) Continuous molded silicone gasket provides weatherproofing, dust and insect control at all luminaire connections.

3. Access Door - Formed low-copper aluminum door. Hinges open for access to LED light engine and is retained in place with two quarter-turn captive fasteners.

4. LED Light Engine - High efficacy LED light engine with 60,000 hour life until L70. Available with 3000K or 4500K CCT and a CRI of 80. Protection class IP67.

5. Optics - High transmittance custom molded lenses create IES distribution types I, II, III, IV and V with IDA-Approved "Dark Sky Friendly" performance.

6. LED Driver - (Not shown) High power factor, High efficiency constant current LED driver. 120-277

VAC input. Protection class IP67. 347/480V with step down transformer.

7. Surge Protection - (Not shown) 3-Pole Surge protection device safeguards electrical components from indirect lighting strikes and surges up to (10kA and 10kV). RoHS compliant.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac

Selux Corp. © 2013
 TEL (845) 834-1400
 FAX (845) 834-1401
 www.selux.us
 AR2L-0213-01 (ss-V1.7)

NRTL Listed (i.e. UL, CSA)

Union Made Affiliated
 with **IBEW Local 363**



In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Photometry

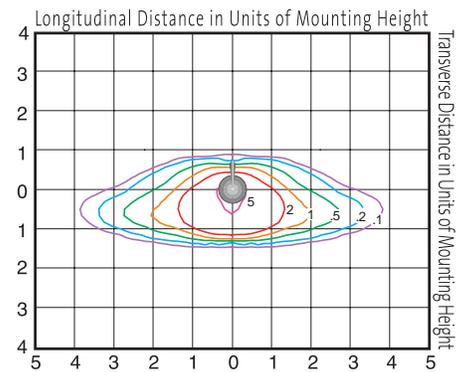
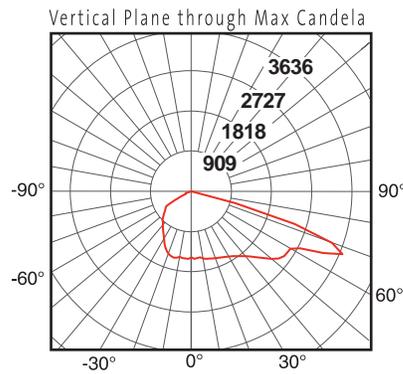
R1 58W LED

Catalog #AR2L-R1-S1-4TL500-45
Report # 1085G01S-1

- Maximum candela of 3636 at 67.5° from vertical
- IES classification: Type I Full Cutoff*
- 4742 Delivered Lumens
- 82 Lumens per Watt
- Based on 16' mounting height
- BUG Rating B1-U0-G1

DOWNLOAD IES FILE:

http://www.selux.us/fileadmin/us/exterior/ies_file/AR2L_IES.zip



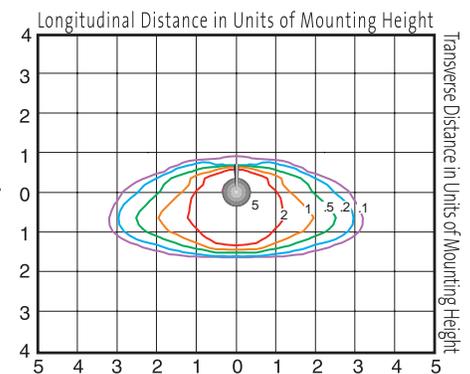
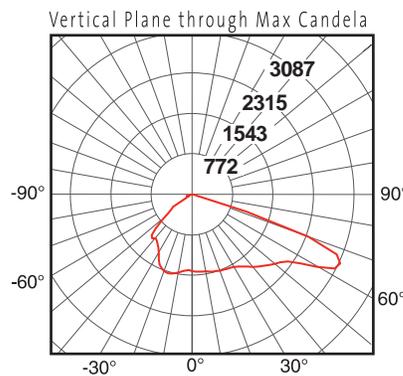
R2 58W LED

Catalog #AR2L-R2-S1-4TL500-45
Report # 1069G02S-2

- Maximum candela of 3087 at 65° from vertical
- IES classification: Type II Full Cutoff*
- 4840 Delivered Lumens
- 83 Lumens per Watt
- Based on 16' mounting height
- BUG Rating B2-U0-G0

DOWNLOAD IES FILE:

http://www.selux.us/fileadmin/us/exterior/ies_file/AR2L_IES.zip



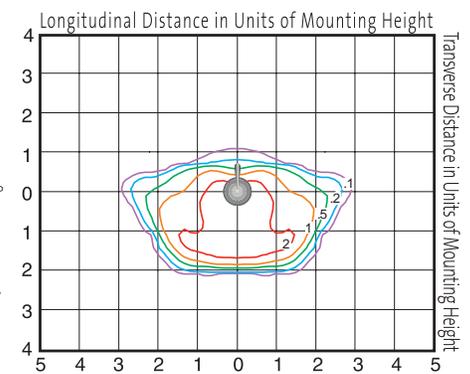
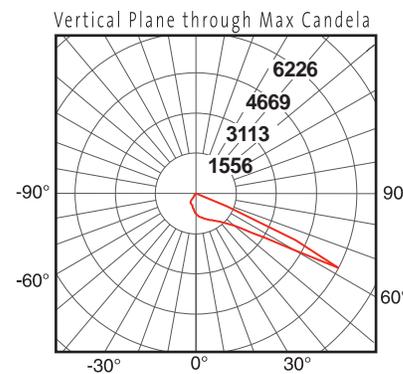
R3 58W LED

Catalog #AR2L-R3-1-4TL500-45
Report # 1069X01S-3

- Maximum candela of 6226 at 62.5° from vertical
- IES classification: Type III Full Cutoff*
- 4656 Delivered Lumens
- 80 Lumens per Watt
- Based on 16' mounting height
- BUG Rating B1-U0-G1

DOWNLOAD IES FILE:

http://www.selux.us/fileadmin/us/exterior/ies_file/AR2L_IES.zip



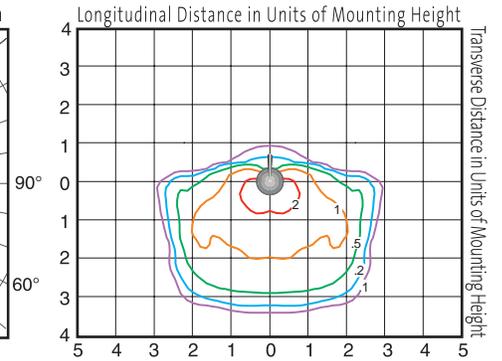
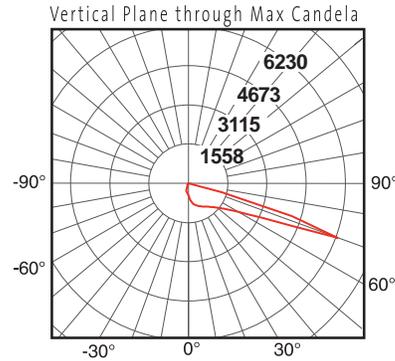
Photometry

R4 58W LED

Catalog #AR2L-R4-S1-4TL500-45
Report # 1069X01S-4

- Maximum candela of 6230 at 70° from vertical
- IES classification: Type IV Full Cutoff*
- 4656 Delivered Lumens
- 80 Lumens per Watt
- Based on 16' mounting height
- BUG Rating B1-U0-G2

DOWNLOAD IES FILE:
http://www.selux.us/fileadmin/us/exterior/ies_file/AR2L_IES.zip

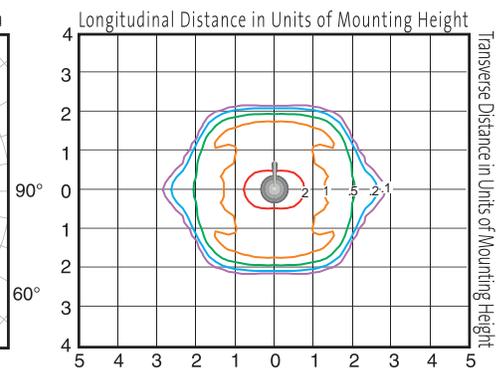
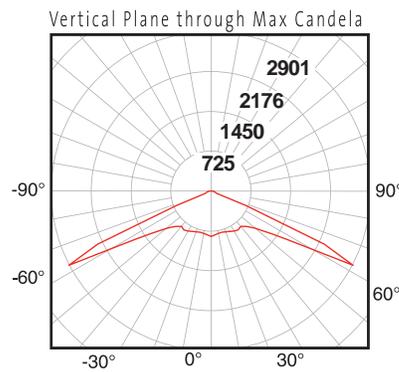


R5 58W LED

Catalog #AR2L-R5-S1-4TL500-45
Report # 6245-1

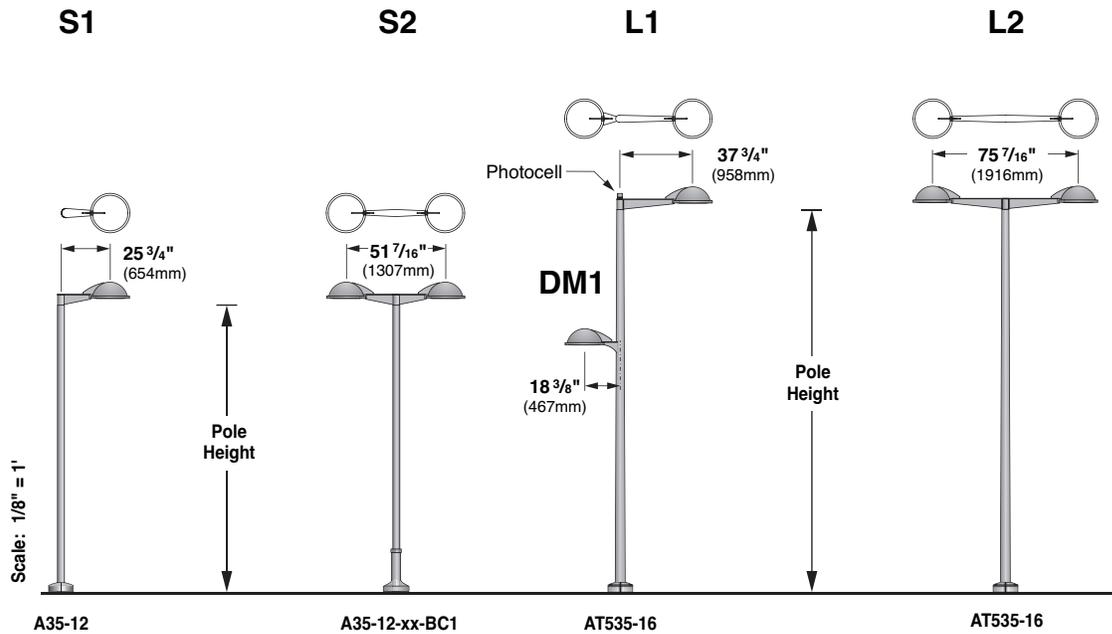
- Maximum candela of 2901 at 62.5° from vertical
- IES classification: Type V Full Cutoff*
- 4659 Delivered Lumens
- 80 Lumens per Watt
- Based on 16' mounting height
- BUG Rating B2-U1-G1

DOWNLOAD IES FILE:
http://www.selux.us/fileadmin/us/exterior/ies_file/AR2L_IES.zip



Mounting

Toltec Arm Series

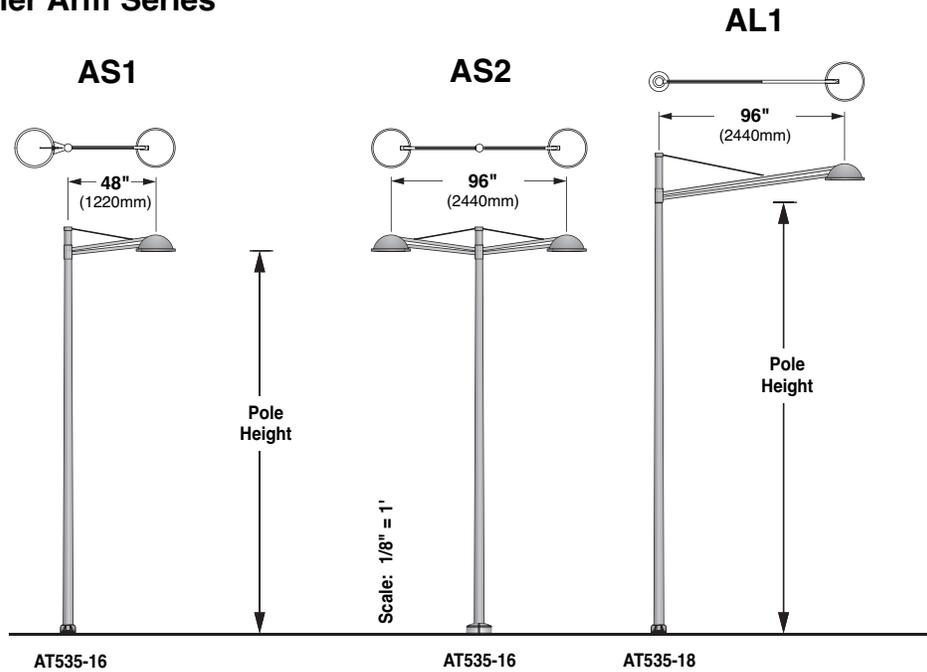


- EPA / Weight of AR2-S1 (with arm) = 1.01 ft² (0.09m²) / 39 lbs (17.7kg)
- EPA / Weight of AR2-S2 (with arms) = 1.88 ft² (0.17m²) / 75 lbs (34.0kg)
- EPA / Weight of AR2-L1 (with arm) = 1.39 ft² (0.13m²) / 41 lbs (18.6kg)
- EPA / Weight of AR2-L2 (with arms) = 2.63 ft² (0.24m²) / 79 lbs (35.8kg)
- EPA / Weight of AR2-DM1 (with arm) = 0.94 ft² (0.09m²) / 34 lbs (15.5kg)

Note: EPA values indicated are for Fixture Head and Arm Assembly indicated. Pole EPA is not included. See back page for pole EPA values.

Mounting (cont.)

Spanner Arm Series

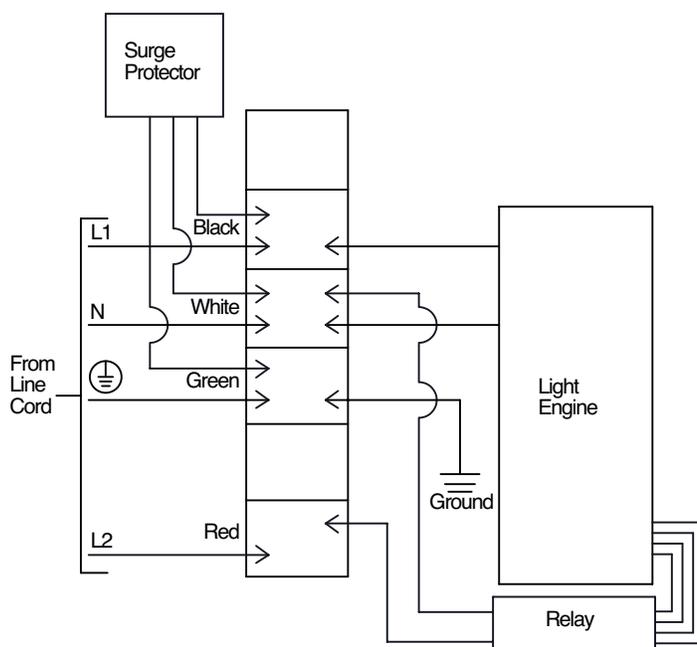


EPA / Weight of AR2-AS1 (with arm) = 1.09 ft² (0.10m²) / 41 lbs (18.6kg)
 EPA / Weight of AR2-AS2 (with arms) = 1.93 ft² (0.18m²) / 80 lbs (36.4kg)
 EPA / Weight of AR2-AL1 (with arm) = 1.74 ft² (0.16m²) / 53 lbs (24.1kg)

Note: EPA values indicated are for Fixture Head and Arm Assembly indicated. Pole EPA is not included. See back page for pole EPA values.

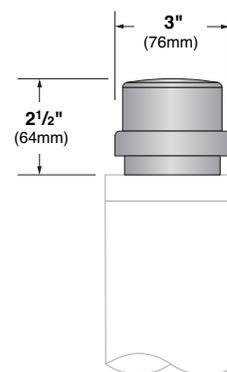
Hi-Lo Switching Option (HL) Wiring

4TL500 120-277V. When red is energized, light output will be at "Lo"-level.



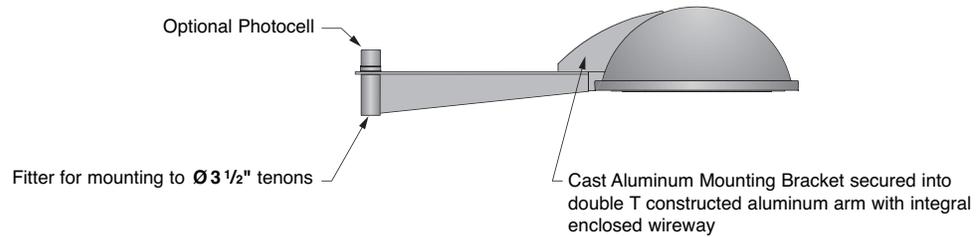
PC (Photocell) Detail

Note: Photocell is available for all pole and arm mounting configurations except Direct Mount.

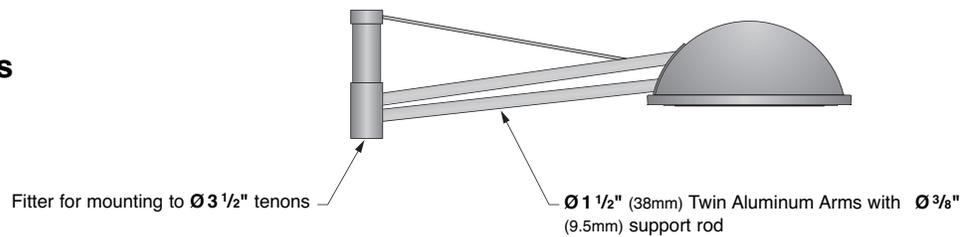


Arm Construction Details

Toltec Arm Series (L1 shown)

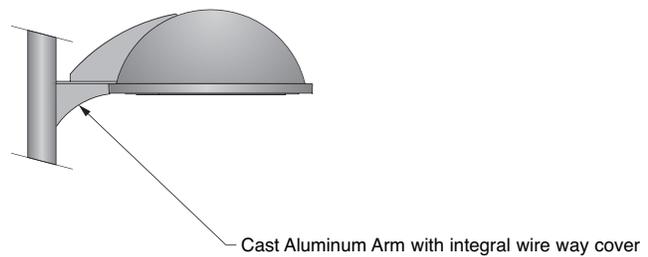


Spanner Arm Series (AS1 shown)

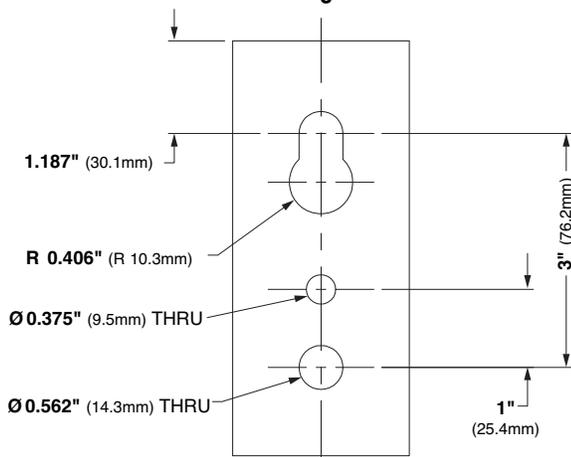


Direct Mount Mounting (DM1)

For side mounting to pole.

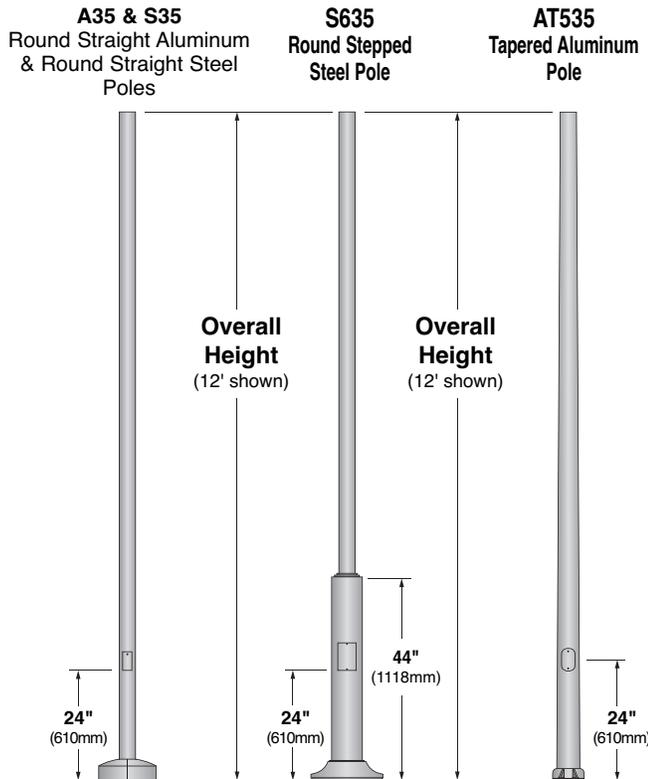


Mounting Detail

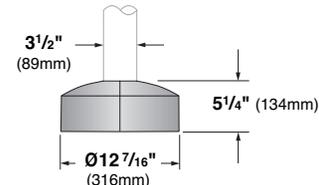


Pole Information

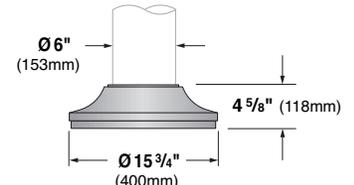
Refer to A35, S635, S35, or AT535-AT635 Pole specification sheets for construction details, anchorage information and additional options.



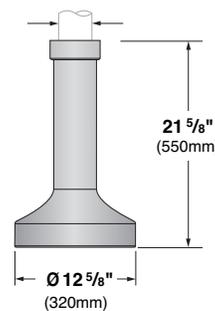
Straight Poles (A35 & S35)
BC5 Standard Base Cover
 Two-piece cast aluminum



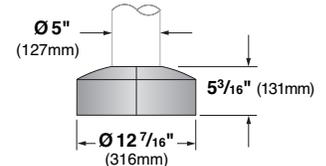
Stepped Steel Pole (S635)
BC6 Standard Base Cover
 One-piece cast aluminum



BC1 Optional Base Cover (A35 & S35)
 One-piece cast aluminum



BC3 Optional Base Cover (AT535)
 Two-piece cast aluminum



Pole Series	Bolt Circle	EPA Information (ft ²)					Height	Finish	Options			
		70 mph	80 mph	90 mph	100 mph	110 mph						
S635 3 1/2" Diameter Stepped Steel Pole	9"	45.6	35.0	27.3	21.6	17.8	10 10 ft.	WH White BK Black BZ Bronze SV Silver SP Specify Premium Color	BC1 Decorative Cast Aluminum Base Cover (for A35 & S35 poles only)			
A35 3 1/2" Diameter Straight Aluminum Pole	7 3/4"	12.4	9.3	7.1	5.4	4.3						
S35 3 1/2" Diameter Straight Steel Pole	7 3/4"	11.4	8.6	6.5	4.9	3.9						
S635 3 1/2" Diameter Stepped Steel Pole	9"	37.6	28.7	22.3	17.5	14.4	12 12 ft.		BC3 Optional Two-Piece Cast Aluminum Base Cover (AT535 poles only) REC GFCI Receptacle with weather-proof cover* For Photocell option, see p.1 * Weatherproof cover intended for portable tools or other portable equipment connected to the outlet only when attended. For other requirements please consult factory.	BC3		
A35 3 1/2" Diameter Straight Aluminum Pole	7 3/4"	9.9	7.3	5.4	4.0	3.1						
S35 3 1/2" Diameter Straight Steel Pole	7 3/4"	9.1	6.7	4.9	3.6	2.8						
AT535 5" to 3 1/2" Tapered Aluminum Pole	8 1/2"	19.4	14.4	10.9	8.6	6.9	14 14 ft.				REC	
S635 3 1/2" Diameter Stepped Steel Pole	9"	31.7	24.2	18.6	14.6	11.9						
A35 3 1/2" Diameter Straight Aluminum Pole	7 3/4"	8.0	5.8	4.2	3.0	2.2						
S35 3 1/2" Diameter Straight Steel Pole	7 3/4"	7.3	5.3	3.8	2.7	1.9	16 16 ft.					
AT535 5" to 3 1/2" Tapered Aluminum Pole	8 1/2"	12.9	9.4	7.1	5.5	4.4						
S635 3 1/2" Diameter Stepped Steel Pole	9"	21.7	15.8	12.3	9.6	7.6						
A35 3 1/2" Diameter Straight Aluminum Pole	7 3/4"	4.9	3.2	2.2	1.4	0.8	18 18 ft.					
S35 3 1/2" Diameter Straight Steel Pole	7 3/4"	4.4	2.8	1.9	1.2	0.6						
AT535 5" to 3 1/2" Tapered Aluminum Pole	8 1/2"	10.7	7.7	5.6	4.2	3.3						
AT535 5" to 3 1/2" Tapered Aluminum Pole	8 1/2"	11.1	7.8	5.6	4.2	3.2	18 18 ft.					

Other pole configurations available, consult factory.

EPA Calculations allow for 1.3 Gust Factor

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DEC 19 2013

9186

City of Hailey - Design Review Application Submittal Date: 12/19/13

Project Name: SYRINGA MOUNTAIN CITY OF HAILEY Parcel No. RPH TL 6902

Legal Description of Property: Subdivision HAILEY TOWNSITE OVERLAY SEC 216 2N 18 E Lot(s) _____, Block _____

Street Address of Property: ASPEN ST HAILEY ID 83333

Current Zoning of Property: GR Year of original construction: NA

Existing building gross sq. ft. (if applicable) NA Proposed addition or new construction sq. ft. PARCEL - 12,000

Name of Owner of the Property: CONTRACTED* WOOD RIVER WARDEN METHODS SCHOOL INC

Mailing Address: PO Box 3531 City: HAILEY State: ID Zip: 83333

Phone: (208) 788-1100 Fax: (208) 788-4988 Cell: (208) 720-0250

Email Address: B.Bloomfield@SYRINGAMOUNTAIN.SCHOOL.ID.GOV

Property Owner Consent: *SEE ATTACHED PURCHASE AND SALE CONTRACT

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: 12/19/13

Name of individual to contact on behalf of Trust or LLC (if applicable): ~~GRAHAM WHIPPLE~~ B.Bloomfield

Mailing Address: 410 N MAIN City: HAILEY State: ID Zip: 83333

Phone: (208) 788-1100 Fax: () 788-4988 Cell: () 720-0250

Email Address: B.Bloomfield@SYRINGAMOUNTAIN.SCHOOL.ID.GOV

Application Contact (if different than above): GRAHAM WHIPPLE

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

Mailing Address: 260 B STREET City: WAHOOHAUS State: ID Zip: 83402

Phone: () Fax: () Cell: (208) 221-2012

Email Address: GRAHAM@AUFFALLENDESIGN.COM

Signature: _____ Date: ____/____/____

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.....	\$ 300.00 -
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 _____) x (.96 postage + .15 paper, envelope & label)	\$ 39.65-
DO NOT COUNTY DUPLICATES OR CITY OF HAILEY	
Total Due.....	\$ 829.65

DESIGN REVIEW—APPLICATION CHECKLIST

Project Name:

Spring Mtn School

City Use Only

Certified
Complete by:
Date:

[Signature]
12/19/2013

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

Yes	No	Item	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	The completed Design Review application form including project name and location, and applicant and representative names and contact information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	One (1) 24" x 36" set of plans and survey and one (1) 11" x 17" set showing at a minimum the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		a. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		b. Drainage plan (grading, catch basins, piping, and dry-wells).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		c. Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		d. Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation, and snow storage. List square footage of subject property including lot dimensions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		e. Landscape plan (existing landscaping on the site shown as retained, relocated or removed; proposed landscaping including species type, size and quantity).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		f. Floor plan. List gross square footage for each floor. List occupancy classification and type of construction.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		g. Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		h. Exterior Lighting plan, pursuant to Article VIII B, of the Zoning Ordinance (location, height, type, and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		i. Sign plan (location, dimensions and lighting).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	Plans and drawings for all buildings, except Single Family Dwellings and Accessory Structures, shall be prepared and stamped by an Idaho licensed architect.
<input type="checkbox"/>	<input type="checkbox"/>	4.	A materials and colors sample board. Each sample should be approximately 12"x12" in size.
<input type="checkbox"/>	<input type="checkbox"/>	5.	One (1) colored rendering of at least one side of the proposed building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	Staging and contractor parking plan. Statement of where staging will occur, and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters, contractor parking, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.	A list of the names and addresses of all property owners and residents within three hundred (300) feet of the exterior boundaries of the subject property, in a format acceptable to the City. (Names and addresses can be obtained using the Blaine County map server http://inaps.co.blaine.id.us/ or from the Blaine County Assessor's office)
<input type="checkbox"/>	<input type="checkbox"/>	8.	Other information as required by the Administrator, Hearing Examiner or the Commission.
<input type="checkbox"/>	<input type="checkbox"/>	9.	Electronic PDF copies of all documents and materials listed above. (<i>RECOMMENDED</i>)
<input type="checkbox"/>	<input type="checkbox"/>	10.	Written statement of how each design review standard is met. (<i>RECOMMENDED</i>)
<input type="checkbox"/>	<input type="checkbox"/>	11.	Payment of applicable fees.

Must receive by 12/30/13

City Use Only

Verify that application is complete
Double check address
Advise applicant if Lot Line Adjustment is needed

Check following basic standards:
Density *NA*
Setbacks *20/10*
Height (plans must show elevation points of record grade) *35'*
Lot coverage *—*
Floor area *—*
Required Parking Spaces *4000*

Real Estate Purchase And Sale Agreement



1. Purchase Price \$ 738,750.00 Seven Hundred and Thirty Eight Thousand, Seven Hundred and Fifty Dollars

2. Buyer: Wood River Waldorf Methods Schools Inc. DBA Syringa Mountain School & or Assigns
 Seller: Aspen Street LLC, a Washington limited liability company
 Property Address: HAILEY FR SWSE & NWNE TL 6902 SEC 9 & 16 2N 18E
 Legal Description: HAILEY FR SWSE & NWNE TL 6902 SEC 9 & 16 2N 18E
 City: Hailey County: BLAINE State: ID ZIP: 83333

3. Buyer hereby offers to purchase the above described Property on the following terms and conditions:

Terms The purchase price is payable as follows:

\$ 369,375.00	Cash, cashier's check, loan proceeds, or certified funds at closing, including Earnest Money
\$ 369,375.00	Seller Financing – See Financing Contingency "Other Financing Terms"
\$	Other – See Financing Contingency "Other Financing Terms"
<hr/>	
\$ 738,750.00	Total Purchase Price – Not including closing costs

4. Earnest Money \$ 7,812.00 | Seven Thousand Eight Hundred and Twelve Dollars

Evidenced By:	To be Held By:	Other Remarks:
<input checked="" type="checkbox"/> Personal Check	<input type="checkbox"/> Listing Broker	TO BE DEPOSITED WITHIN 2 business Days After Acceptance of the Offer and Held at Blaine County Title Company
<input type="checkbox"/> Cashier's Check	<input type="checkbox"/> Selling Broker	
<input type="checkbox"/> Promissory Note	<input checked="" type="checkbox"/> Title Company	

Earnest Money to be deposited in a trust account upon written acceptance of this Agreement by all parties.

5. Offer Expires On: Date: 10/25/2013 Time: 5 PM

6. Closing Date: March 15th 2014
 Possession Date: On closing date OR Other:

7. Responsible Closing Broker / Office: WINDERMERE REAL ESTATE
 Responsible Closing Agency / Title Co: Blaine County Title Company

8. New Construction or Recent Improvements: Yes No
 If "YES", see Standard Terms, paragraph 6, of this Agreement.

9. Inspection Contingency Yes No

- 1) This offer is contingent upon Buyer's acceptance of the condition of the Property, subject to paragraph 7, below. If Buyer does not object to the condition of the Property in writing on or before Jan 1st 2014 ("inspection contingency period"), pursuant to paragraph 8, below, this inspection contingency shall be deemed released.
- 2) Buyer shall have the right to, and is strongly advised to, conduct inspections, tests, surveys and other studies ("inspections") at Buyer's sole cost to confirm all information provided to Buyer, and to thoroughly inspect the Property.
- 3) Square footage verification: Buyer is aware that any reference to the square footage of the Property or its improvements has not been verified. Alternative methods of measurement and calculation may vary significantly. If square footage is material to the Buyer, Buyer must verify same during the inspection period.
- 4) Water Rights verification: It is strongly advised that the Buyer contact a knowledgeable attorney of the Buyer's choice, experienced in water law, to advise the Buyer of the validity, quality, and quantity of any water right acquired with real estate described in this Agreement. Buyer must verify same during the inspection period.
- 5) Buyer to select own professionals with appropriate qualifications to conduct all inspections and verifications.
- 6) Seller shall provide reasonable access for such inspections; Buyer shall indemnify Seller and hold Seller harmless from all injury, loss or liability regarding such inspections.

Inspection Contingency – Continued

Document # SMS/Odell	Buyer's Initials <u>MM</u>	Date <u>10/24/13</u>	Seller's Initials <u>AMP</u>	Date <u>24 Oct 2013</u>
Date of Document: 10/21/2013	Buyer's Initials _____	Date _____	Seller's Initials _____	Date _____



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

INVOICE #	INVOICE DATE
111839370	12/19/2013
DUE DATE	CUSTOMER ACCOUNT NUMBER
12/20/2013	9186
AMOUNT DUE	TERMS:
829.65	Open Terms

BILL TO:

SYRINGA MOUNTAIN SCHOOL

PO BOX 3531
 Hailey Idaho 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	1	750.00	750.00
PLANNING POSTAGE	1	39.65	39.65
PLANNING PUBLICATION	1	40.00	40.00
			829.65
			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 H
HAILEY ID 83333 208-788-4221
Receipt No: 1.014303 Dec 19, 2013

9186
SYRINGA MOUNTAIN SCHOOL
PO BOX 3531
Hailey Idaho 83333

Previous Balance:	829.65
Accounts Receivable	
A/R Payments	829.65
001-00-10700	
Accts Rec Cash Clearing Acct	
Total:	829.65
New Balance:	.00
Check - MWB	
Check No: 1011	829.65
Total Applied:	829.65
Change Tendered:	.00

Duplicate Copy
12/19/2013 10:01AM

Real Estate Purchase And Sale Agreement



1. Purchase Price \$ 738,750.00 Seven Hundred and Thirty Eight Thousand, Seven Hundred and Fifty Dollars

2. Buyer: Wood River Waldorf Methods Schools Inc. DBA Syringa Mountain School & or Assigns
 Seller: Aspen Street LLC, a Washington limited liability company
 Property Address: HAILEY FR SWSE & NWNE TL 6902 SEC 9 & 16 2N 18E
 Legal Description: HAILEY FR SWSE & NWNE TL 6902 SEC 9 & 16 2N 18E
 City: Hailey County: BLAINE State: ID ZIP: 83333

3. Buyer hereby offers to purchase the above described Property on the following terms and conditions:

Terms The purchase price is payable as follows:
 \$ 369,375.00 Cash, cashier's check, loan proceeds, or certified funds at closing, including Earnest Money
 \$ 369,375.00 Seller Financing – See Financing Contingency "Other Financing Terms"
 \$ Other – See Financing Contingency "Other Financing Terms"
 \$ 738,750.00 Total Purchase Price – Not including closing costs

4. Earnest Money \$ 7,812.00 | Seven Thousand Eight Hundred and Twelve Dollars

Evidenced By: To be Held By: Other Remarks:
 Personal Check Listing Broker **TO BE DEPOSITED WITHIN 2 business Days After**
 Cashier's Check Selling Broker **Acceptance of the Offer and Held at Blaine County**
 Promissory Note Title Company **Title Company**

Earnest Money to be deposited in a trust account upon written acceptance of this Agreement by all parties.

5. Offer Expires On: Date: 10/25/2013 Time: 5 PM

6. Closing Date: March 15th 2014
 Possession Date: On closing date OR Other:

7. Responsible Closing Broker / Office: WINDERMERE REAL ESTATE
 Responsible Closing Agency / Title Co: Blaine County Title Company

8. New Construction or Recent Improvements: Yes No
 If "YES", see Standard Terms, paragraph 6, of this Agreement.

9. Inspection Contingency Yes No

- 1) This offer is contingent upon Buyer's acceptance of the condition of the Property, subject to paragraph 7, below. If Buyer does not object to the condition of the Property in writing on or before Jan 1st 2014 ("inspection contingency period"), pursuant to paragraph 8, below, this inspection contingency shall be deemed released.
- 2) Buyer shall have the right to, and is strongly advised to, conduct inspections, tests, surveys and other studies ("inspections") at Buyer's sole cost to confirm all information provided to Buyer, and to thoroughly inspect the Property.
- 3) Square footage verification: Buyer is aware that any reference to the square footage of the Property or its improvements has not been verified. Alternative methods of measurement and calculation may vary significantly. If square footage is material to the Buyer, Buyer must verify same during the inspection period.
- 4) Water Rights verification: It is strongly advised that the Buyer contact a knowledgeable attorney of the Buyer's choice, experienced in water law, to advise the Buyer of the validity, quality, and quantity of any water right acquired with real estate described in this Agreement. Buyer must verify same during the inspection period.
- 5) Buyer to select own professionals with appropriate qualifications to conduct all inspections and verifications.
- 6) Seller shall provide reasonable access for such inspections; Buyer shall indemnify Seller and hold Seller harmless from all injury, loss or liability regarding such inspections.

Inspection Contingency – Continued

Document # SMS/Odell Buyer's Initials MS Date 10/24/13 Seller's Initials MS Date 24 Oct 2013
 Date of Document: 10/21/2013 Buyer's Initials _____ Date _____ Seller's Initials _____ Date _____

Inspection Contingency - Continued

- 7) THIS INSPECTION CONTINGENCY MAY NOT BE USED BY BUYER TO OBJECT TO ANY MATTER OTHER THAN A MATERIAL CONDITION OR DEFECT UNKNOWN TO BUYER AT THE TIME THIS AGREEMENT WAS SIGNED.
- 8) If Buyer objects to the condition of the Property, Buyer shall, prior to the expiration of the inspection contingency period, give one of the following written notices to Seller:
 - A. Notice of the previously unknown material condition(s) and/or defect(s) to which Buyer objects and declaring this Agreement null and void, in which case the Earnest Money shall be refunded to Buyer (less any unpaid expenses incurred on behalf of Buyer pursuant to the "Costs To Be Paid By" section); or
 - B. Notice of the previously unknown material condition(s) and/or defect(s) to which Buyer objects and Buyer's desired remedy shall be set forth on a Contingency Release form, in which case this Agreement shall remain in effect, subject to sub-paragraph C, below.
 - C. Upon receipt of notice under paragraph B, above, Seller shall have 3 business days to give Buyer written notice (by signing the Buyer's Contingency Release form) that Seller will correct such condition(s) and/or defect(s) prior to closing. If Seller does not sign the Buyer's Contingency Release form, Buyer may, within 3 business days following Seller's notice period, above, release the contingency in writing, or this Agreement shall be null and void, in which case the Earnest Money shall be refunded to Buyer (less any unpaid expenses incurred on behalf of Buyer pursuant to the "Costs To Be Paid By" section). Buyer's closing of the transaction shall constitute acceptance of the condition of the Property, unless otherwise stated in writing signed by both parties.
- 9) FHA INSPECTION REQUIREMENT, if applicable: "For Your Protection: Get a Home Inspection", HUD 92564-CN must be signed on or before execution of this agreement.

10. **Lead-Based Paint Disclosure / Contingency** The subject Property is "Target Housing" (built prior to 1978) regarding lead-based paint and/or lead-based hazards, regardless of the source of the lead: Yes No . If "YES", Buyer has been provided with Seller's completed and signed "Disclosure of Information and Acknowledgement: Lead-Based Paint and / or Lead-Based Paint Hazards" ("Disclosure") and a copy of the pamphlet "Protect Your Family From Lead in Your Home" ("Pamphlet"), and one of the following boxes must be checked:

Buyer shall have the unconditional right to cancel this Agreement and shall be allowed ten (10) days to conduct an inspection for lead-based paint hazards. Should Buyer elect to conduct a lead-based paint inspection, a "Lead-Based Paint Inspection Contingency Addendum" shall be attached hereto; OR

Buyer hereby acknowledges receipt of the Disclosure and Pamphlet and hereby waives the right to conduct a lead-based paint inspection.

11. **Financing Contingency** Yes No

This offer is contingent upon Buyer securing the following financing:

Assume Existing Loan:

New Loan: Type of Loan: Conv. FHA VA
 Amount \$/Percent % Maximum % Rate: 5% Fixed Rate Adj. Rate
 Years: Maximum Points: Institutional Lender Private Lender

Other Financing Terms: Seller to Carry a 3 year Interest Only note of Three Hundred and Sixty Nine Thousand, Three Hundred and Seventy Five Dollars (\$369,375.00.) Interest only will be paid quarterly. Loan shall be paid in full at the end of three years. Interest Only shall be at a Loan rate of (Five Percent) 5%. A separate loan agreement shall be drafted and shall require both buyer's and seller's approval of the loan terms. If Buyer is in default for thirty days then the loan converts to maximum interest allowable by Idaho Law. See Attached Promissary Note and Attached Deed of Trust.

Buyer agrees to make a best effort to obtain such financing and to make written application to the lender within _____ business days after acceptance of this Agreement by both parties.

Property must appraise at no less than the purchase price.

Preliminary Approval: Buyer shall, on or before N/A provide Seller with a letter from Buyer's lender evidencing preliminary approval of Buyer's ability to qualify for the loan amount and terms set forth above, subject only to such reasonable and customary conditions as the lender typically imposes on such preliminary approval letters.

If Buyer has not released this contingency in writing on or before N/A this Agreement shall terminate and the Earnest Money shall be refunded to Buyer (less any unpaid expenses incurred on behalf of Buyer pursuant to the "Costs To Be Paid By" section of this Agreement).

Document # SMS/Odell

Buyer's Initials MO Date 10/24/13

Seller's Initials MD Date 24 October 2013

Date of Document: 10/21/2013

Buyer's Initials MA Date 10/24/13

Seller's Initials DMC Date 24 October 2013

12. Sale of Buyer's Property Contingency

Yes No

This offer is contingent on the closing of a sale of Buyer's property located at:

Listed with: _____ Listing Agent: _____ Phone: _____
If Buyer has not released this contingency in writing on or before _____

_____ this Agreement shall terminate and the Earnest Money shall be refunded to Buyer (less any unpaid expenses incurred on behalf of Buyer pursuant to the "Costs To Be Paid By" section of this Agreement).

13. Seller's Right to Accelerate Buyer's Contingency Releases

Yes No

Should Seller receive another acceptable offer to purchase, prior to Buyer's contingencies being released, Seller shall give Buyer written notice of such new offer. In the event the Buyer does not release all contingencies in writing within ___ business days after the receipt of such notice then this Agreement shall terminate and the Earnest Money shall be returned to Buyer (less any unpaid expenses incurred on behalf of Buyer pursuant to the "Costs To Be Paid By" section of this Agreement). In the event the Buyer does release the contingencies, the Buyer shall proceed to purchase the Property under the remaining terms and conditions of this Agreement, notwithstanding that the terms of the new offer may be more or less favorable.

14. Other Contingencies

Yes No See Addendum(s)

- 1.) Seller to identify the property corners. Approval of property corners shall be at the sole discretion of the Buyer.
- 2.) Infrastructure costs estimates to fall within buyer's budget.

15.) Additional Terms Continued.

Addendum's Identified as
Commission Statement
Promissory Note
Deed of Trust

ATTACHED
BLAINE COUNTY TITLE, INC.,
FILE NUMBER 131850

If Buyer has not released this / these contingency(ies) in writing on or before
Jan 1st 2014

_____ this Agreement shall terminate and the Earnest Money shall be refunded to Buyer (less any unpaid expenses incurred on behalf of Buyer pursuant to the "Costs To Be Paid By" section of this Agreement).

15. Additional Terms

Yes No See Addendum(s)

- 1.) see COMMISSION STATEMENT
- 2.) & Or Assigns is limited to a direct joint venture or a development partner affiliated with the Mountain School.

Seller's Signature
Aspen Street LLC, a Washington limited liability company
By Commonwealth Pacific Properties LLC,
a Washington limited liability company,
Manager and Sole Member

Buyer's Signature:
Wood River Waldorf Methods Schools Inc.
DBA Syringa Mountain School

Mark C. Odell
By Mark C. Odell, Managing Member

Mary Gervase
By Mary Gervase, Executive Director

Document # SMS/Odell

Buyer's Initials *MA* Date *10/24/13*

Seller's Initials *MCS* Date *24 October 2013*

Date of Document: 10/21/2013

Buyer's Initials _____ Date _____

Seller's Initials _____ Date _____

16. Included Items (In addition to Standard Terms, paragraph 4) Excluded Items

	n/a
--	-----

17. Costs To Be Paid By	Appraisal	Standard Title Ins.	Closing Escrow Fee	Assessments	Well Insp.	Septic Insp.	Septic Pumping	Other:
Buyers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sellers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Share Equally	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N / A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
See Addl. Terms	<input type="checkbox"/>							

18. Broker working with Seller

Broker's Name: Dan Gorham
 Listing Agent: Randy Flood
 Brokerage: Windermere Real Estate SV LLC
 Mailing Address: 100 N Main Street
 City, State, Zip: Hailey, Idaho
 Office Phone: 208-788-1799 Fax: 208-788-3756
 E-Mail: rflood@windermere.com

Broker working with Buyer

Broker's Name: DAN GORHAM
 Selling Agent: RANDY FLOOD
 Brokerage: WINDERMERE REAL ESTATE SV LLC
 Mailing Address: 100 N MAIN ST
 City, State, Zip: HAILEY, ID 83333
 Office Phone: 208.788.1700 Fax:208.788.3756
 E-Mail: RFLOOD@WINDERMERE.COM

19. REPRESENTATION CONFIRMATION AND ACKNOWLEDGMENT OF DISCLOSURE

Check one (1) box in Section 1 below and one (1) box in Section 2 below to confirm that in this transaction, the brokerage(s) involved had the following relationship(s) with the BUYER(S) and SELLER(S).

Section 1:

- The brokerage working with the BUYER(S) is acting as an AGENT for the BUYER(S).
- The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S), without an ASSIGNED AGENT.
- The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S) and has an ASSIGNED AGENT acting solely on behalf of the BUYER(S).
- The brokerage working with the BUYER(S) is acting as a NONAGENT for the BUYER(S).

Section 2:

- The brokerage working with the SELLER(S) is acting as an AGENT for the SELLER(S).
- The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S), without an ASSIGNED AGENT.
- The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S) and has an ASSIGNED AGENT acting solely on behalf of the SELLER(S).
- The brokerage working with the SELLER(S) is acting as a NONAGENT for the SELLER(S).

Each party signing this document confirms that he has received, read and understood the Agency Disclosure Brochure adopted or approved by the Idaho real estate commission and has consented to the relationship confirmed above. In addition, each party confirms that the brokerage's agency office policy was made available for inspection and review. EACH PARTY UNDERSTANDS THAT HE IS A "CUSTOMER" AND IS NOT REPRESENTED BY A BROKERAGE UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

20. Standard Terms. All parties are advised to carefully review the following:

- 1) **Withdrawal of Offer/Counteroffer** – By delivery of a written notice of withdrawal to the office of the broker working with the Seller or Offeree (whether Buyer or Seller), (A) Buyer can withdraw this offer at any time prior to Buyer's receipt of Seller's written acceptance of this Agreement, and (B) an Offeror (whether Buyer or Seller) may withdraw his Counteroffer at any time prior to Offeror's receipt of Offeree's written acceptance of such Counteroffer.
- 2) **Closing Date** -- On or before the closing date, Buyer and Seller shall deposit with the closing agency all funds and instruments necessary to complete the sale. Closing means the date on which all documents are either recorded or accepted by an escrow agent and the sale proceeds are available to Seller. Taxes, insurance, dues, assessments (using the last available assessment as a basis), rent, interest and reserves, liens, encumbrances or obligations assumed and utilities shall be pro-rated as of the Closing Date.

Standard Terms - Continued

Document # SMS/ODEI

Buyer's Initials MG Date 10/24/13

Seller's Initials MU Date 24 OCTOBER 2013

Date of Document: 10/21/2013

Buyer's Initials _____ Date _____

Seller's Initials _____ Date _____

Standard Terms - Continued

- 3) **Closing Costs** – Costs in addition to those listed may be incurred by Buyer and Seller. Unless otherwise agreed herein, or provided by law or required by lender, Buyer shall purchase Seller's reserve account if Seller's loan is assumed.
- 4) **Included Items** - If present at time of offer, all items attached, including but not limited to, floor coverings, attached television antennae, attached plumbing, bathroom and lighting fixtures, window screens, window coverings, screen doors, storm windows, storm doors, garage door opener(s), transmitter(s), exterior trees, plants, shrubbery, water heating apparatus and fixtures, attached fireplaces and free-standing fireplaces, awnings, ventilating, cooling and heating systems, built-in and drop-in ranges (but excepting all other ranges), any alarms (burglar, fire, etc.), fences and gates, fuel tanks, irrigation fixtures and equipment, any and all water and water rights, and all ditches and ditch rights that are appurtenant thereto shall be included in the sale unless otherwise provided herein.
- 5) **Seller's Property Disclosure** – If required by Title 55, Chapter 25 Idaho Code, Seller shall within ten (10) calendar days after the execution of this Agreement provide to the Buyer a "Seller's Property Disclosure Form" and Buyer shall have three (3) business days from receipt of the disclosure report to waive or not waive the right to rescind the offer based upon information contained in the report, a copy of which shall be delivered upon execution to Seller.
- 6) **New Construction or Recent Improvements**- If Residential Property is newly constructed or has a recent improvement of over \$2,000.00, the General Contractor is required by Title 45, Chapter 5, Idaho Code, to provide certain disclosures to the prospective residential real property purchaser. If applicable, Buyer should obtain such completed forms from the General Contractor. Such disclosure is the responsibility of the General Contractor and it is not the duty of your agent to obtain this information on your behalf. You are advised to consult with any General Contractor subject to Idaho Code §45-525 *et seq.* regarding the General Contractor Disclosure Statement.
- 7) **Existing Loans** - Within three (3) business days of acceptance, Seller shall provide Buyer with all Notes and Deeds of Trust or other financing documents to be assumed or taken subject to. Within five (5) business days of receipt thereof, Buyer shall in writing notify Seller of his / her approval or disapproval of the terms of said documents. Buyer's approval shall not be unreasonably withheld.
- 8) **Definitions** - "**Business Day**" shall mean Monday through Friday, excluding Saturday and Sunday, and excluding holidays as defined by Idaho Code, Section 67-5302. "**Notice(s)**" shall mean a written document specifying the necessary information. "**Delivery**" shall mean transmittal of information by mail, facsimile transmission, courier, hand delivery, or e-mail, to the addresses stated herein. "**Receipt**" shall mean possession of the item of information by the named recipient or within the office of the appropriate broker. "**Written Acceptance**" shall mean receipt of a document signed and dated by all undersigned parties, specifying a certain Offer or Counteroffer. "**Signed**" shall mean a document containing the original, facsimile, photocopied or scanned signature of a party, any of which shall be binding on the signatory.
- 9) **Counterparts / Facsimile Transmission / E-mail** – This Agreement may be executed in one or more counterparts, each is deemed to be the original hereof, and all of which together constitute one and the same instrument. Facsimile or email transmission of any signed original document, and retransmission of any signed facsimile or email transmission shall be the same as personal delivery of the original. At the request of either party, or the Closing Agency, the parties will confirm facsimile or email transmitted signatures by signing an original document.
- 10) **Standard Title Insurance** – The Seller shall within a reasonable time after closing furnish to the Buyer a title insurance policy in the amount of the purchase price of the property showing marketable and insurable title subject to the liens, encumbrances and defects elsewhere set out in this Agreement to be discharged or assumed by the Buyer. Prior to closing the transaction, the Seller shall furnish to the Buyer a commitment of title insurance policy showing the condition of the title to said property. Buyer shall have either five (5) business days from the receipt of the commitment or until twenty-four (24) hours prior to the closing, whichever first occurs, within which to object to the condition of the title as set forth in the commitment. If the Buyer does not object, the Buyer shall be deemed to have accepted the conditions of the title.
- 11) **Extended and Other Coverage Title Policies** – A standard policy of title insurance does not cover certain potential problems or risks such as liens (i.e., a legal claim against property for payment of some debt or obligation), boundary disputes, claims of easement, and other matters of claims if they are not of public record at the time of closing. However, under Idaho law such potential claims against the property may have become a legal obligation before the purchase of the home and may not yet be of public record until after the purchase. Title Insurance companies may be able to issue an "extended coverage" policy for an additional premium. In addition to the premium for an extended coverage title policy, there may be other costs involved, i.e., survey or additional closing fees. Such a policy may protect the Buyer against such problems. It is recommended that the Buyer talk to a title insurance company about what it offers in the way of extended coverage and other coverages that may be appropriate. Only the policy itself shows exactly what type of coverage is offered, so contact a title company for particulars.

Standard Terms - Continued

Document # SMS/Odell

Buyer's Initials MA Date 10/24/13

Seller's Initials ASCD Date 24 OCTOBER 2013

Date of Document: 10/21/2013

Buyer's Initials _____ Date _____

Seller's Initials _____ Date _____

Standard Terms - Continued

- 12) **Title Conveyance** – Title of Seller is to be conveyed by warranty deed, unless otherwise provided, and is to be marketable and insurable except for rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit, and rights of way and easements established or of record. Liens, encumbrances or defects to be discharged by Seller may be paid out of purchase money at date of closing. No liens, encumbrances, defects, except those which are to be discharged or assumed by Buyer or to which title is taken subject to, shall exist unless otherwise specified in this Agreement.
- 13) **Default by Buyer** – If the Buyer defaults in the performance of this Agreement, Seller will have the option of (1) accepting the Earnest Money as liquidated damages and this Agreement shall terminate; or (2) pursuing any other lawful right or remedy to which the Seller may be entitled, which may include specific performance. In the case of option (1), Seller shall make demand in writing upon the holder of the Earnest Money, upon which demand said holder shall pay from the Earnest Money any unpaid costs incurred by or on behalf of Seller and Buyer related to the transaction, as set forth in the "Costs To Be Paid By" section above, and said holder shall pay any remaining balance of the Earnest Money to the Seller. Seller and Buyer specifically acknowledge and agree that if Seller elects to accept the Earnest Money as liquidated damages, such shall be the Seller's sole and exclusive remedy, and such shall not be considered a penalty or forfeiture.
- 14) **Default by Seller** – It is agreed that if the title of said property is not marketable, or cannot reasonably be made so within twenty (20) business days after notice containing a written statement of defects is delivered to the Seller, or if the Seller defaults in the performance of this Agreement including Seller's obligations (if any) to correct defects pursuant to Paragraph 8) C of the Inspection Contingency, the Buyer has the option of (1) having the Earnest Money returned to the Buyer and this Agreement shall terminate; or (2) pursuing any other lawful right or remedy to which the Buyer may be entitled, including specific performance. In the case of option (1), the Buyer shall make demand in writing upon the holder of the Earnest Money. Upon such demand, and provided there is no dispute as to the Seller's default, said holder shall refund the Earnest Money to the Buyer. Seller shall pay for the unpaid costs incurred of title insurance and escrow fees, if any, and any unpaid costs incurred by or on behalf of the Seller and the Buyer related to the transaction, as set forth in this Agreement.
- 15) **Interpleader** – If a dispute arises as to Buyer's or Seller's default and entitlement to the Earnest Money, and such dispute is not resolved within ten (10) business days of a demand for payment of the Earnest Money by the Buyer or the Seller, the holder of the Earnest Money shall file an interpleader action in a court of competent jurisdiction, and shall recover its attorneys fees and costs therefore, as provided by Idaho Code Section 5-321.
- 16) **Attorney's Fees** – If either party initiates or defends any arbitration or legal action or proceedings, which are in any way connected with this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorneys' fees including such costs and fees on appeal and in any bankruptcy proceeding.
- 17) **Risk of Loss** – Prior to closing of this sale, all risk of loss shall remain with Seller. In addition should the Property be materially damaged by fire or other cause prior to the closing, this Agreement shall be voidable at the option of the Buyer. Buyer shall give written notice of intent to void the Agreement to Seller or Seller's Agent and shall be entitled to a full refund of the Earnest Money.
- 18) **Entire Agreement** – This Agreement contains the entire agreement of the parties respecting the matters herein set forth and supersedes any prior agreements or negotiations respecting such matters. No agreement, representations, or warranties including, without limitations, any warranty of habitability, not expressly set forth herein shall be binding on either party.
- 19) **Time is of the Essence In this Agreement.**
- 20) **Agent Representations** – The Agents representing the Buyer and Seller in this transaction relay information to Buyers and Sellers that has been received from third parties. However, Agents do not make any representations regarding flood plain, wetlands, avalanche zone, hazardous waste, environmental or health hazards, code compliance, survey data, finished square footage, property size, zoning or other physical factors nor do the Agents make any representations regarding law or taxation, unless specifically set forth in writing in this Agreement. The Buyer and Seller specifically waive all claims against the Agents regarding any of these matters which are not specifically included in this Agreement. It may be diligent and prudent for the Seller and/or Buyer to employ the services of qualified independent professionals who perform services or provide opinions regarding these matters, and the Agents may, during the course of this transaction, identify such individuals or entities. However, Agents are not warranting in any way the services or opinions provided by such individuals or entities, and the Buyer and Seller specifically waive any and all claims against the Agents regarding such identification.

Standard Terms - Continued

Document # SMS/Odell

Buyer's Initials TO Date 10/24/13

Seller's Initials DAALD Date 24 OCTOBER 2013

Date of Document: 10/21/2013

Buyer's Initials _____ Date _____

Seller's Initials _____ Date _____

Standard Terms - Continued

- 21) **FIRPTA – Tax Withholding at Closing** – The parties agree that they shall fully comply with the Foreign Investment in Real Property Tax Act ("FIRPTA"). If Seller is not a "foreign person" under FIRPTA, at closing, Seller shall sign an affidavit stating the same. If Seller is a "foreign person" under FIRPTA, at closing the Closing Agent shall withhold from the sale proceeds the appropriate tax amount and submit such amount and any required forms to the Internal Revenue Service. Seller hereby indemnifies and holds Buyer and Closing Agent harmless from any and all liability, including attorney's fees, related to Seller's taxes under FIRPTA, or otherwise, which indemnification and hold harmless shall survive closing of the transaction.
- 22) **AUTHORITY OF SIGNATORY:** If BUYER or SELLER is a corporation, partnership, trust, estate, or other entity, the person executing this agreement on its behalf warrants his or her authority to do so and to bind BUYER or SELLER.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, THE PARTIES ARE ADVISED TO SEEK THE ADVICE OF AN ATTORNEY.

In the event this form is received by electronic transmission and / or email, the parties hereto acknowledge that they have not changed or altered the content of this form template.

21. **Buyer(s) Acceptance** Buyer hereby acknowledges having read this Agreement in its entirety, including the Standard Terms, and having received a copy of this Agreement. **3 Addendum(s) attached**

Buyer's Signature
 X Mary Gervase 10/24/13
 Signature Date

Printed Name: MARY GERVASE,
 Physical Address: EXECUTIVE DIRECTOR
 Mailing Address: P.O. Box 3531
 City, State, Zip: Hailey, Idaho 83333 USA
 Home Phone: 208-788-9729 Fax:
 Business Phone: 208-720-6327 Fax:
 E-Mail: marymgervase@yahoo.com

Buyer's Signature
 X _____ Date _____
 Signature Date

Printed Name:
 Physical Address:
 Mailing Address:
 City, State, Zip:
 Home Phone: Fax:
 Business Phone: Fax:
 E-Mail:

22. **Seller(s) Acceptance** On the specified date, Seller acknowledges having read this Agreement in its entirety, including the Standard Terms, and Seller hereby approves and accepts the offer to purchase set forth in the above Agreement
 "AS-IS" Subject to attached Counteroffer
 Seller agrees to carry out all of the terms thereof on the part of the Seller and acknowledges receipt of a true copy of this Agreement signed by all parties.

Seller's Signature
 X Mark Odell 24 October 2013
 Signature Date

Printed Name: Mark Odell
 Physical Address:
 Mailing Address:
 City, State, Zip:
 Home Phone: Fax:
 Business Phone: 206 240 4076 Fax:
 E-Mail: markodell1@mac.com

Seller's Signature
 X _____ Date _____
 Signature Date

Printed Name:
 Physical Address:
 Mailing Address:
 City, State, Zip:
 Home Phone: Fax:
 Business Phone: Fax:
 E-Mail:

PROMISSORY NOTE

Date: ~~October 24, 2013~~ MARCH 15, 2014 City and State: Hailey, Idaho

For value received _____, the undersigned hereinafter referred to as "Maker," jointly and severally promise to pay to the order of: ASPEN STREET LLC hereinafter collectively referred to as "Payee," the principal sum of \$ 269,375.00

Together with interest thereon in like money, from _____ and after until paid, at the rate of 5.00% per annum, lawful money of the United States of America.

I. PAYMENT SCHEDULE. Maker shall pay said principal and interest to payee in following manner:

a. QUARTERLY ONLY Monthly principal & interest payments in the amount of 4617.19 with the first payment due on JUNE 15th 2014. The entire principal balance and unpaid interest shall be due and payable on or before:

b. Maker shall make all payments hereunder to Payee at the following address:

4111 EAST MADISON STREET, # 219 SEATTLE, WA 98112

or at such other address as Payee shall hereafter designate in writing by mailing a notice of such change in address to Maker by certified mail, return receipt requested, at the following address:

*

Further, Maker shall be notified in like manner of any change in the holder of this Note, including designation of the address where payments to such new holder shall be made;

- c. Maker may prepay this Note in whole or in part at any time without incurring any prepayment penalty provided all accrued but unpaid interest on the unpaid principal balance as of the date of such prepayment shall be paid at the time of such payment.
d. If the Payee has not received the full amount of any payment by the end of 10 calendar days after the date it is due, Maker will pay a late charge to the Payee. The amount of the charge will be 10% of the overdue payment.

2. EVENT OF DEFAULT. It shall be an event of default ("Event of Default") upon the occurrence of any of the following events:

- (a) any failure on the part of Maker to make any payment on the Note when due;
(b) any failure on the part of Maker to keep or perform any of the terms or provisions (other than payment) of this Note;
(c) Maker commences (or takes any action for the purpose of commencing) any proceeding

Blaine County Title, Inc.

under any bankruptcy, reorganization, arrangement, readjustment of debt, moratorium or similar law or statute;

- (d) a proceeding shall be commenced against Maker under any bankruptcy, reorganization, arrangement, readjustment of debt, moratorium or similar law or statute, and relief is ordered against it, or the proceeding is controverted but is not dismissed within sixty (60) days after commencement thereof; or
- (e) Maker consents to or suffers the appointment of a receiver, trustee or custodian to any substantial part of its assets that is not vacated within thirty (30) days.

Upon an Event of Default, Payee may declare the entire unpaid principal amount and all accrued Interest immediately due and payable.

DMC/MS

(f) **DEFAULT INTEREST SHALL BE 18% PER ANNUM**

- 3. DEED OF TRUST. This Note is secured by a Deed of Trust of even date encumbering certain real property in Blaine County, Idaho, and executed by Maker in favor of Payee. All of the terms, conditions and provisions contained in such Deed of Trust are hereby made a part of this Note to the same extent and effect as if fully set forth herein.
- 4. ATTORNEY FEES. In the event the holder of this Note retains an attorney to collect any sum due hereunder, Maker shall pay the holder hereof the latter's reasonable attorney's fees, whether or not litigation is actually instituted.
- 5. GOVERNING LAW. This Note shall be governed to its validity, interpretation, construction, effect, and in all other respects, by the laws and decisions of the State of Idaho.

WITNESS the hand and seal(s) of the undersigned.

Due Date:

Read and Approved by Lender:

ASPEN STREET LLC

By: COMMONWEALTH PROPERTIES LLC
MANAGING SOLE MEMBER

Mark C. Odell
By: MARK C. ODELL

MANAGING MEMBER

January 8, 2014

Community Development Department
Planning & Zoning Committee
115 S Main St
Hailey, ID 83333

RECEIVED
JAN 19 2014
BY _____

Dear Micah Austin, Geoffrey Moore, Jay Cone, Owen Scanlon, Janet Fugate, and Regina Korby,

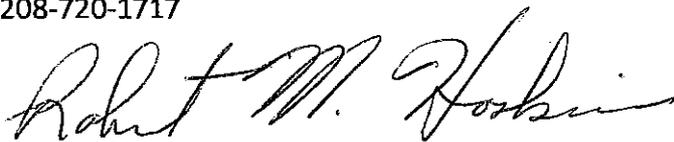
I am writing to you today to voice my concerns and disapproval of building the Syringa Mountain School on the property between China Gardens subdivision #2 and Sherwood Forest Subdivision. My concerns are to the impact of traffic, noise, lighting, farm animals, parking for events, 440 students plus staff, on the quiet single family residential neighborhoods that completely surround this property. All of these neighborhoods are low traffic areas. There are a lot of children that walk to the public elementary school, from the China Gardens neighborhood, using Elm Street, and that is the same street that the majority of the traffic from parents dropping off and picking up their children from the Syringa Mountain School would be using. The remainder of the traffic this school would generate will be driving through the entire neighborhood using Walnut Street and/or Elm Street as an entrance/exit. (safety)

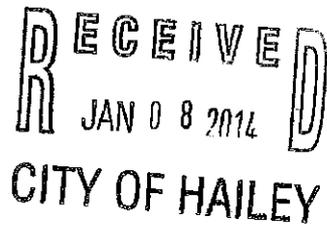
I am also against farm animals in a residential area. I have lived with and around goats, sheep, chickens, and cows, and the smell is not pleasant. A farm school should be located outside of city limits.

I am not against this school, but I am against the planned location of this particular school. I feel that it will have a negative effect on the property values of the surrounding areas.

I thank all of you for your service to the community and hope that you will consider my objectives to this application. I look forward to meeting and talking with those of you that I do and do not personally know at the Jan. 13th Planning and Zoning meeting.

Sincerely,
Robert M. Hoskins
341 Aspen Dr.
Hailey, ID 83333
208-720-1717





January 6th, 2014

Dear Hailey Planning and Zoning Commission:

My name is Ragna Caron, and I live at 231 Robinhood Drive, Hailey, Idaho. My home is located directly south of the proposed Syringa Mountain School. On December 29, 2013, I became aware of the school building project.

The following are questions I have about the proposed project:

What is the total acreage of the project after all the lots have been joined together? Have you considered the impact of the size and height of the three buildings on adjacent houses in the neighborhood?

Is the project in compliance with present zoning regulations, including provisions for proposed farm animals?

What is the building setback from my property line to the south? Is there a proposed, landscaped buffer zone to prevent disturbance from playground noise and garbage collection? What is the landscape requirement?

Is the easement a limited access? If not, what is the traffic pattern for the proposed easement?

What impact will concerns from the members of the community have on the project?

What other alternative properties were considered outside of this centrally located residential area of Hailey?

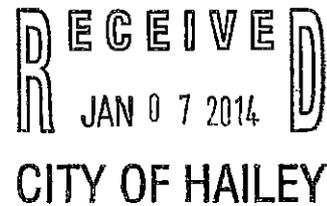
What are the requirements for notifying the residents directly affected by such a large-scale building project?

I look forward to having my concerns addressed.

Respectfully,

Ragna Larson

RECEIVED
JAN 08 2014
CITY OF HAILEY



To the Chairman of the Hailey Planning and Zoning Commission
(Please read into the record and distribute copies to the rest of the commission.)

Comments are based on the Design Review Application Checklist.

Item 1 - Is this a completed application for Design Review? Can the P&Z evaluate the application without seeing all the components on a completed site map? How many stages will there be? Has there been an application for a lot line shift? Was it noticed? Was it approved? How will this affect the next phase? Can the P&Z make an informed decision about whether the site design is complete and acceptable without looking at the total picture? Where is the configuration for the west end of the parcel when the lot line shift is approved? What are the distances from neighboring lot lines?

Does the city of Hailey have an ordinance prohibiting farm animals within city limits? Has this ordinance been changed? Has there been a text amendment to allow farm animals on this parcel? Was it noticed? Where will the farm and feed buildings, pastures and paddocks be located? Where are details on the type and materials to be used? Is the design application complete without this material? Should the P&Z consider this incomplete application without these missing parts? According to the Syringa Mountain School website "Animal Care is a fundamental part of our curriculum". (picture and text are attached) As stated on the website "Gardening is a fundamental part of our curriculum." (Picture and text are attached). School generally is in session from September to June, and the proposed site for the school is in the shadow of Della Mountain. The site will receive very little sun during the school year. As stated in the attached text from the Syringa Mountain School website, greenhouses are part of the plan. If so where will they go? Is the application complete without these missing parts? The box signifying that the application is complete should be checked **NO**

a - Is the rendering of the building (on sheet 4) in scale with neighboring homes and the surrounding subdivision? The square footage of the proposed building is 12,000 sq. feet with a height of 35 feet. Won't a building of this size and scope dwarf the neighboring homes. Does the vicinity map show the proposed school relative to the location and size of the neighboring homes? The box signifying that this building is in scale with the rest of the neighborhood should be checked **NO**.

d. - Are 15 parking spaces enough for teachers, visitors and maintenance people? Where are the drop off and pick up areas for children at the school? Will children be dropped off and picked up on the narrow street? Will there be parking allowed on the neighboring streets? How will this school traffic affect traffic and the residents of China Gardens? Is there enough snow storage? Has the circulation of traffic and the the proposed parking been adequately addressed? This box should be checked **NO**.

- e. - Is a school compatible with landscaping? Will existing trees and neighboring landscaping provide places for bad guys to hide? Will the existing trees be removed for safety reasons? The detail for landscaping does not appear to provide any visual barrier and provides no buffer of the building for the neighboring homes? Please check this box **NO**.
- h. Does the plan address outside lighting on the buildings, parking areas and the barns, sheds and gardens? How will the "spill over" lighting impact the neighbors? At the site the sun goes down at 2 PM during the winter, so the outdoor lightning is a very real concern to the whole neighborhood. Where is the plan? The application is incomplete. Check this box **NO**.

Concerns not addressed in the application-

Traffic? The current access to the acreage is through China Gardens by either Willow or Elm to Aspen Drive. How many car trips will there be per-day to access the school to drop off and pick up students? How would this impact the neighbors? Is the city considering purchasing the easement that would connect the proposed school to the Sherwood Forest subdivision? Why? Robinhood Drive is not suitable for this amount of traffic. It is a one way in and a one way out street with very short sight lines and tight turns? Parents would use the easement on Robinhood, purchased or not, for pick up and drop off. The city should commission an independent traffic study to determine the traffic impact on both China Garden and Sherwood Forest?

Funding? Is there adequate funding to see this project through to completion? It would be a shame and an eyesore to have a bankrupt half-competed building on a site with all the trees removed. Should money be placed in escrow to insure the school gets built?

Construction- What will be the duration of the construction? How many phases of construction? How many years of construction noise? What will be the impact on the neighborhood?

Duration of Activities planned for the site - Quote from the Syringa Mountain School Web Site "Our community garden will provide a wide range of after school activities for all ages. Our vision is to collaborate with many groups to create a farm and garden that provides nourishment, beauty and learning to our community as a whole." Are after school and year round activities, a farm and increased year round traffic compatible with this built out neighborhood or would it be better in a more rural area?

Conclusion - This design review application was not designed to address all the concerns that should be raised about a proposal of this size and scope. In the city of Hailey, in past years, other schools have been built in open undeveloped areas and then residential fill-in occurs. Here the school is being shoe horned into an established built out residential subdivision.

I believe this parcel is appropriate for a much smaller school, with on site drop off and pick up capability, no farm animals, and structures and traffic compatible with the existing neighborhood. This application is incomplete and should be turned down until such time as the application is completed.

Respectfully,

A handwritten signature in black ink, appearing to read "David and Judy Harrison". The signature is written in a cursive style and is positioned above the printed name.

David and Judy Harrison
551 Robinhood Drive
Hailey, Idaho 83333

Animal Care



Our vision is to create a biodynamic farm and garden woven into the structure of Syringa Mountain School and the daily lives of our students.

Animal care is a fundamental part of our curriculum—and of course, it will take time to build and grow our farm. We do have plans in place for a variety of animals. We are working with the city to ensure that we can have these animals on our property. We also have a contingency plan to utilize a piece of our property that happens to fall in the county. We are confident that we will be able to include this important piece of our curriculum.

Why Animals?

The mutually supportive relationships between people, plants, and animals will provide outstanding opportunities for students to develop a love and understanding of the natural world and a strong work ethic. The animals that live at the school provide composting fodder that amends the soil in the garden, and their presence reinforces in our children the intrinsic value of animals as part of our existence. Animals provide food; they assist with work; they bring wonder of adaptation and survival; and animals provide an avenue by which people learn about trust, assertiveness, and unconditional love. Caring for animals teaches children empathy, responsibility, and a sense of personal reward for doing good work.

In early childhood academic development, animals and plants provide a basis for rich fairytale realms and imagination. As our children grow, their connections with the animals and plants of the natural world serve to build a greater understanding of their own selves. The diverse natural environment surrounding the children becomes the perfect hands-on science classroom for the older grades.

Our vision is to collaborate with many groups to create a farm and garden that provides nourishment, beauty, and learning to our community as a whole.



Our vision is to create a biodynamic farm and garden woven into the structure of Syringa Mountain School and the daily lives of our students.

The garden is a fundamental part of our curriculum—and of course, it will take time to build and grow. With the help of our school and wider community, we are confident that our garden will evolve from concept to fully functioning flower, herb, and vegetable garden. Our larger vision includes several gardens as well as a greenhouse.

In our biodynamic garden, students will learn the practice of gardening. They will work the soil, build compost, plant, harvest, and prepare food. Repeating this work over seasons and years provides insight into the nature of plants and crop rotation.

Our community garden will provide a wide range of after-school and summer learning opportunities for all ages. Our vision is to collaborate with many groups to create a farm and garden that provides nourishment, beauty, and learning to our community as a whole.

From: [Micah Austin](#)
To: [Kristine Hill](#)
Subject: FW: Syringa Mountain School and China Gardens
Date: Thursday, January 09, 2014 9:02:39 AM

Please file with public comments and include in the packet. Thanks.

From: Charlie Webster [mailto:csvp07@gmail.com]
Sent: Wednesday, January 08, 2014 11:20 PM
To: planning
Subject: Syringa Mountain School and China Gardens

Dear P&Z

I own a house at 520 Almond Street. Like every owner and resident I have spoken with in China Gardens, I am deeply opposed to locating the Syringa Mountain school in our tiny quiet neighborhood.

The impact of such a large enterprise on our lives will be very great. We will have literally 50 times the current traffic as parents drop and pick up their kids, buses enter and leave. This small area is surrounded by large trees and vehicle pollution, contained, will also be awful.

The China Gardens street system was not designed to bring in kids from all over the area.

There are many retired and working class people who are upset about the school but not the type to make a fuss at a public meeting.

We would like to get a petition on the record which documents the unanimous opposition of the residents of China Gardens to this proposed school location.

What information on the petition do we need to get the P&Z to regard it seriously?

Hailey is full of great locations for the Syringa School. It is hard to imagine a worse one than in the tiny China Gardens subdivision.

My tenants Steve and Tom Crippen, are beside themselves about this issue and have begged me to protest, as have their neighbors.

China Gardens is the nicest low-income neighborhood in Hailey. Any operation like the syringa school at the proposed location will basically ruin it with traffic, noise, congestion etc.

Please come to your senses and help find a suitable location for the school which does not wreck the quality of life for low income workers and seniors in China Gardens--or anywhere in the City.

Charles Webster
Owner:
520 Almond
Hailey, ID

PO Box 4608 Ketchum

208.726.2721 my cell.

788.2249 Almond street house.

January 8, 2014

RECEIVED
JAN 08 2014
CITY OF HAILEY

To: Members of Hailey Planning and Zoning
Re: Syringa Mountain School Development
P&Z Special Meeting January 13, 2014

China Gardens, Elmwood Subdivision and Sherwood Forest subdivisions are old, established neighborhoods within the City of Hailey

They reflect a character that is low-key, private limited traffic flow, and families with children who often play in the streets. There are two points of ingress and egress into China Gardens/Elmwood and one into Sherwood Forest. To connect Sherwood Forest to China Gardens would greatly affect the character of both neighborhoods, particularly Sherwood Forest.

When schools are designed and built in subdivisions, their access is so that the vehicles pass from prime arterial to collectors to school. These roads are designed for high traffic flow and go directly to schools and do not pass through the neighborhoods so that the "character" of the neighborhood can be maintained.

If we were to consider 400 children in the school, the number of automobiles passing through these streets could be upwards of 1600 passings, approximately 6 miles of cars per day. This is a staggering number of cars. To allow this amount of traffic to pass through these small neighborhoods destroys their character and creates an unsafe atmosphere for the children who live there and for many of the residents who use the neighborhood to walk or bike for exercise or go to town because of its proximity.

China Gardens, Elmwood Subdivision and Sherwood Forest are quiet places, that is their character. Many of my neighbors have their concerns about the development all of which affects the character of our neighborhood.

Thank you.



Bill Smith
P O. Box 515
410 Willow Street
Hailey